



Board of Park Commissioners

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Agenda

Thursday, July 16, 2020

6:30 PM

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Board of Park Commissioners** of the City of De Pere will be held on **July 16, 2020 at 6:30 PM.**

Due to the current public health emergency, the meeting will be held electronically and the public may attend this meeting electronically or telephonically by accessing either:

Computer/smart phone accessing <https://www.gotomeet.me/DePere>

OR

You can also dial in using your phone.

United States: [+1 \(312\) 757-3117](tel:+13127573117)

Access Code: 154-883-285

THIS MEETING WILL NOT BE HELD IN PERSON.

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at www.depere.tv.

I. Call to Order

1. Roll Call

II. Action Items

1. Approve Board of Park Commissioners Minutes from the June 18, 2020 Meeting.
2. Consideration and Possible Action to Approve Request from Brown County to Use Access at Fairgrounds.*
3. Approve Bid for Poured in Place Surfacing at Patriot Park.*
4. Consider and Possible Action to Approve Bid for Legion Restroom Building.*
5. Consideration and Possible Action to Approve Firm for Voyageur Park Multi-Purpose Facility Design.*

III. Discussion Items

1. Review of Seven Year Capital Improvement Plan.
2. Report on Status of Legion Pool Operations.

IV. Staff Updates

1. Update on Park Tour for Park Board members - Scheduled Date of July 23.
2. Update on Status of VFW Aquatic Facility Construction.

V. Future Agenda Items

VI. Public Comment Period

VII. Adjournment

Any person wishing to attend this meeting who, because of disability, requires special accommodations should contact the Clerk-Treasurer's office at 339-4050 by Noon, the previous day so that arrangements can be made.

Board Members
Alderpersons
Mayor James Boyd
Larry Delo, City Administrator
Judy Schmidt-Lehman, City Attorney
Marty Kosobucki
Carey Danen, City Clerk
City Hall 1st and 2nd Floor
Dennis Krueger, WDP High School
District
Teen Advisor
Bluemel's
Matt Kriese, Brown County Parks

De Pere Youth Hockey
Tod Maki, De Pere Select Soccer
De Pere Area Chamber of Commerce
Definitely De Pere
Brown County Library – De Pere
TV & Radio Stations
De Pere Rapides Youth Soccer
De Pere Baseball
Ben Villaruel, De Pere School District

Lydia McMorrow, Teen Advisor
Alliance Construction

Notice is hereby given that a majority of the Members of the Common Council of the City of De Pere may attend this meeting to gather information about a subject (s) over which they have decision making responsibility.

***All items marked with an asterisk will be forwarded to the Common Council.**



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Grace Lahtela

SUBJECT: Approve Board of Park Commissioners Minutes from the June 18, 2020 Meeting.

ATTACHMENTS:

- Draft Minutes 6-18-2020 (PDF)



Board of Park Commissioners

Regular Meeting

335 South Broadway
De Pere, WI 54115
<http://www.de-pere.org>

Draft Minutes

Thursday, June 18, 2020

6:30 PM

I. Call to Order

The meeting was called to order at 6:30 PM by Board Member Randy Soquet

Attendee Name	Title	Status	Arrived
Casey Nelson	Aldersperson	Present	
Melissa Thiel Collar	Board Member	Present	
Rick Klinkenberg	Board Member	Present	
Amy Chandik Kunding	Aldersperson	Present	
Dean Raasch	Aldersperson	Present	
Randy Soquet	Board Member	Present	
Ryan Jennings	Board Member	Present	
Lydia McMorro	Teen Advisor	Excused	
William Soquet	Teen Advisor	Present	

II. Action Items

1. Approve Board of Park Commissioners Minutes from the May 21, 2020 Meeting.

Aldersperson Nelson moved to approve the Board of Park Commissioners minutes from the May 21, 2020 meeting, seconded by Aldersperson Raasch. Upon vote, the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Nelson, Aldersperson
SECONDER:	Dean Raasch, Aldersperson
AYES:	Nelson, Thiel Collar, Klinkenberg, Kunding, Raasch, Soquet, Jennings

2. Consideration and Approval of donation from De Pere Girls Softball Association. *

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that De Pere Girls Softball is interested in doing maintenance on field #1 and #2 to help improve the lip on the fields.

Aldersperson Raasch moved to approve the donation from De Pere Girls Softball Association, seconded by Aldersperson Chandik-Kunding.

Ryan Jennings inquired about watering the new sod on the fields.

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that the park department will work with girls softball for watering the fields and there is a temporary system at Optimist Park that can be utilized.

Upon vote, the above motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Aldersperson
SECONDER:	Amy Chandik Kunding, Aldersperson
AYES:	Nelson, Thiel Collar, Klinkenberg, Kunding, Raasch, Soquet, Jennings

3. Consideration and Possible Action to Approve Changes to Brown County Boat Launch Pass Agreement. *

Attachment: Draft Minutes 6-18-2020 (9792 : Approve Board of Park Commissioners Minutes from the June 18, 2020 Meeting.)

Marty Kosobucki, Director of Parks, Recreation and Forestry explained the municipalities that are part of the Brown County Boat Launch agreement met to review the current boat launch fees. Due to the rising cost of maintenance, and what surrounding communities are charging, all municipalities are in favor of increasing the boat launch fees for both daily and season passes. Staff recommends the park board approve the increase in fees as stated in the agreement from Brown County.

Alderson Nelson questioned the number of passes sold yearly.

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that De Pere receives approximately 1/3 of the season pass revenue. Recently, our season pass revenue has been \$14,000 - \$18,000 per year. Day pass yearly revenue has been as high as \$49,000 and as low as \$29,000, depending on the season.

Alderson Raasch moved to approve the recommended changes to the Brown County Boat Launch Pass Agreement, seconded by Alderson Nelson. Upon vote, the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderson
SECONDER:	Casey Nelson, Alderson
AYES:	Nelson, Thiel Collar, Klinkenberg, Kunding, Raasch, Soquet, Jennings

4. Consideration and Possible Action to Approve Tenth Amendment for Humana Sports Park.*

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that in the past, Humana was not interested in doing automatic renewals with the lease of the park and a new lease was drawn up every year. This year, the renewal includes the language necessary for automatic renewals.

Alderson Raasch moved to approve the Tenth Amendment for Humana Sports Park, seconded by Alderson Chandik-Kunding.

Alderson Nelson verified that the lease was because Humana owns the land and the city leases and maintains the land for public use.

Marty Kosobucki, Director of Parks, Recreation and Forestry confirmed that the daily maintenance is performed by the Park Department, but Humana is responsible for any capital maintenance. De Pere baseball uses the field there two days a week and the other days it is open to the public for use.

Upon vote, the above motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Dean Raasch, Alderson
SECONDER:	Amy Chandik Kunding, Alderson
AYES:	Nelson, Thiel Collar, Klinkenberg, Kunding, Raasch, Soquet, Jennings

5. Consideration & Possible Action to Cancel Summer Park Playground Program.

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that with all programs we want to make sure they are safe to the public. There have been a lot of programs that have been opened; however the city has control over these programs. The nature of the summer park playground program, where the kids can just drop in and leave when they want to, does not allow the city to have control over attendance. With CDC guidelines, the Health Department and staff does not feel that the playground program can be run safely in 2020.

Alderson Chandik-Kunding verified that the playgrounds will still be open for kids.

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that the summer park playground program provides supervisors in the park that have organized activities for the kids to do. All park facilities would still be open, just the playground program would be terminated for 2020.

Melissa Thiel Collar questioned if surrounding communities are doing.

Marty Kosobucki, Director of Parks, Recreation, and Forestry explained that Green Bay is running their program, but only allowing 10 kids to show up and most local communities do not have a playground program.

Alderson Nelson moved to approve cancelling the summer park playground program for 2020, seconded by Ryan Jennings. Upon vote, the motion passed unanimously.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Casey Nelson, Alderson
SECONDER:	Ryan Jennings
AYES:	Nelson, Thiel Collar, Klinkenberg, Kundinger, Raasch, Soquet, Jennings

III. Discussion Items

1. Discussion on topic of taking a Park Tour.

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that a number of years ago they used to do a tour of the parks to see what is at each facility and what needs to be done. With the number of member changes and the amount of work being done at the parks, it might be a good idea to take a park tour. Unanimously, the members agreed that a park tour would be appreciated.

RESULT:	DISCUSSED
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IV. Staff Updates

1. Update on Summer Day Camp.

Paula Rahn, Recreation Superintendent gave an update on summer day camp. She stated that the summer day camp will be starting the week of July 6th with the east side camp running from the lower level of the Community Center and the west side camp on the upper level of the Community Center. There has been a number of people cancelling due to parents still working at home and concerns with COVID.

RESULT:	DISCUSSED
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2. Update on July Beer Garden.

Marty Kosobucki, Director of Parks, Recreation and Forestry stated that the July beer garden will be cancelled due to the policy of gathering limits of 50 people. We are still hoping to run the August and September beer gardens.

RESULT:	DISCUSSED
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3. Update on groundbreaking event for VFW Aquatic Facility.

Marty Kosobucki, Director of Parks, Recreation and Forestry explained that the pre-construction meeting for the VFW Aquatic Facility is scheduled for June 23rd with a tentative date of July 6th for mobilization, and the week of July 13th or the following week will be groundbreaking. We would love to have all the park board members attend the ground breaking.

RESULT: DISCUSSED

V. Future Agenda Items

Amy Chandik-Kundinger requested an update on how online pool registration is going.

VI. Public Comment Period

This is the last meeting for William Soquet, Teen Advisor. William stated that his first meeting was the “Save Legion Pool” meeting, which was a very exciting first meeting. Since then, the meetings have been a bit calmer. He thanked everyone for being so welcoming, and that he learned a lot and it has been a great two years.

Marty Kosobucki, Director of Parks, Recreation and Forestry, stated that pool rentals are going well and will give an updated on rentals, lap swim and swim lessons at the next meeting.

VII. Adjournment

Aldersperson Raasch moved to adjourn the meeting at 7:05 pm, seconded by Aldersperson Chandik-Kundinger. Upon vote, the motion passed unanimously.

Respectfully submitted,
Grace Lahtela



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

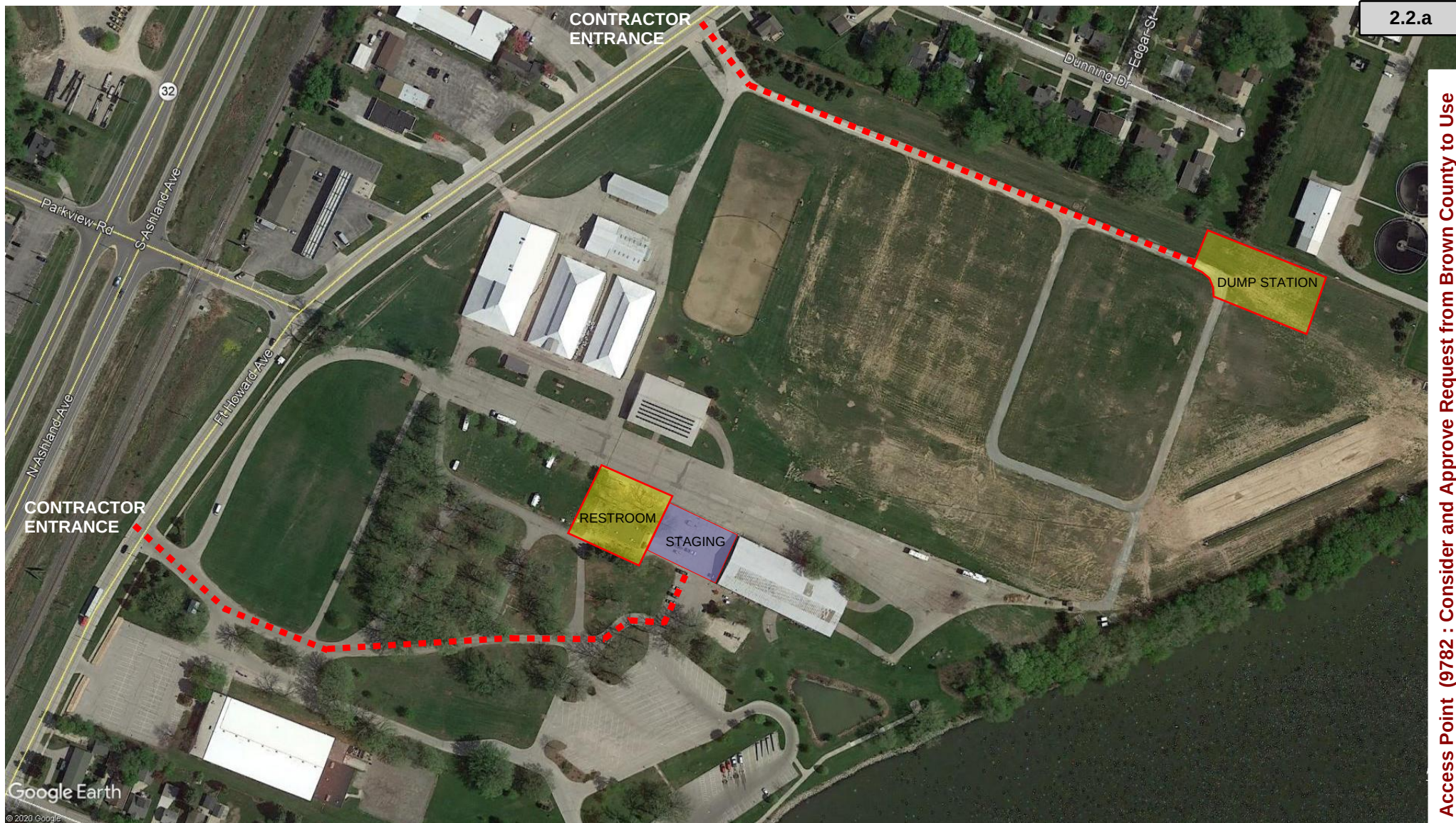
SUBJECT: Consideration and Possible Action to Approve Request from Brown County to Use Access at Fairgrounds.*

The Brown County Parks Department is building a new restroom building. They have requested the City allow use of the access drive and road on the City's property for the contractor to utilize.

Staff does not see any issues with allowing access, however we should request an agreement be put in place to protect from damage that could be caused to open space, trees, and or our access road. Upon approval, I will work with Brown County Parks Department and our legal office to generate an agreement for consideration at City Council.

ATTACHMENTS:

- Contractor Access Point (PDF)



BROWN COUNTY - FAIR GROUNDS PROPOSED CONTRACTOR ENTRANCES

Brown County Parks is requesting access through the south entrance of the fairgrounds property, located on De Pere property, as one of the main entrances for contractors during the Phase 1 master plan construction, consisting primarily of restroom demolition and construction). This access is requested for fall 2020 through summer 2021. This access is jointly used for property events and boat landing use. The primary difference is this use will specifically for construction purposes.



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Approve Bid for Poured in Place Surfacing at Patriot Park.*

We worked with our Engineering Department to send out bids for the poured in place surfacing at Patriot Park. We received one bid from Bluemel's which has historically won our bids over the last 5-6 years. Fortunately, the bid was less than our projected cost.

We have worked with other organizations and our state association to try and generate additional interest from contractors for poured in place surfacing. We have yet to be successful in getting other companies interested.

I have included a copy of our original proposed budget for Patriot Playground so you can see where the current bid falls within our projected expenses.

ATTACHMENTS:

- 2020 0707 CE_Bid Tab_Project 20-12 (PDF)
- Patriot Park Playground Budget (DOCX)



**PROJECT 20-12 Patriot Park Playground
PROPOSALS**

				BIDDER NO. 1	
				Bluemel's Maintenance Service Inc.	
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT BID
PC-01	Provide Poured in Place Playground Surface, 1/2" Depth Minimum	SF	3,590	\$6.00	\$21,540.00
PC-02	Provide Base Mat	SF	3,590	\$7.00	\$25,130.00
PC-03	Poured in Place Playground Surface Testing	LS	1	\$1,500.00	\$1,500.00
Total Amount Bid					\$48,170.00

Attachment: 2020 0707 CE_Bid Tab_Project 20-12 (9783 : Approve Bid for Poured in Place Surfacing at Patriot Park.)

Patriot Park Playground Budget – Updated February 10, 2020

Revenue:

Patriot Park Play equipment	\$115,000	
2020 Budget Addition	\$ 25,000	
2020 Sidewalk Repair allocation	\$ 5,000	
		\$145,000

Expense:

Sidewalk to Facility - 5' wide - 30' x \$??/lineal foot	\$ 2,000	
Sidewalk around Playground - 4' wide - 280' x \$??/lineal foot	\$ 7,500	
Playscape/Equipment	\$ 63,000	
Installation and Poured in Place	\$ 68,000	
Miscellaneous: - Stone, landscaping, bench, etc...	\$ 4,500	
Total		\$145,000



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Consider and Possible Action to Approve Bid for Legion Restroom Building.*

I have included a summary of bids for the Legion Park Restroom. We had originally budgeted \$135,000 for replacement of the restroom. In addition to the cost of constructing the restroom facility we also have signed a contract for \$16,900 with McMahon and Associates to assist us with the project.

Staff would recommend accepting the low bid from Alliance Construction in the amount of \$153,918. If the Park Board agrees with the staff recommendation, the Park Board would need to request an additional \$35,818 from City Council to complete the project.

There are two main reasons for the project being over budget. First, with our Engineering Department not having the resources to assist we needed to take on the additional cost of consulting services. Second, the City recently moved in a direction that recommends including family style or unisex restrooms as part of our restroom facilities.

ATTACHMENTS:

- 2020 0701 Project 20-22 Bid Tab (PDF)



**Project 20-22
Legion Park Restroom
Bid Tab**

2.4.a

ITEM DESCRIPTION	UNIT	BIDDER NO. 1	BIDDER NO. 2	BIDDER NO. 3	BIDDER NO. 4	BIDDER NO. 5	BIDDER NO. 6	BIDDER NO. 7
		Alliance Construction & Design, Inc.	MJI Building Services LLC	Milbach Construction Services Co.	RJM Construction LLC	IEI General Contractors, Inc.	Cardinal Construction Co., Inc.	Zeise Construction
		AMOUNT BID	AMOUNT BID	AMOUNT BID	AMOUNT BID	AMOUNT BID	AMOUNT BID	AMOUNT BID
Restroom building construction	LS	\$153,918.00	\$162,800.00	\$182,513.00	\$183,950.00	\$198,200.00	\$203,776.00	\$380,871.00
TOTALS		\$153,918.00	\$162,800.00	\$182,513.00	\$183,950.00	\$198,200.00	\$203,776.00	\$380,871.00

Attachment: 2020 0701 Project 20-22 Bid Tab (9763 : Consider and Approve Bid for Legion Restroom



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Consideration and Possible Action to Approve Firm for Voyageur Park Multi-Purpose Facility Design.*

We received seven proposals for the conceptual design work for the multi-purpose facility at Voyageur Park. I have included a copy of each proposal and a short summary for your review.

Based on the proposals, staff would recommend accepting the proposal from Sommerville.

ATTACHMENTS:

- Summary of Proposals.Voyageur (DOCX)
- Somerville Proposal for Voyageur Park (PDF)
- Ayres Proposal for Voyageur Park (PDF)
- FEH Proposal for Voyageur Park (PDF)
- Graef Proposal for Voyageur Park (PDF)
- Korb + Associates Proposal for Voyageur Park (PDF)
- McMahon Proposal for Voyageur Park (PDF)
- Samuels Group Proposal for Voyageur Park (PDF)

Multi-Purpose Facility Design

Summary of Proposals

Firm	Price	Understanding of Project	Resources	Past Similar Experience	
Graef	\$16,900	X	XX	X	
The Samuels Group	\$15,000	XX	XX	X	
Korb & Associates	\$33,800		XX	X	
FEH Design	\$23,895 -plus Mileage	XX	XX	X	
Ayres and Associates	\$14,500	XX	XX	X	Includes video fly-through and offers two preliminary options to consider
McMahon	\$14,000	X	XX	X	
Sommerville	\$7,500	XX	XX	XX	



PROPOSAL:

Conceptual
Design & Site Layout

**Voyageur Park
Multi-Use
Building**

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June 29, 2020

Marty Kosobucki
City of De Pere
925 South Sixth Street
De Pere, WI 54115

Dear Mr. Kosobucki,

A community's culture positively inspires the design and purpose of any new building. Collaboration and responsiveness to capture that culture and physically translate it into a building design is embedded in each of our team members and our delivery process. Our team has the experience, individually and collectively, to design and deliver this project within budget and create consensus.

Somerville is Green Bay's largest employee-owned provider of integrated architecture, engineering, interior design and construction administration services. We have been in business since 1946 and have worked on many community-focused projects during our long history, including projects for the City of De Pere. One of Somerville's greatest assets is the flexibility and sensitivity to respond to each individual aspect of your project. The expertise and talent of our professionals provides a strong foundation for every project. Our team balances technical expertise with decades of hands-on experience as facility planners and designers. As such, we will present for your consideration the most current industry trends, design concepts, and engineering solutions.

We hope the enclosed information adequately conveys our interest in your project, as well as our team's qualifications to execute it to your satisfaction. Somerville's expertise, long history, depth of staff and solid financial stability will ensure that our firm and its personnel will remain a resource to the City of De Pere for years to come.

Thank you for this opportunity; we look forward to working with you.



Matthew J. Schachtner
Principal-in-Charge | President
mschachtner@somervilleinc.com | 920-593-3839



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HEADQUARTERED
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somervilleinc.com

EST. 1946
WE'VE BEEN IN
BUSINESS FOR
74 Years



EMPLOYEE-OWNED
CORPORATION



2.5.b

SOMERVILLE BUSINESS INFORMATION

At Somerville, we believe that design matters, not only for building systems and structures, but also in the assembly of our team. Our innovative, engaging, and creative projects begin with our outstanding staff. The idea "design matters" starts with a strong employee foundation, and a belief that each employee you interact with matters to you and your project.

PRINCIPALS

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Jay Vincent
Executive Vice President
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Federal Tax ID 39-0915571

SOMERVILLE STAFFING

In-House Architectural Personnel

Registered Architects	11
Project Managers	3
Architectural Designers	5
Drafters	2
Interior Designers	2
Specifications Writer	1

In-House Engineering Personnel

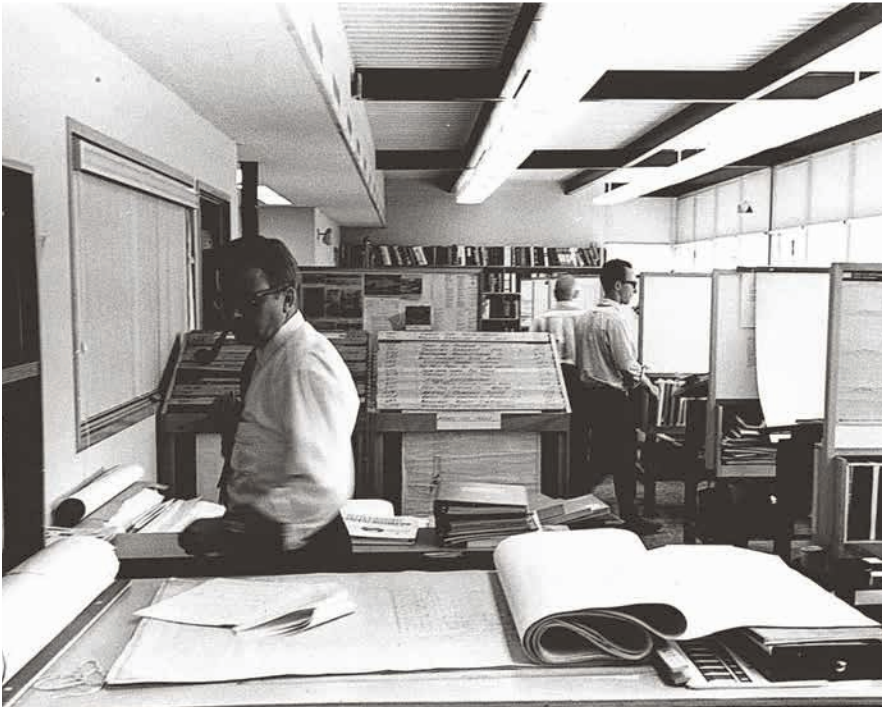
Mechanical	4
Electrical	2
Plumbing & Fire Protection	1
Drafters	5

Support Personnel

Construction Phase Services	2
Production/Quality Control	1
Marketing/Business Development	3
Administrative	3

Total Number of Employees 45

Packet Pg. 21



our story

1946



Somerville, Inc. was founded in 1946 by **John E. Somerville** to deliver professional Architectural/Engineering (A/E) services and a quality customer experience.

Success was met early on by Somerville's dedicated team with the completion of numerous commercial and industrial projects. Word of our success quickly spread throughout northeast Wisconsin, expanding Somerville's client base to include civic, cultural, life, healthcare, corporate, and our largest market today, education.

Since 1946, our team has continued the tradition of **designing beautiful facilities that are landmarks in their communities**, the most notable being the original Lambeau Field built in 1957 and its 2003 renovation. Performing an important role in the growth of many of the Midwest's largest and most recognizable companies and organizations, Somerville's service base grew to fulfill the demands of diverse client base. We take great pride in the variety of projects we have completed, and our broad experience across different markets informs every design we create. We have built our reputation by designing **attractive, well-engineered, energy-efficient buildings** of all types while maintaining established budgets, schedules, and relationships.



▶ TODAY



One thing is for sure, **Somerville isn't your typical architectural and engineering firm.**

We've been in business for over **seven decades**, and in that time, we've created thoughtfully-designed and inspiring buildings for clients in a wide range of industries. But we've also built something more important – a reputation for listening to our clients, responding with innovative designs and then completing projects on time and on budget. Maybe that's why **94% of our clients have returned to us** time and again, trusting us to complete more than 7,500 projects across the Midwest.

Of course, our clients also appreciate that we're **employee-owned** and that they know they can count on our team to take pride in designing solutions that will serve their needs now and well into the future. Many clients also point to **how easy we make the design and construction process** - Somerville offers a comprehensive range of architectural, engineering and interior design services all under one roof.

Whatever your reason for choosing Somerville for your next project, one thing is for sure – you'll be pleased with the results.



ARCHITECTURE

Our approach to design is simple. You have a goal for your next building project, and our job is to help you achieve and even **exceed that goal** – often in ways you never dreamed possible.

To do that, we begin by getting to know you and your business or mission. **We ask questions.** We learn about your unique goals and challenges and we share our seven decades of insight learned through similar challenges and design.

Then **we respond with thoughtful and innovative design solutions** created especially for you. Our process is interactive; we take the time to listen again to your feedback and suggestions. In fact, we encourage that give-and-take throughout the design and construction process. Because we understand that, even as hard as we work to understand you and your needs, no one knows your business or mission like you do.

In the end, we've created not only a great space but **a lasting relationship with you.** Perhaps that's why so many of our clients have returned to us for project after project.



ENGINEERING

It's simply not enough for a building to enhance your organization's image and purpose. It also has to be **comfortable, safe and as efficient** as possible to operate and maintain.

Our in-house staff includes LEED-accredited engineers and designers — from electrical, plumbing and fire protection design to HVAC, air quality, and sustainable "green" energy systems. Working closely with each other, our architectural and engineering team can apply the **latest systems and technology** to create a seamlessly integrated infrastructure plan for your building that provides maximum comfort, efficiency, and reliability.

What's more, **our engineers understand your needs can grow.** They design with an eye toward making future expansion easy and inexpensive – at Somerville, **we're always thinking ahead.**

INTERIOR DESIGN

It's one thing to design a space. It's quite another to **design an environment** – how the space feels, how people move through it, how the space can be used to promote productivity and contribute to your organizational goals.

Interior design is about **integrating your brand with the built environment** to create a memorable experience. Elements like material, image, color, texture, pattern, and illustration are aligned with architectural features to convey a specific feeling or create a specific experience.

Throughout the design process, we can help you **visualize the environment** and propose ideas, ensuring you get a real sense of how your final environment will look and feel before construction even begins.

Our interior design team provides **solutions that are creative**, environmentally progressive and provide a lasting impact unique to your vision, mission and goals.

ENVIRONMENTAL GRAPHICS

Environmental graphic design is about **integrating a story, or a brand with the built environment** to create a memorable experience.

Environmental graphic design in its most basic explanation **marries architecture with visual elements of a brand**. But it is much more than that. Environmental graphics help create a sense of comfort and inspiration in a hospital, provide words of encouragement to students in a school, and help businesses create eye-catching displays that promote their brand.

Images, color, patterns, illustrations, and typography are integrated with architectural features to **convey a specific message or create an experience**. The message and experience can vary greatly – from informing building occupants how to interact with the space, to inspiring people who inhabit that space.

Our team of environmental graphic designers help you **communicate stories, inform people, activate spaces**, and organize places for efficient navigation.

SOMERVILLE'S SERVICES + QUALIFICATIONS

PLANNING + SUPPORT

Building projects are often **bold visions for the future**. To turn those visions into reality, supporters must often convince others to embrace their dream as well.

After more than seven decades of managing projects both large and small, we know this— the more time and effort spent planning beforehand, the fewer issues and questions you'll have to deal with later. Somerville's planning + support services can **ensure your project goes smoothly** from start to finish.

That's why Somerville offers a variety of support services to assist in the effort, from **comprehensive referendum planning** and public presentation support to fund-raising and direct mail campaign design and management. Somerville can also assist with grant applications, commissioning and bid management.

Finally, our experienced and highly respected staff can also be called upon to provide expert testimony for litigation purposes.

SUSTAINABILITY

At Somerville, "going green" isn't just a passing fad. **It's a driving mission.** It just makes sense to design and build buildings in a way that is more energy efficient, sensitive to the environment and makes better use of the natural resources that are all around us.

Our staff includes LEED-accredited architects and engineers. We are able to present you with a **vast array of sustainable product and systems** choices to incorporate into your building design—from simple ideas like low-flow toilets and motion sensor-controlled lighting systems to advanced high-efficiency geothermal heating systems. What's more, high-efficiency green technologies and building strategies often pay for themselves during their expected life cycle.

In presenting these sustainable options to you, we also help you **evaluate the feasibility, cost and potential return on investment** for each. This approach allows you to make the best choices for your project, now and for the future. After all, what **we most want to sustain is your satisfaction.**





PROJECT
team



Matthew J. Schachtner, NCARB, AIA
President / Principal-in-Charge

Matt's natural inclination to roll up his sleeves and get his hands dirty has led him to the role of hands-on leader at Somerville.

Raised in a family of masons, homebuilders and structural engineers, Matt is a born designer still energized by the scent of sawdust and concrete. Building runs in his blood, and he fed that passion with summer jobs in masonry and homebuilding, a bachelor's degree in Architectural Studies and a Master of Architecture from the University of Wisconsin-Milwaukee. He followed that up with 25 years of experience in the industry where he now leads an expert team with the sure hand of someone committed to innovative design and the power of relationships.

Today, Matt's steady leadership is marked by passionate problem solving – a desire to understand a client's challenges and co-create the solutions. He brings visionary planning to each project and provides the strategic direction to guide the expert team at Somerville through work that is unparalleled in client satisfaction. Matt has led a range of projects from high-end residential to health care facilities; from legendary sports venues like the crown jewel of the NFL in Green Bay to the city's transit center; from game-changing structures on La Crosse's riverfront to Green Bay's Automobile Gallery.

Although Matt is energized by his work, he doesn't take his foot off the pedal when the workday is done. At his family's more than 100-year-old Dyckesville house, he recently rebuilt a barn, and he and his wife stay busy with five children and a couple of horses. They raise lambs, pigs, chickens and turkeys and sit down each night to a dinner almost wholly supplied by their own hobby farm.

Personally and professionally, Matt values the relationships at the heart of it all. And he ensures no team operates more efficiently and with better results than Somerville. With his sleeves rolled up, Matt is the visionary leader ready to dive in.

EDUCATION / AFFILIATIONS

- **Master of Architecture**, University of Wisconsin – Milwaukee
- **Bachelor of Science in Architectural Studies**, University of Wisconsin – Milwaukee
- **Certificate in Historic Preservation**, University of Wisconsin – Milwaukee
- **Registered Architect** – Colorado, Iowa, Kansas, Michigan, North Dakota, Ohio, Pennsylvania, Utah, Washington, Wisconsin
- **American Institute of Architects (AIA)**
- **National Council of Architectural Registration Boards (NCARB) Certified**
- **Matt has been a part of the Somerville team since 1998**

RELATED EXPERIENCE

- **City of De Pere**
Braisher Park Shelter
De Pere, Wisconsin
- **The Automobile Gallery**
New gallery and event space
Green Bay, Wisconsin
- **Green Bay Packers**
Lambeau Field Suites & Interior Remodel;
Lambeau Field Redevelopment; Pro Shop
Renovation, Concourse Renovation
Green Bay, Wisconsin
- **The Waterfront Restaurant & Tavern Terrace / Riverside Office Complex**
3 New office buildings;
New restaurant & terrace
La Crosse, Wisconsin
- **Brown County STEM Innovation Center**
New Building
Green Bay, Wisconsin



Jason D. Hale, NCARB, AIA, LEED® AP BD+C
Senior Project Architect

A building project can be a tough mountain to climb. The going can get rough. Along the way, you may run into daunting obstacles, unexpected pitfalls and discouraging hazards of all kind. At times, you may even lose sight of the summit, your final goal.

That's what makes Jason Hale so valuable. He's a talented guide with just the right combination of skills and experience to help get you to the top.

For starters, Jason is a terrific communicator who makes sure your entire team understands the building process and welcomes ideas and input from members at all levels.

Having risen through the ranks, Jason can speak the language of subcontractors and knows how to keep the process moving forward. Finally, Jason is a problem-solver. He has the vision to overcome difficult challenges with creative solutions that are as functionally thoughtful as they are aesthetically pleasing.

It's a rare combination of talents that makes Jason ideally suited to guide your project. And in the end, you won't just love the view from the top, you will have enjoyed the journey getting there.

EDUCATION / AFFILIATIONS

- **Bachelor of Science in Architectural Studies**, University of Wisconsin, Milwaukee School of Architecture
- **Registered Architect** – Wisconsin, Illinois, Colorado
- **American Institute of Architects**
- **LEED AP Building Design + Construction Accredited**
- **Experienced in Revit, AutoCad, Sketchup and SpecLink**
- **Jason has worked at Somerville since 2015**

RELATED EXPERIENCE

- **Green Bay Botanical Garden**
Grand Garden Expansion
Green Bay, Wisconsin
- **Ellwood H May Environmental Park***
Sheboygan, Wisconsin
- **Village of Allouez**
Community Center Assessment
Allouez, Wisconsin
- **Cerebral Palsy, Inc.**
Addition/Renovation
Green Bay, Wisconsin
- **Camera Corner Connecting Point**
New Engineering & Design Center
Green Bay, Wisconsin
- **Green Bay Visitor & Convention Bureau**
New Visitors Center
Green Bay, Wisconsin

**Projects completed at previous employer.*



Rustin Schwandt, NCARB, AIA, LEED® Green Associate Architect

If you're working in one of Rustin Schwandt's buildings and you pause at your desk to gaze out the window at the snowfall, then he's got you right where he wants you.

People often notice a building's design when it doesn't work for them. He's there to ensure it does – and that you notice. Design matters, and when it works, it sparks emotions. It causes people to stop and stare, to look around.

Creating special moments like those throughout a building is Rustin's goal on each project. He was hammering nails at 3 years old, helping his dad renovate their houses and learning from his grandfather's experiences from his construction business in Wautoma. You could say construction is in his DNA.

Always curious about how things are put together, he strives to create value by thinking about design as a whole: not how one room functions, but how that room interacts with the rest of the building. And how that room's users interact with its functionality.

Focusing on K-12 schools, technical colleges and other higher education projects, his day-to-day can include site visits, progress meetings, building information modeling work and community events. Though he spent some time in Chicago after college, he found himself drawn back to the area he considers home, where he shares travel and outdoors adventures with his family, embraces the changing seasons and considers it his responsibility to help make this community the best it can be.

Rustin is motivated by the knowledge that buildings last, and his work will be part of the community for years to come. That lasting impact will be a positive one if Rustin has anything to say about it.

EDUCATION / AFFILIATIONS

- **Bachelor of Science in Architectural Studies**, University of Wisconsin-Milwaukee
- **Masters Degree in Architecture**, University of Wisconsin-Milwaukee
- **Registered Architect** – Wisconsin
- **Rustin has been a part of the Somerville team since 2013**

PROJECT EXPERIENCE

- **Brown County STEM Innovation Center**
New Building
Green Bay, Wisconsin
- **City of Marinette**
Community Sports & Event Center
Marinette, Wisconsin
- **The Automobile Gallery**
New gallery and event space
Green Bay, Wisconsin
- **Green Bay Packers**
Lambeau Field Suites & Interior Remodel
Green Bay, Wisconsin
- **Village of Allouez**
Webster Avenue streetscape conceptual design
Allouez, Wisconsin
- **Cerebral Palsy, Inc.**
Addition and Remodel
Green Bay, Wisconsin



understanding OF THE PROJECT



VOYAGEUR park

We believe that the key to successful planning is to start with consensus on a mission statement.

We will begin the Conceptual Design process by meeting with the City of De Pere staff and Board of Park Commissioners to affirm the mission, vision, goals and objectives for Voyageur Park. As we work through each stage of the process, all decisions can be weighed against the mission statement that was created. The initial meeting will establish a communication protocol and a project milestone schedule with key dates. **Throughout the project, Somerville is committed to engaging stakeholders in the process.**

During the Conceptual Design Phase we will work with the City to examine alternative design options that address the space needs and building placement within Voyageur Park. Somerville will aid in the review of multiple design options by drawing conceptual plans to establish critical and secondary space adjacencies and investigate multiple design solutions. The selected preliminary design options along with associated cost estimates, will then be presented to City Staff and the Board of Park Commissioners. Once reviewed, Somerville will work with the stake holders to bring the whole team to consensus on the final conceptual design solution, including a three-dimensional exterior rendering of the design.

VOYAGEUR PARK

project approach

PHASE 1

Define Scope, Space Programming

A. GATHER

- Gather and review existing information regarding:
 - The current Board of Park Commissioners selected design concept
 - Potential locations for the facility
 - Any other existing data or information about the site and/or project from staff

B. FACILITATE

- Survey and interview Board of Park Commissioners regarding:
 - Goals of the facility (types of events, indoor vs. outdoor space, etc.)
 - List of building needs (storage, kitchen, restrooms, covered patio, etc.)
 - Accessibility accommodations
 - Frequency of facility use (intended)
 - How the project will impact and support the existing park.
 - Infrastructure improvements that will be needed.
 - Any other concerns or information that may impact the design.

C. EVALUATE

- Refine information gathered and create 2D space programming options
- Determine potential locations for the facility.

D. PRESENT & RECOMMEND

- Present 2D schematic layout of facility and building location options to the Board of Park Commissioners
- Discuss the pros and cons of each option
- Receive approval to proceed

PHASE 2

Plan Refinement & Budgeting

A. DEVELOP

- Refine 2D schematic layout and building location
- Prepare a preliminary opinion of probable cost for the structure based on square foot values
- Create a 3D conceptual rendering of the building and site plan

B. PRESENT

- Meet with Park Board to review the information prepared
- Staff review (if desired)

C. REFINE

- Update documents based on Park Board feedback

PHASE 3

Final Presentation

A. PRESENT

- Present the final schematic layout, a 3D conceptual rendering and site plan to the City staff

design philosophy

LISTEN



If there's one thing we know, it's that no one knows your community better than you. So our first step is to listen to you, your staff and administration and the community you serve.

We ask questions. Lots of questions: What would help things run more smoothly? More efficiently? What are your biggest challenges? What special concerns should we know about? The list is endless. Then we listen even harder to the responses. After more than 74 years, we've learned if you ask enough smart questions, you usually get some pretty smart answers in return.

OBSERVE



While we listen to what your team has to say, we also realize that one of our biggest advantages is that we aren't you. So we don't approach things or see obstacles in the same way you always have. Instead **we bring a fresh, outside perspective**—one born from experience with a broad range of projects in a wide array of industries. That's why we take time to do our own observations. We visit your facilities and poke around. We talk to your staff and **ask why they do things the way they do.** Then we take a step back and ask: Well, what if we did them a little differently?

EVALUATE



Let's get technical. In order to create a plan that will work, we must evaluate what you have. Our team will devote their time to evaluating the infrastructure and systems in your existing building. After all, **the goal is to determine if your existing infrastructure can support your vision.**

CREATE



This is where we start putting ideas on paper—letting them just pour out at first, and gradually shaping them to add form, function and flow. **Possibilities are identified, opportunities are revealed.** Unlike most artists, we don't mind you looking over our shoulders, either. We freely share our ideas and welcome your feedback. After all, it's your building. Our job is to express your vision.

DELIGHT

We believe a design only works when it works better for you— **when it helps you do whatever you do more efficiently and effectively.** Where possible, we believe it should work better for the environment as well. That's why we suggest and strive to incorporate the most sustainable building practices and systems. Finally, we ensure all aspects of your project are in full compliance with pertinent code and regulation. We know there's a time to defy expectations, and a time to meet them in every possible way.





SIMILAR
projects



1,200+

CIVIC + LIFE + CULTURE
PROJECTS IN
OUR PORTFOLIO



1.0-1.5%

AVERAGE CHANGE
ORDER RATE **VS.**
5% INDUSTRY AVERAGE



350+

CIVIC + LIFE + CULTURE
CLIENTS



94%

REPEAT CLIENTS

Community Centers. Parks. Cherished NFL stadiums.

At first, they may not seem to have a lot in common. But they share the same goals—provide a place for you to **have an unforgettable experience and create memories to last a lifetime**, all while being an efficient and hassle-free operation for owners.

To satisfy these roles, Somerville designers seek the feedback of both the people who will use these facilities and the people who will run them. That's why, before we ever set pen to paper, Somerville's design approach begins with listening to you. **Then Somerville responds with ideas to surprise and delight.** It's an approach that has made Somerville a proven crowd-pleaser.

The Grand Garden Expansion

GREEN BAY BOTANICAL GARDEN

Green Bay, Wisconsin

In early 2016, the Green Bay Botanical Garden set out to complete another major phase of their long-range master plan: the Grand Garden. This newly created area adds several amenities to the Gardens and also provides a space for people to come together and enjoy an outdoor performance.

Together, our design team and the Botanical Gardens staff held a community stakeholder workshop and a visioning session, involving over 100 people from throughout the region. During these events the attendees provided their dreams and visions for the project, and it was this feedback that helped to bring the expansion project from a master plan to a reality.

The first structure is an overlook arbor, which acts as the main entrance to the amphitheater seating area and can be used for event seating or rented out for private functions during a performance.

The second building is an amphitheater that not only provides a covered stage area, but also incorporates a private green room for performers and the connections needed to support the electrical demands of a larger show.

The concessions building, includes a catering kitchen, a multi-purpose room, concession sales, and public restrooms. This building is also surrounded by outdoor patio space that can be used for seating and various events.

The final building is a small wedding and event pavilion that overlooks the stage and can also be used during performances as a private seating area. The Garden's magnolia collection has been relocated around this structure and its tree-like design echoes their form.

In the end, the Grand Garden came to house four new structures as well as additional pathways. In addition, 11,500 perennials and grasses, and 1,500 trees and shrubs were planted by volunteers.

Project Highlights

- Area Dimensions: 3,087 SF and grounds
- Project Cost: \$3.1 Million
- Completed: August 2017





Attachment: Somerville Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur

Visitors Station

GOVERNOR THOMPSON STATE PARK
Stevenson, Wisconsin

The 3,100 square foot Public Entrance and Visitors Station (PEVS) at Governor Thompson State Park houses the headquarters for the Peshtigo River State Forest, office space for DNR enforcement, general administration area, a conference room, break room, secured storage, employee restrooms, warming area for visitors and public restrooms. The building is heated and cooled through a geothermal heat pump system.

The new maintenance building is equipped with a 5-bay unheated garage, a 3-bay heated garage, office space, woodworking / carpentry space, a locker room, toilet, and shower rooms, break room and storage space.

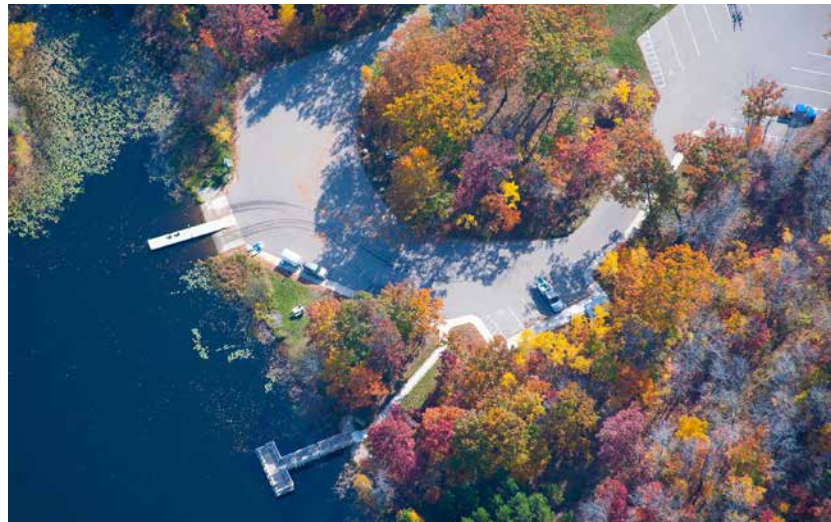
Significant site development and entrance/circulation asphalt roadwork, including parking areas for vehicles, trailers and motor homes, pedestrian and bicycle paths were created. A 50-site family campground (30 RV campsites equipped with electrical service, and 20 standard campsites) was created, and a 1,600 SF public toilet and shower building was added. Additionally, vault toilets and drinking fountains were added throughout the campsites.

Overall, each building was designed to complement the rustic, natural environment while incorporating sustainable design for energy and natural resource conservation.

Project Highlights

- Building Type: New Public Entrance and Visitor Center (PEVS)
- Project Cost: \$2.3 Million
- Area Dimensions: 11,117 SF; Visitor Center – 3,100 SF; Toilet/Shower Building – 1,600 SF
- Offices for DNR & Forestry Service
- Conference rooms
- Warming area
- Pedestrian and bicycle paths
- Public restrooms
- Parking lot for cars and RV's
- Maintenance building & garage area with storage and shop spaces
- 50 Campsites [30 Electric]
- Shower and toilet facilities for campsites
- Sustainable finishes throughout
- Energy efficient lighting systems





Community Sports & Event Center

CITY OF MARINETTE

Marinette, Wisconsin

The City of Marinette looked to Somerville to evaluate their existing Civic Center and determine whether renovating the outdated facility, or building a new facility would be most beneficial to the Marinette community. Ultimately, it was decided that a new facility would provide the greatest opportunities, better serving the entire area from Marinette to Menominee, Michigan.

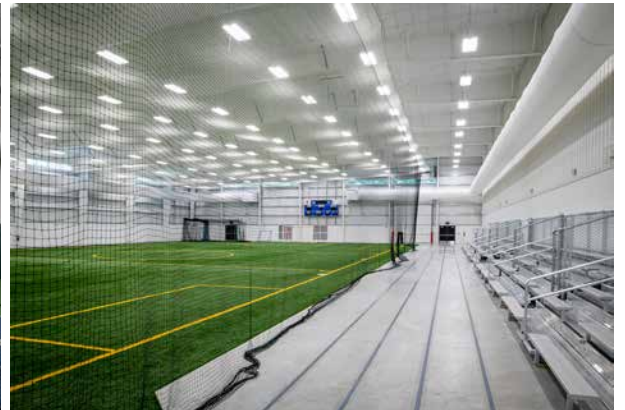
The new 114,000 square foot indoor sports and events center has four main areas: a turf field, an ice arena, an expo hall and various support and ancillary spaces.

- The 29,000 SF turf field allows for football, soccer, softball and baseball to be played indoors year round. Surrounding the field is a walking track and ample bleacher space for spectators.
- The 28,000 SF ice arena can accommodate a full-size ice hockey sheet with seating for 500. Six locker rooms are located between the ice arena and expo hall for convenience of visitors.
- The 27,000 SF expo hall is designed as a large multi-purpose, column-free space that can be arranged as four individual courts to play volleyball, basketball and tennis. This multi-purpose space can also be transformed to host larger expo events and political rallies.
- The remainder of the building contains meeting rooms, offices, concessions, restrooms, party rooms and ample storage space.

Project Highlights

- Project Type: New Community Sports & Events Center
- Area Dimensions: 114,000 SF
- Project Cost: \$16.5 Million
- Completed: Fall 2018





Attachment: Somerville Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur

The Automobile Gallery

BY WILLIAM "RED" LEWIS

Green Bay, Wisconsin

The building was never meant to be the focal point. When you're housing a 1959 Buick Electra 225 or a 1981 DeLorean DMC-12 you want simply to showcase the beauty of the vehicles, complementing the exquisite precision of their design, rather than call attention to your own. The Automobile Gallery does just that, seamlessly spotlighting the historic integrity of this former Cadillac dealership while modernizing its utility.

The result is a vibrant backdrop that stuns, yet takes a back seat to the prized automobiles. It began with the rejuvenation of a building that had served as storage space for nearly two decades. The exterior's prominent rust stains and dark bronze features belied its glory days as a flagship facility for Cadillac. Updated heating, cooling and plumbing systems are kept unobtrusive and are incorporated into the original structure, modernizing and re-energizing the building.

The overarching theme throughout the building is secretly functional but with versatility fitting a facility with uses ranging from elegant receptions to informal parties. Candy apple red cars stand out against the white walls and are reflected in the polished concrete floor. Chrome rims shine down from stark white lifts in a room of precisely crafted acoustics. And there is significance behind each touch of color. Red hues woven throughout pay tribute to founder William "Red" Lewis. Brilliant red glass walls provide reference points guiding you through the gallery, where automobile artwork and a custom engine coffee table complete the look.

The upper-level executive conference room is fully loaded with a state-of-the-art meeting space sitting atop the grand gallery. The former parts mezzanine has a series of sliding glass doors overlooking the showroom. Extensive thought and planning behind even the most minute detail create a harmonious flow, maintaining the building's original form and function but using it all in a new way, for an aesthetic that takes its cues from the machines it houses.

Here, the cars are the artwork. The building is the essential canvas on which to see that art.

Project Highlights

- Project Size: 18,060 SF
- Completed: January 2016





COMING full circle

The new Automobile Gallery began with the rejuvenation of a building that once was a Denil Cadillac dealership. **The result is a vibrant backdrop that stuns**, yet takes a back seat to the prized vehicles.



STEM Innovation Center BROWN COUNTY

Green Bay, Wisconsin

To innovate is to introduce something new and different.

It's a call to action for creativity and imagination.

That sense of imagination and energy – that call to action – flows through the Brown County STEM Innovation Center, the latest building on the University of Wisconsin-Green Bay campus that brings together Brown County offices with non-profit and community work along with the school's Richard J. Resch School of Engineering.

Each organization functions in distinctly different ways, within a building designed to promote the collaborative nature of their work and the vast potential of connecting them in one cohesive space.

An eye-catching molecule design wraps around the entryway walls, drawing the eye toward "Innovate" across the front wall. In a youthful and professional space, function meets flexibility.

Shared conference rooms and floor-to-ceiling glass promote transparency. Youth participating in the maker's space programs can be motivated by college students working in their mechanical engineering classrooms. Visitors can see Einstein Project volunteers creating the non-profit's hands-on materials and curriculum that promote quality learning. Brown County's Land & Water Conservation and Extension Brown County offices serve county residents with accessible and welcoming spaces.

In the large gathering commons, stadium seating creates Learning Stairs for dynamic programs and presentations. Throughout the building exposed HVAC, cables and plumbing systems give visitors a peek at the building's operations. It is a STEM Innovation Center after all, with Science, Technology, Engineering and Math at the heart of its purpose. Dynamic design creates flexible areas that allow for immeasurable future uses.

Warehouse space with overhead doors and a loading dock make up the Einstein Project's processing and storage areas. A cleanup room allows Land and Water Conservation staff to wash mud off boots and waders behind the scenes.

Most striking are the panoramic views from one end of the building to the other, through rooms, down every hallway and out onto the campus, serving as a constant connection with the surrounding exterior environment. Open staircases allow the natural light to flow through each step.

As the first building in the Phoenix Innovation Park, its exterior aligns with its position on campus: stately upon a hill, a grand visual as visitors round the corner to the campus.

Innovate: Imagination and energy. A call to action.



Facility Highlights

- Project Cost: \$12.5 Million
- Total Square Feet: 62,000 SF
- Completion Date: September 2019



2.5.b

Attachment: Somerville Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur

Experience Greater Green Bay Visitor Center

GREATER GREEN BAY CONVENTION & VISITORS BUREAU
Green Bay, Wisconsin

Facility Highlights

- 1,650 SF Multi-Purpose atrium space to house:
 - Visitors Center
 - Special Events
 - Changing Displays
 - Space has the ability to open onto an exterior patio
- Secure vestibule that is open after hours to allow visitors access to limited displays
- Training / Education room that can double as event space
- Event prep room and work room located nearby for food prep during events
- **Outdoor plaza area**
- **Dog walk and garden area**
- **Outdoor roof deck**
- Several conference rooms throughout that can be used by public for events
- Offices and shared work areas for staff
- Indoor company vehicle storage

Architectural Highlights

- Designed to be eye catching as people exit the highway in order to draw visitors in
- Interior and exterior spaces designed to be as flexible as possible to allow for a variety of uses
- Atrium features exposed glue laminated structure and is enclosed on three sides by glass
- Multi-colored exterior panels tie into corporate branding and help to promote Experience Greater Green Bay





Attachment: Somerville Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur

Lambeau Field

Green Bay, Wisconsin

1950's In 1955, Green Bay city leaders announced plans to build a new home for their beloved football team, the Green Bay Packers. They pictured a stadium seating 30,000 fans with the flexibility to be easily expanded if the need ever arose. To realize their vision, they selected the architectural firm, Somerville; and so began a winning partnership that would span more than half a century. Led by company owner and architect John Somerville, the firm and city worked together to select a sloping site that would facilitate the construction of a recessed elliptical bowl. After carefully studying the stadium at his alma mater, the University of Michigan, Somerville architect, Richard "Gus" Gustafson meticulously planned sight lines that would offer every fan a clear view of the action while creating an intimate experience that would bond fans and players alike. The stadium, originally named City Stadium, made its debut in 1957 to rave reviews— and a rousing Packers victory over the rival Chicago Bears, 21 -17.

1970's In 1970, team and city officials again called on Somerville, this time to expand seating for the stadium, by then renamed Lambeau Field in honor of Packers founder Curly Lambeau. Thanks to Somerville's forward-thinking design, the original bowl was left intact as seating was expanded to 56,263 and the stadium enclosure was completed. But with the legendary success of the NFL and Packers franchise, so came the demand for still more expansion.

2000's As part of a sweeping \$295 million renovation plan announced in 2000, Somerville once again returned to work on Lambeau Field. This time the firm teamed with Ellerbe-Beckett Sport Architects with the goal of transforming the stadium into a premiere NFL facility, while preserving the integrity and history of the original structure that had grown to become so hallowed in the hearts of fans. In addition to expanding seating to accommodate 73,128 fans, Somerville's responsibilities included the addition of team administration offices, food service facilities, roofing systems, player fitness area, staff and player locker rooms, fan restroom facilities and an indoor concourse that could serve as a venue for year-round activities. With work completed, the stadium was rededicated in 2003, amid cheering throngs of awe-struck fans and Packer staff and players, both past and present. Like all who have donned the Green and Gold or simply cheered the team from the stands, Somerville is proud to have played a part in Green Bay Packer lore.

2010's Somerville provided construction administration support services for the expansion and renovation of the existing Atrium at Lambeau Field. The scope included supporting the efforts of expanding the main gate and promenade, expanding the team facilities including a new team entrance, dining, weight room and walk-thru gym, a new East Gate including new and renovated circulation paths with escalator/elevator additions and modifications, and core/shell spaces for a relocated Pro Shop, restaurant, and Hall of Fame. The project also included overseeing the site improvements, landscaping, re-grading and rebuilding Harlan Plaza, the Oneida Promenade and improvements along Valley View Road.

In 2013, Somerville was hired to work with 555 International, incorporating the design documents into final construction documents for the new Packers Pro Shop at Lambeau Field (the NFL's leading franchise apparel gift shop) and provided and coordinated all MEP, structural, code, permitting and construction administration support for the new location of the Packers Pro Shop at Lambeau Field.

In 2015, Somerville was hired by the Packers to design a full renovation of all east and west stadium suites (170 total) and accompanying corridors, the indoor north club areas and the Legends Club with all pre-function spaces (approximately 325,000 SF). Somerville's design team worked hand-in-hand with the Packers team of players consisting of executive leadership, facilities, food service, marketing and the construction team from the very inception of the project through construction. From stadium precedent tours to computer generated renderings and full-scale, in-place mock-ups, Somerville lead the integrated design team through the process to ensure every last detail was considered, and implemented to achieve the truly impressive outcome - a spectacular transformation of a historic facility.





TEAM players

Somerville was “**drafted**”
by the Packers in 1955.
Ever since, we have been a
valuable player of a winning
team, project after project.



The Waterfront Restaurant & Tavern Terrace

LaCrosse, Wisconsin

Sitting on the banks of the Mississippi River and La Crosse's Riverside Park, The Waterfront Restaurant & Tavern is one of Wisconsin's favorite dining experiences. The **new terrace has a state-of-the-art operable, louvered water-tight sunshade/ pergola system** that allows the owner to have control over the sun and inclement weather. An **integrated outdoor heating system** extends dining on the terrace beyond the typical Wisconsin outdoor dining season. The design was contextual, in that it was integrated into the previously built \$48 million corporate office campus design. Somerville and the Construction Manager worked closely with the owner to design and construct the Waterfront Terrace and meet the aggressive project schedule.

Facility Highlights

- Project Cost: \$309,000
- Area Dimensions: 1 floor, and terrace extension
- Completion Date: September 2011



Braisher Park Shelter

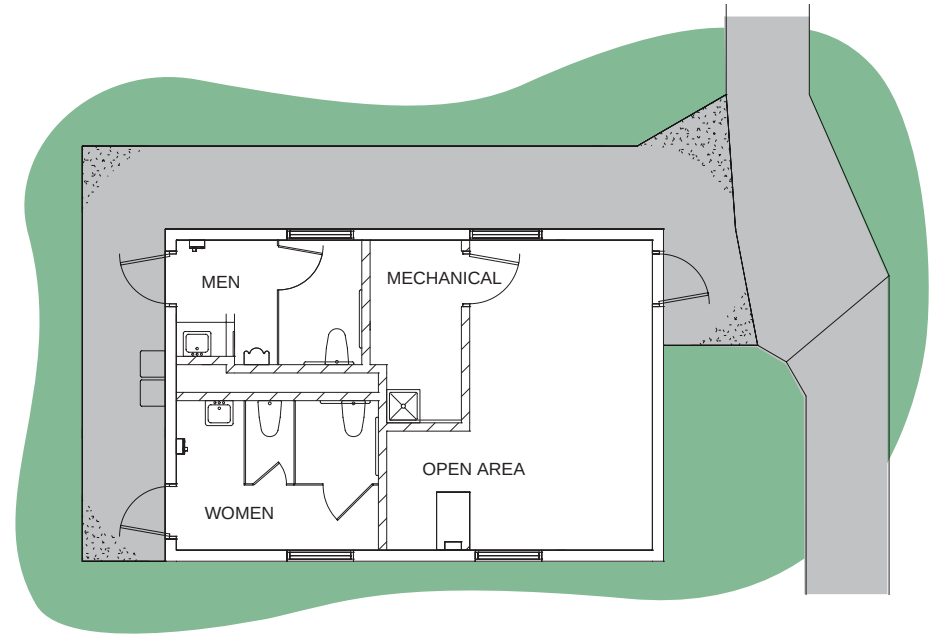
CITY OF DE PERE

De Pere, Wisconsin

Braisher Park is a neighborhood park that is a little over 3-acres in size, including a soccer field, playground, basketball court and a park shelter that was built in the late 1970s. Somerville worked with the De Pere Parks Department to **bring the facility up to current ADA standards and improve the overall effectiveness of the shelter for all park goers.**

In the previous shelter, there was one bathroom accessible only from the inside of the building, and after reviewing the needs, **Somerville created two ADA bathrooms accessible from the exterior.** Both restroom designs required relocating the existing water service and sanitary waste, and now include multiple toilet fixtures, the code required HVAC exhaust system.

Somerville designed new electrical power and lighting plans, two exterior, ADA-compliant drinking fountains on the exterior of the building as well as expand the existing concrete sidewalks to provide accessible exterior paths to both restrooms.



City of De Pere & Somerville

Somerville's first project with the City of De Pere was in **1981** when we designed the Municipal Service Center. Since that time, Somerville and the City of De Pere have worked together on 14 other projects including a fire station remodel, and the shelter remodel at Braisher Park, among others listed below.

Voyageur Park is just a **short 3-mile drive from our office, or just a 15-minute bike ride along the Fox River Trail** and our team is ready for **immediate engagement.** Our close proximity allows us to be available and flexible for meetings, staff interviews, public open houses, as well as construction site visits at a moment's notice.

- | | | |
|------------------------------------|-----------------------------------|-------------------------------------|
| ■ De Pere Municipal Service Center | ■ City Hall Reroofing | ■ City Hall Drainage |
| ■ Downtown Revitalization | ■ West De Pere Bank One Study | ■ City Hall Foundation Design |
| ■ Community Center Design | ■ Fire Station No. 2 Remodel | ■ Municipal Service Garage |
| ■ City-wide Facilities Needs Study | ■ City Hall Remodeling & Addition | ■ Municipal Service Center Addition |
| ■ De Pere Building 9 Study | ■ City Hall Reception Revisions | ■ Braisher Park Shelter |



references

GREEN BAY BOTANICAL GARDEN

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CITY OF MARINETTE

Steve Genisot, Mayor

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THE AUTOMOBILE GALLERY

Kathryn Gardner, Director of Marketing and Events

kathryng@theautomobilegallery.org | 920.437.9024

BROWN COUNTY

Jon Morehouse, Facility Planning & Project Manager

Jon.Morehouse@BrownCountyWI.gov | 920.662.2153

GIRL SCOUTS OF THE NORTHWESTERN GREAT LAKES INC

Rachel Swedberg, Property & Camp Director

rswedberg@gsnwgl.org | 920.955.3411

timeline

PHASE DETAILS		WEEK #	AUGUST				SEPTEMBER					OCTOBER			
			1	2	3	4	5	6	7	8	9	10	11	12	13
A. AWARD	Project awarded to Somerville at Common Council meeting														
PHASE 1: Define Scope, Space Programming															
A. GATHER	Hold a kick-off meeting with City staff.														
	Gather and review information from City staff with regard to concept design and building location options														
B. FACILITATE	Survey and interview Board of Park Commissioners														
C. EVALUATE	Refine information gathered and create 2D space programming options														
	Determine potential locations for the facility														
D. PRESENT & RECOMMEND	Present 2D schematic layout of facility and building location options to the Board of Park Commissioners														
	Discuss the pros and cons of each option														
	Receive approval to proceed														
PHASE 2: Plan Refinement & Budgeting															
A. DEVELOP	Refine 2D schematic layout and building location														
	Prepare a preliminary opinion of probable cost for the structure based on square foot values														
	Create 3D conceptual rendering of the building and site plan														
B. PRESENT	Meet with Park Board to review the information prepared														
	Staff review (if desired)														
C. REFINE	Update documents based on Park Board feedback														
PHASE 4: Final Presentation															
A. PRESENT	Present the final schematic layout, a 3D conceptual rendering and site plan to the City staff														

fee PROPOSAL

2.5.b

Attachment: Somerville Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur

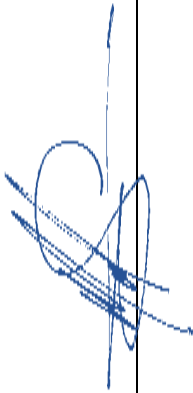
Proposed Fee Schedule

Company Name: Somerville, Inc.

Company Representative: Matt Schachtner

Contact Phone/E-mail: 920-437-8136 / mschachtner@somervilleinc.com

Company Address: 2100 Riverside Drive, Green Bay, WI 54301

Signature: 

Item	Unit	Fee
Voyageur Park Multi-Purpose Building	\$ 7,500*	
Total Fee	\$ 7,500*	

*Fee should include all travel and/or miscellaneous expenses required to perform the scope of work identified. Please identify costs/services that are not identified within the scope of work that you may suggest.

Item	Fee
*If the City of De Pere hires Somerville for subsequent phases of work (Schematic Design through Bidding and Construction Administration), \$4,000 of the above fees will be credited back to the City. In addition, Somerville requests that the City of De Pere, under this initial agreement, agree to recognize Somerville as the Design Architect for the conceptual design of the building/project and if subsequent final design and construction of the project comes to fruition (potentially by another A/E firm), that Somerville would remain listed as the Design Architect. This recognition would include use of the project design in marketing and public relations announcements. If another firm is selected to proceed with the Schematic Design, Bidding and Construction Administration, that firm would be recognized as the Architect of Record.	

2020 HOURLY RATES & INSURANCE

(For additional services requested & authorized by the owner. Billing rates are adjusted annually effective on the first day of January.)

Architecture

Senior Project Architect - Level III	\$154
Senior Project Architect - Level II	\$149
Senior Project Architect - Level I	\$144
Project Architect - Level III.	\$139
Project Architect - Level II	\$134
Project Architect - Level I	\$129
Architect - Level III.	\$124
Architect - Level II	\$119
Architect - Level I	\$114
Senior Designer - Level III	\$101
Senior Designer - Level II	\$ 98
Senior Designer - Level I.	\$ 95
Designer - Level III.	\$ 92
Designer - Level II	\$ 89
Designer - Level I	\$ 86
Senior Drafter - Level III	\$ 83
Senior Drafter - Level II	\$ 80
Senior Drafter - Level I.	\$ 77
Drafter - Level III.	\$ 74
Drafter - Level II	\$ 71
Drafter - Level I	\$ 68
Specifications Writer.	\$119

Project Management

Senior Project Manager - Level III	\$139
Senior Project Manager - Level II	\$134
Senior Project Manager - Level I.	\$129
Project Manager - Level III.	\$124
Project Manager - Level II	\$119
Project Manager - Level I	\$114

Interior Design

Senior Interior Designer - Level III.	\$110
Senior Interior Designer - Level II	\$100
Senior Interior Designer - Level I	\$ 91
Interior Designer - Level III	\$ 84
Interior Designer - Level II	\$ 77
Interior Designer - Level I	\$ 70

Engineering

Senior Project Engineer - Level III	\$156
Senior Project Engineer - Level II	\$151
Senior Project Engineer - Level I	\$146
Project Engineer - Level III.	\$141
Project Engineer - Level II	\$136
Project Engineer - Level I	\$131
Engineer - Level III.	\$126
Engineer - Level II	\$121
Engineer - Level I	\$116
Senior Designer of Engineering Systems - Level III	\$126
Senior Designer of Engineering Systems - Level II	\$122
Senior Designer of Engineering Systems - Level I.	\$118
Designer of Engineering Systems - Level III.	\$114
Designer of Engineering Systems - Level II	\$110
Designer of Engineering Systems - Level I	\$106
Senior Designer - Level III	\$105
Senior Designer - Level II	\$102
Senior Designer - Level I.	\$ 99
Designer - Level III.	\$ 96
Designer - Level II	\$ 93
Designer - Level I	\$ 90
Senior Drafter - Level III	\$ 87
Senior Drafter - Level II	\$ 84
Senior Drafter - Level I.	\$ 81
Drafter - Level III.	\$ 78
Drafter - Level II	\$ 75
Drafter - Level I	\$ 72
Principal	\$200
Director	\$170

Business, Umbrella, Automobile, Workers Comp and Professional Liability Insurance

Somerville, Inc. carries the following insurance limits as standard coverage. Premiums for insurance limits beyond that identified on the following page which are required by the Owner will be charged as a reimbursable expense.



SOMEINC-01

CKITSEMBLE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/29/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.	
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).	
PRODUCER Johnson Insurance Northeast 318 South Washington Street Green Bay, WI 54301	CONTACT NAME PHONE (A/C, No, Ext): (800) 776-7055 FAX (A/C, No): (877) 254-8586 E-MAIL ADDRESS: info@johnsonins.com
INSURED Somerville Inc. 2100 Riverside Dr Ste 300 Green Bay, WI 54301	INSURER(S) AFFORDING COVERAGE
	INSURER A: RLI Insurance Company
	INSURER B: Hanover Insurance Company
	INSURER C:
	INSURER D:
	INSURER E:
NAIC # 13056 22292	

COVERAGES			CERTIFICATE NUMBER:		REVISION NUMBER:	
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☐ PROJ ☐ LOC ☐ OTHER:		PSB0003664	8/1/2019	8/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	X AUTOMOBILE LIABILITY ANY AUTO OWNED ☐ SCHEDULED AUTOS ONLY ☐ HIRED ☐ NON-OWNED AUTOS ONLY ☐ OTHER:		PSA0001848	8/1/2019	8/1/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	X UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		PSE0002089	8/1/2019	8/1/2020	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in INH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	PSW0002721	8/1/2019	8/1/2020	PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Prof Liability		LH1D656146	8/1/2019	8/1/2020	Each Claim \$ 5,000,000
B	Professional Liabili		LH1D656146	8/1/2018	8/1/2019	Aggregate \$ 5,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						

CERTIFICATE HOLDER		CANCELLATION	
For Proposal Purposes Only		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		AUTHORIZED REPRESENTATIVE 	

ACORD 25 (2016/03)

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Attachment: Somerville Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur

2.5.b



WHY somerville?



MEETING DEADLINES RESPECTING BUDGETS **Exceeding expectations**

The spaces you provide for community says a lot about you. It establishes initial impressions, showcases what you value, and can even contribute to or subtract from your bottom line. And organizations that align their physical spaces with their organizational requirements and plans for the future have another tool to help them achieve their goals.

Our full-service team has the experience, **knowledge**, and **dedication** to help our clients achieve their goals. At Somerville, we have a team of highly-experienced and seasoned professionals, **all of whom have previous experience designing and creating community gathering environments**. Our team has a reputation for listening to our clients' needs and developing unique solutions that meet deadlines, respect the budget, and exceed expectations.

Advantages of the Somerville Team

- **Local, full-service, multi-discipline team, all under one roof**
- 74 years of experience
- **Dedicated team with relevant experience**
- Design diversity – project types
- Committed to engaging stakeholders in the process
- In-house LEED professionals
- Attractive, cost-effective and functional facilities
- **Unique solutions that support the vision, mission and goals of our clients**



Conceptual Design and Site Layout for Voyageur Park Multi-Use Building

City of De Pere

June 29, 2020

The logo for Ayres Associates, featuring the word "AYRES" in a bold, blue, sans-serif font. The letters are slightly shadowed, giving it a three-dimensional appearance. The logo is set against a white background that is part of a larger graphic element.

Ingenuity, Integrity, and Intelligence.

www.AyresAssociates.com



June 29, 2020

City of De Pere
Marty Kosobucki
925 S. Sixth Street
De Pere, WI 54115
mkosobucki@mail.de-pere.org

Re: Conceptual Design and Site Layout for Voyageur Park Multi-Use Building

Dear Mr. Kosobucki:

The City of De Pere is planning for the growth of the downtown community park system, and we are excited about the potential to be a part of it. We understand the purpose of your project is to modify pre-approved concept plans to better meet the needs of the City. In addition, you are asking the successful firm to lead the City through a process that determines the best location for the new multi-use facility within Voyageur Park. Ayres has provided expertise and experience to transition community visions into realized public spaces for very similar projects in other communities, and our passion for design and ability to understand the unique complexities of each project will allow us to thoughtfully address your goals for Voyageur Park.

In addition to facility and landscape architectural design services, we have the expertise to help you identify, navigate, and balance community desires for this park space. Currently, Ayres is working with the City of Fitchburg to plan and develop a new public park space that parallels many of the City of De Pere's goals in this coming project. As we work with your team, you can expect strong communication and a clear understanding of project goals that will lead to the successful progression of your project. Ayres will prepare concepts that respect the history of use while understanding the future needs of the space. After consensus is gained, our experts will formalize a phased concept plan that satisfies the immediate use needs, while providing opportunities for future development as those needs change.

Focused around a core team of landscape architects, architects, and civil engineers, the Ayres team has a deep bench of additional services should they be helpful, such as grant writing, water resources, structural engineering, and surveying. You already know us from our traffic, environmental, and civil work in De Pere, and we would be proud to add architecture and landscape architecture to the array of services we are providing to the City.

The benefits Ayres can bring:

Full-Service Company. Ayres provides the majority of work under one roof, which keeps communication fluid and constant -- helping keep your project on track.

Modeling and Visualization. We produce high-quality, computer-generated animation to bring your project to life, which helps communicate the project accurately, generate excitement, and provide materials for use in fundraising and community awareness. You'll find examples of these visualizations within our proposal.

Stability. Despite COVID-19, Ayres is running strong and will be here for you no matter what the pandemic brings. We have the staff needed to start and finish your project. And with our office located less than five miles from Voyageur Park, we can be on-site when you need us.

An Emphasis on Relationships. “Chasing projects” leads to a here-today, gone-tomorrow mentality. We don’t work that way; instead, we pride ourselves on building relationships, providing the skill, experience, and capabilities of a large firm with the down-to-earth feel of a small one. Approximately 92% of our business comes from repeat clients – and we credit that to having client relationships based in trust, support, and candor. The more we get to know clients, the better we can serve and support them on future projects.

In the following pages, we’ve outlined our experience on similar projects. If you have any questions about our team or experience, please contact us, and we would be happy to clarify anything for you. Thank you for the opportunity to provide our qualifications. We look forward to speaking with you more about your project.

Sincerely,

Ayres Associates Inc



Rob Stein, PLA
Project Manager/Landscape Architect
Direct: 608.441.3595
SteinR@AyresAssociates.com



David W. Delfosse, AIA, NCARB, LEED AP
Principal Architect
Direct: 920.740.7483
DelfosseD@AyresAssociates.com



River Prairie, Altoona

“Ayres has done an exceptional job in designing the utility, road, and park infrastructure in Altoona’s River Prairie; this is likely the biggest project in Altoona’s history, with a budget of over \$16 million”

Michael Golet

Administrator, City of Altoona

Consultant Background and Information

In 1959, Owen Ayres founded our firm atop a steadfast foundation of honesty, innovation, and good old-fashioned hard work – and a vision for a firm that revolved around strong, reliable partnerships. Decades (and thousands of rewarding partnerships) later, Ayres has grown to become a nationwide team of 300+ industry experts, representing some of the most inventive problem-solvers in the country. That team, in turn, has since planned, designed, and facilitated the creation of thousands of projects that keep our nation’s infrastructure reliable and responsive. From strong, thoughtful design comes lasting structure – and with our unshakable foundation of ingenuity, integrity, and intelligence, we’re built to continue Owen’s legacy for decades to come.

Though we have the capabilities of a large firm, Ayres approaches our projects like many small firms do, with the project manager involvement throughout the whole process. One of the most important things we can do is learn what’s important to you so we can collaborate on solutions that will make a difference to you. If it matters to you, it’s important to us.

We will work to understand your short- and long-term goals, operations, workflow, and financial goals. We will work with you to explore ways to incorporate achievable environmentally friendly and energy-efficient design strategies. From the first handshake forward, we invest as much time into the strength and stability of our relationships as we do into the projects themselves. You can count on us to roll up our sleeves with you; provide clear, consistent communication; involve you in the decision-making process for the length of the project; and deliver a quick, intelligent resolution for any concern or challenge. Services we provide include:

Architectural Facility Design	Interior Design
Park Planning + Design	Public Involvement
Downtown + Urban Planning + Design	3D Computer Visualization + Animation
Athletic Fields	Civil Engineering
Recreation Planning	Structural Engineering
Playground Design	Construction Observation
ADA Assessment	Water Resources
Trail Design	Surveying
Grant Writing	Wayfinding



ARISE, Janesville

“We know that the ARISE plan and what it provides is admittedly ambitious, but it’s the benchmark for moving forward. (Ayes) has, in a very visual sense, conveyed what the community was asking for.”

Duane Cherek

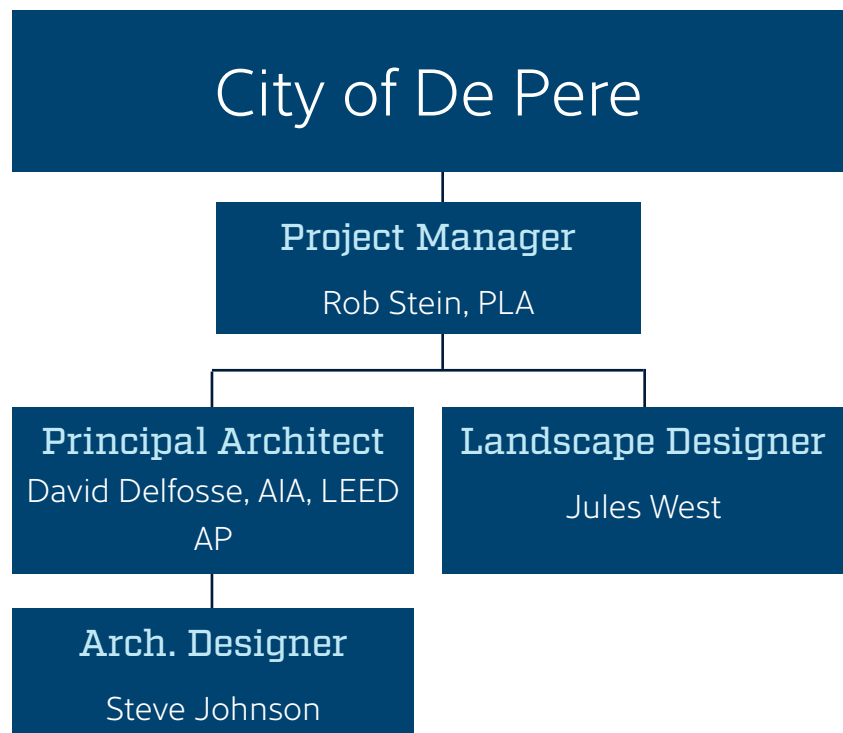
Planning Services Manager, City of Janesville (Rock Renaissance Area Redevelopment)

Project Management

Our leadership team for this project provides a combined 39 years of experience with park projects. Leading the team and serving as project manager will be Rob Stein, who is currently providing very similar leadership on the City of Fitchburg’s Community HUB project. The City of Fitchburg is taking the steps needed to address the current and future needs of the neighborhood and entire community. Project features include a community building with restrooms and concessions, covered picnic area, rentable interior space, and a covered recreation structure as well as a play space, outdoor event space, and circulation paths.

Joining Rob on the project is David Delfosse, who will be a local architectural liaison and architecture principal. Working from our Ashwaubenon office just 10 minutes from De Pere, David has applied his creativity and problem-solving abilities to projects for the past 21 years.

Together Rob and David bring the knowledge and expertise for managing the deliverables required under this proposal. With Ayes, De Pere will have a dedicated team that can provide both creativity and attention to detail. The following pages provide a team organization chart and resumes for the selected team members.





Years of experience

14

Registrations

Professional Landscape Architect, WI, WV

Education

BS, Environmental Design,
North Dakota State University

BLA, Landscape Architecture,
North Dakota State University

Rob Stein, PLA

Project Manager/Landscape Architect

Rob has been providing landscape architectural design services since 2006. Inspired by culture, environmental and physical stories a site tells, Rob has been designing outdoor spaces such as parks, riverfronts, bike paths, downtown streetscapes, and sustainable landscapes for communities of all sizes. He is also skilled in facilitating public meetings and communicating with community members about design projects. Robert is knowledgeable about environmental design for the creation of innovative, functional, and sustainable projects. He is skilled in communicating design ideas through illustrative plans and graphics, and he has experience producing construction documents. Rob believes that our shared landscapes play a pivotal role in shaping our experience of spaces.

Select Experience

- Neighborhood HUB Conceptual Planning and Site Design, Fitchburg
- River Prairie Development, Altoona
- Village Park, Menomonee Falls
- Schwiebert Riverfront Park, Rock Island, IL
- Fireman's Park, DeForest
- Community Park, South Beloit, IL
- Heritage Landing Riverfront Master Plan, Dixon, IL
- Boyd Park Master Plan, Eau Claire
- Washington Park Master Plan, Neenah
- Franklin Park, Shawano
- Smalley and Memorial Parks, Shawano
- Manitowoc Road Park Master Plan, Harrison
- Wyldhaven Park Observation Deck and Pathway, Monona
- Bridge Road Park Improvements, Monona
- Horn Park at Brillion Iron Works Site, Brillion
- Burlington 2018 DNR Grant Application
- Fireman's Park Multipurpose Building, Germantown
- Anunson Farm Park Concept Site Design, Fox Crossing
- Horizon Park, Kenosha
- Kiwanis Park Master Planning and Wildwood Athletic Concession Design, Sheboygan
- Rest Lake Park Master Planning, Manitowish Waters
- Sauk Community Athletic Facility Schematic Design, Sauk City
- Missile, Hillcrest, Meadowview, and Cardinal Ridge Parks Master Plans, Waukesha
- Papago Park Shelters, Tempe, AZ



Years of experience

21

Registrations

Registered Architect, WI, IL, MI, OK, TN, MN

Education

BA, Architectural Studies, University of Wisconsin-Milwaukee

MArch (Structural Engineering Emphasis) University of Illinois at Urbana-Champaign

David Delfosse, AIA, LEED AP Principal Architect

David brings to clients' projects a diverse background in architecture, engineering, sustainable design, construction management, and energy and renewable technology. He's a natural leader and innovator with strong interpersonal and communication skills. He's applied his creativity and problem-solving abilities to deliver responsive designs on health care, senior living, industrial, education, commercial, energy, hospitality, and municipal buildings and facilities. David's many specializations include master planning, design management, quality and cost control, and sustainable and energy efficient building design.

Select Experience

- Bubolz Nature Preserve Center (Multi-Use Recreation/Educational Facility), Grand Chute
- Pine Ridge Farms Banquet Hall and Event Center (Multi-Use Event/Gathering Facility), Wautoma*
- Fox Cities Stadium Renovations and Additions (Multi-Purpose Recreation/Event Facility including concessions, concourse updates, open outdoor seating, and toilet room upgrades), Appleton*
- New Community Shelter Renovation and Additions (Multi-Use Public Facility), Green Bay*

**completed with previous employer*



Years of experience

17

Education

AS, Architectural Commercial Design, Wisconsin Indianhead Technical College

AS, Wood Technics, Chippewa Valley Technical College

Steve Johnson Architectural Designer

Steve has extensive experience with many types of construction with a focus on wood frame, masonry, structurally insulated panel, insulated concrete forms, and metal building systems. He specializes in multi-family, office, senior living, automotive, and industrial design. With Steve's construction management experience he keeps clients and contractors highly involved, making for good communication and a fluid approach. With a strong background in Autodesk Revit, Steve oversees BIM integration and information technology, stays up to date on innovative solutions, establishes workflows and proactively presents BIM capabilities.

Select Experience

- Fireman's Park, DeForest
- Carson Park Stadium and Bleacher Improvements, Eau Claire
- Peninsula State Park Eagle Tower Concept Design, Door County
- Bubolz Nature Preserve Center Architectural Design, Grand Chute
- University of Wisconsin-Eau Claire New Welcome Center
- New Concessions Building, Hudson Soccer Association, Hudson



Years of experience

3

Education

BSLA, Landscape Architecture,
University of Wisconsin-
Madison

Jules West Landscape Designer

With a passion for sustainable design and an interest in native plant communities and stormwater harvesting, Jules has experience working as a landscape designer in Wisconsin and California. He worked as an intern for Ayres in 2017 and joined the team as a full-time employee in 2019. Jules is a graphic specialist who focuses on construction documentation and site plan drafting and master plan illustrations. His thorough knowledge base in 3D modeling and animations helps Jules deliver impactful imagery to clients.

Select Experience

- Neighborhood HUB Conceptual Planning and Site Design, Fitchburg
- Sinks Canyon CLIMB, Fremont County, WY
- Frantz Riverfront Development, Wausau
- Ahuska Park Master Plan and Engineering, Monona
- Lincoln Park North Pond Playground, Chicago, IL
- Tonyawatha and Winnequah Trail Boat Launch Design, Monona
- Smalley Park, Shawano
- Manitowoc Road Park Master Plan, Harrison
- Community Park, South Beloit, IL
- STEM Park, Sheboygan
- Horn Park, Brillion

“Our nonprofit organization worked with Ayres’ landscape architects after they won a public competition to design a waterfront park in a former industrial area. ... It was a complex project with a lot of challenging elements and a variety of stakeholders providing input. ...Ayres’ team did a great job incorporating our ideas, explaining options and decisions in an easy to understand manner, and worked well with all our project partners.”

Daniel Adams

Planning Director, Harbor District, Milwaukee



“I would like to express my appreciation and gratitude to Ayres for the completion of the Erickson Park Improvement Project ...

This was a very unique and challenging park project due to the various funding sources and the number of private and public boards and organizations that provided input and decision making.”

Dick Hebert

Chippewa Falls Parks, Recreation,
and Forestry Director

Project Approach

Parks are special places in any community. Understanding how to identify the programmatic and development opportunities that fit both the site and the larger community results in the best park designs. We believe creative design solutions are more than just big ideas; regardless of how “cool” they might be, the solutions have to fit the project. Solutions that fit create a sense of place and recognize the unique characteristics of a project and the culture of a community while proposing new ideas.

We have already begun our approach to the Voyageur Park project by assembling a design team with the creative aptitude and technical skills to provide the City with an authentic design from start to finish for the community’s signature open space. A complex project such as this has many parts and requires experts from a variety of fields. The core team for the first phase of the project will be landscape architects and architects who look beyond functionality to create a special place that fits with the community’s character and coexists within the context of the park. To support the staff listed in the proposal, the Ayres team has the depth of staff to cover any needs that may arise.

Our approach involves the following key steps:



Listen. A large part of our success comes from listening to what you, community stakeholders, business owners, and residents have to say about your community. We want to learn what groups and individuals like, don’t like, and think needs to be changed right away. Our listening strategies include interviews with stakeholders, public presentations, and the use of Community Comment, a web portal we host through our website that allows individuals to capture and share their thoughts throughout the planning process.

Listening isn’t just a first step for us. We believe listening is essential throughout a project to achieve success. That means we begin to understand your community by listening, and we continue to circle back to you, stakeholders, and the public to ensure what we develop captures your desires.



Assess. In the early days of a project, we make it a priority to collect and assemble as much available base information and data as we can. We will review what has been done to date and build on it. We like to walk the project area with you and appropriate project stakeholders. We want to see and hear firsthand your concerns and design ideas, and respond and share our own ideas based on the site’s current disposition.



Connect. Our team understands that solutions must be compatible within the context of the community. The Ayres team's work history throughout the Upper Midwest has reinforced the fact that designers and engineers must be able to think about factors beyond the boundary of the site and remain flexible to accommodate a wide range of issues and provide safe, achievable, and effective solutions that reflect the needs and values of the community. The better we can connect Voyageur Park internally and to the downtown and the surrounding neighborhoods, the more successful the outcomes.



Think. The creative planning and design solutions and concepts our team develops will be rooted in our understanding of your community. Creativity is often described as out-of-the-box thinking. We believe a better description is holistic thinking. We've found creative solutions result from evaluating as many parts of the project and the surrounding context as we can, recognizing unidentified opportunities, and asking, "What if...?" The design solutions and proposed alternatives for your community cannot be accidental. By drawing on our experiences with other downtown riverfront park projects and evaluating appropriate solutions from other communities, we'll propose ideas and solutions you might not have thought of. We'll push you and your community in positive ways.



Create. Our team will begin developing alternatives and strategies based on direction and information gathered earlier in the process. Working loosely at first, the team will prepare rendered plans and sketches and assemble precedent imagery to showcase design concepts and ideas developed for the project. These concepts will be refined through review and feedback meetings with the City and stakeholders. This is a stepwise process beginning with several ideas and refining to a concept that best fits the project. In a typical

project, the team will develop plan renderings, computer models, and cross sections and assemble precedent imagery that best illustrates the proposed design intent, aesthetic, or materials proposed for the project. The final product prepared is expected to be used as the basis of future construction documents.



Validate. In the end, our design solutions must be buildable, adaptable, and resilient. In addition to staff with years of experience designing park projects, we have technical staff members who confirm the practicality of our designs and strategies. Our engineers analyze our work from a physical and cost perspective.



Present. Without the support of community leaders, stakeholders, and the community, even the best projects fail. We feel there is a great benefit in presenting our work, at multiple stages, to the community and key stakeholders to keep everyone informed, gather essential input, and build consensus. We then apply what we learn to the project.

Ayres' park planners and designers use a four-dimensional design strategy to test our recommendations and make sure our ideas fit the site and community: 1. Did we satisfy the needs (physical, emotional, and aesthetic) of the users; 2. Did we achieve resiliency and create a design that will withstand the test of time; 3. Did we exceed the expectations for providing health, safety, and habitat (home, food, and recreation); and 4. Did we create quality sensory experiences that draw people to the site.

We have found this four-dimensional design strategy creates parks that trigger happy memories and build meaningful new ones. These become the places users want to spend time in, places where they feel safe, and most importantly, places they value. We look forward to creating a place like this in De Pere.

Scope

The following outlines the scope of services for conceptual design and site layout for a multi-use building in Voyageur Park in the City of De Pere. The scope that follows is consistent with that outlined in the RFP. We have provided additional explanation of the services and events we expect to be developed in each task.

We have divided the scope into 3 phases: Information Gathering & Project Understanding; Preliminary Concept Design; and Final Concept Design.

Information Gathering & Project Understanding

Understanding the existing park and recreational assets is where the process will begin. It is important to understand the current uses and patterns to allow for informed choices moving forward. This phase will focus on studying existing documents as well as coordinating with City staff and the Board of Park Commissioners to understand the desired outcome from these efforts. Beginning this way ensures subsequent work and concepts developed can be validated.

Task 1. Project Kickoff

Ayres' project manager will participate in a kickoff meeting with representatives from the City to discuss expected project outcomes, schedule, deliverables, data needs, and design outcomes. During the meeting we anticipate

discussing and reviewing the base information available for this project.

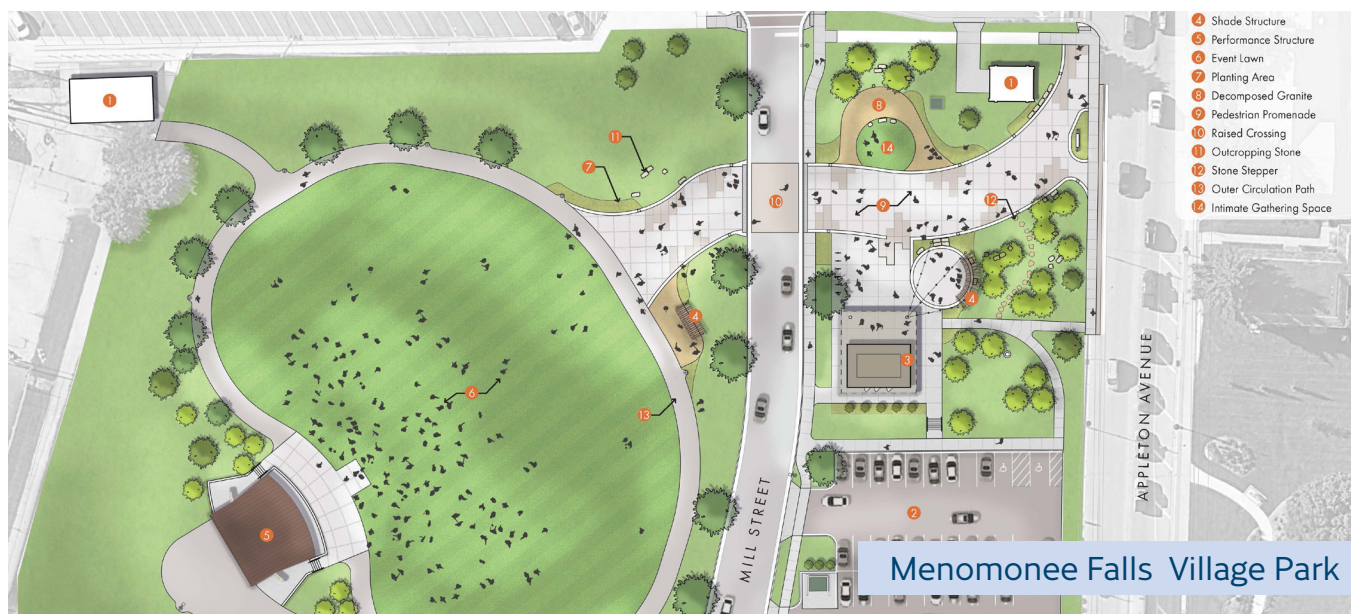
A significant objective of this meeting will be to identify project stakeholders that should be invited to participate in the development of the shelter concept. We will discuss the proposed stakeholder and groups that may influence decisions. We anticipate the City will contact and invite stakeholders identified during this meeting to participate in the project.

Following this meeting we will prepare a written memorandum summarizing the meeting outcomes and action steps.

Task 2. Board of Park Commissioners

Ayres will also conduct interviews with the Board of Park Commissioners to gain a comprehensive understanding of needs, desires, and expectation of this project. It is our understanding that this group is well informed with the City's goals and will play an important role in this project moving forward.

A scaled, aerial map of the park and immediate surrounding area will be prepared for this meeting. We have found it is important to map with the stakeholders the areas of concern they have as well as significant points of interest as soon as possible.



Menomonee Falls Village Park

Following this meeting we will prepare a written memorandum summarizing the meeting outcomes and action steps.

If desired, this meeting could be held concurrently or on the same date as the kickoff meeting with City staff.

Task 3. Opportunities Analysis

After collecting site base information, mapping existing site conditions and summarizing input from the City and The Board of Park Commissioners, Ayres will analyze this information to develop preliminary concepts.

Preliminary Concept Development

Using the information and data collected in the first phase of this project, Ayres will prepare up to two concept alternatives for the layout of the facility as well as site plan alternatives.

Task 4. Concept Development

Ayres will develop up to two concepts for the facility layout as well as overall concept site plans. In this task, siting of the building will be shown a recommended location. The floor plans and site plans will be prepared as scaled, color rendered, plan-view drawings. Uses, areas, connections and character will all be depicted at this time. The concepts will be supported with precedent imagery or sketches illustrating proposed uses, design intent, materials, or expected aesthetic outcomes.

Task 5. Staff Review

The concept alternatives will be distributed to City Staff as directed for review before a Presentation to the Board of Park Commissioners. Ayres will be in communication with the City to arrange a meeting type, time and place.

Task 6. Board of Park Commissioners Presentation

Ayres will present the concept alternative plan drawings for each park to the Board of Park Commissioners. The purpose of the meeting is to identify the plan or portions of a plan that best represent the City's preferred outcomes for building layout and character as well as site placement.

Final Concept

With direction from the City and the Board of Park Commissioners, we will finalize the layout of the building and develop a site plan depicting its location in context within the park. At this phase, the realized character and function of the building will take shape. The outcome will be able to communicate to the City and public the intended vision for this project.

Task 7. Final Concept of Building Layout

We will incorporate any comments from the Board and City staff to prepare a scaled layout of the proposed building in 2D format. This will be supported with a 3D model illustrating overall character and materials of the building.



IF A PICTURE IS WORTH A THOUSAND WORDS...

Then just imagine what a video is worth. Click on the image at left to view an example of high-level fly-through graphics we've used to support projects so that they become more real to stakeholders and the community. Stakeholders are better able to "see" what the spaces can look like upon completion. Ayres' team will be able to provide high-quality graphics similar to this for your project.

Task 8. Final Concept Site Plan

Ayres will develop a final concept, rendered site plan showing the proposed building as it will lay in context of the park. It will incorporate any associated hardscape improvement and connections that may be made. A high-level 3D model will be provided with various views to articulate the intended outcome of the design. Furthermore, Ayres will produce a video fly-through of the space that the City can use for public input, promotion or as a fundraising tool.

Task 9. Presentation of Preferred Concepts

Ayres will present the preferred concept at a public presentation. The presentation is expected to briefly summarize the data collection, analysis, and feedback process that led to the development of the preferred concept for each park. The presentation will focus on the most significant recreational development opportunities at each park and highlight expected, proposed outcomes through precedent imagery or sketches, and the concept renderings developed in task 10.

Task 10. Opinion of Probable Cost for Construction

An Engineer's Opinion of Probable Cost for Construction (OPCC) will be developed for the concept. The OPCC will be based on recently constructed projects designed by Ayres, and correspondence with regional contractors or material suppliers.

Community Comment

your voice is important to the process

The use of online project portfolios, such as Ayres' Community Comment page and SurveyMonkey, allows the team to post maps, discussion forums, and surveys that allow respondents to record input at their convenience and to see results in real time. Ayres hosts both WordPress and SurveyMonkey sites for projects and has received high acclaim from clients and stakeholders.



Fireman's Park Concessions/Restroom/Pavilion, DeForest



SMALLEY AND FRANKLIN PARK

Shawano, WI

The City of Shawano contracted with Ayres to develop master plans and construction documents for Franklin Park and Smalley Park. The park hosts a weekly farmers market and serves as a “front yard” to many of the adjacent residential properties. Guided by input from City staff and community members, Ayres developed a plan that structured desired amenities in an aesthetically compelling, user friendly, and practical manner.

The adopted design features a unique performance structure and large gathering space punctuated by a smaller pedestrian plaza. The pedestrian plaza features an interactive water feature with iconic granite monolith and in-ground, color-changing LED lighting. Decorative seat walls ring the plaza, helping to define the space and provide patron seating. Thoughtful pedestrian connections were placed for flow through the park and connectivity for the a future expansion into the adjacent downtown business corridor.



Similarities to Voyageur Park Project:

- ✓ Waterfront park
- ✓ Community event space
- ✓ Concessions area
- ✓ Trail connections
- ✓ Restroom
- ✓ Open lawn areas



RIVER PRAIRIE DEVELOPMENT

Altoona, WI

Ayres assisted with planning and design for this 80-acre property in the City of Altoona. Services included public participation, plans and specifications, bidding documents and assistance, construction staging, utility coordination, and resident inspection. Pedestrian-orientation was emphasized, and gateway signage, public space opportunities, and landscape options were considered early in the design phase. Four parking lots and six public areas were designed and constructed. The public areas include a headwater feature, performance area, four-season plaza, skating area, splashpad, and main street plaza and pavilions.



Similarities to Voyageur Park Project:

- ✓ Waterfront park
- ✓ Trail connections
- ✓ Concessions
- ✓ Restroom
- ✓ Special lighting/electrical
- ✓ Open lawn areas
- ✓ Plaza space



VILLAGE PARK

Menomonee Falls, WI

Menomonee Falls has begun a multi-phase project to revitalize and expand its 19.5-acre Village Park to meet today's park user needs. This heavily used community park is adjacent to the Village downtown and middle school, and its aging infrastructure was in need of a reimagined layout and updated facilities. Four residential properties adjacent to the park were acquired by the Village to provide a new primary park entrance fronting on the Village's main street and connecting to the downtown. A multipurpose gathering space was designed for the new entrance area, featuring a large colored concrete plaza with decorative lighting and seatwalls. The Falls Fest plaza is intended to host farmers markets and community festivals. A grass amphitheater with a custom performance structure and surrounding asphalt walking paths replace an old softball field. A new parking lot and restroom facility accompany the updated park facilities. A new wet detention pond was created to address stormwater runoff. The project is currently under construction.



Similarities to Voyageur Park Project:

- ✓ Concessions
- ✓ Restroom
- ✓ Special lighting/electrical
- ✓ Open lawn areas
- ✓ Covered seating
- ✓ Downtown park
- ✓ Plaza space



FIREMAN'S PARK

DeForest, WI

The Village of DeForest undertook a major redevelopment effort to update their civic campus. Investment elements included an expansion to Village Hall and the redevelopment of the two-block Fireman's Park. Existing ball fields were relocated to a new site, thereby opening up space to reimagine the heavily trafficked downtown park.

The core of the site contains a hardscape plaza that functions as a farmers market, performance area, community gathering space, and ice skating rink. The plaza is flanked by a new shelter with 4-season restrooms and concessions, and a custom designed bandshell. Pathways, splashpad, inclusive playground, parking, pickleball and basketball courts complete the new recreational amenities. Ayres also worked with the Village and WDNR to develop a robust reforestation plan within the park.



Similarities to Voyageur Park Project:

- ✓ Covered seating
- ✓ Trail connections
- ✓ Concessions
- ✓ Restroom
- ✓ Special lighting/electrical
- ✓ Open lawn areas
- ✓ Plaza space



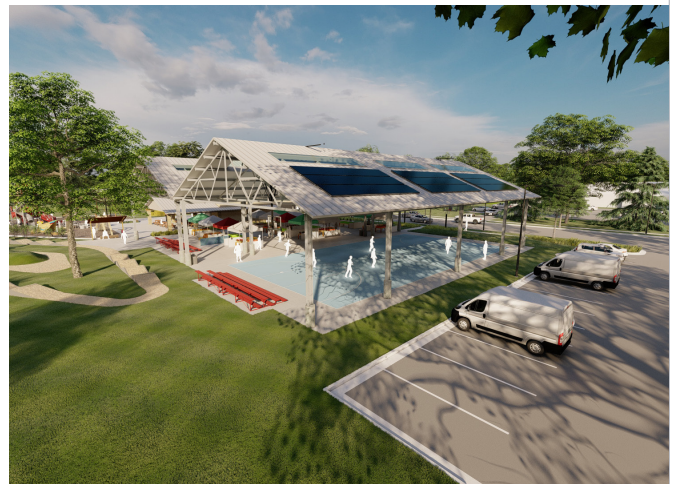
FITCHBURG COMMUNITY HUB

Fitchburg, WI

Ayres teamed with Engberg Anderson and Fitchburg City staff to design a centrally located space that fulfilled the dream of this community. Understanding the end use and the specific need for various park elements allowed our team to thoughtfully phase the project and apply realistic costs for construction. The end result of this project will capture the culture and creativity of its community.

Proposed amenities include:

- Community building with concessions, restrooms, covered picnic area, and rentable space
- Covered recreation structure for markets, sports, and ice skating
- Multi-use maintenance structure
- Inclusive playscape
- Pedestrian circulation
- Ice rink
- Plaza space
- Bike course
- Parking facilities
- Lighting



Similarities to Voyageur Park Project:

- ✓ Concessions
- ✓ Restroom
- ✓ Community event space
- ✓ Special lighting/electrical
- ✓ Open lawn areas
- ✓ Plaza space



Fitchburg Community HUB



Shawano Downtown Plaza



Brillion Iron Works Site Design

References

City of Fitchburg

Contact: Wade Thompson

5520 Lacy Road, Fitchburg, WI 53711

608.270.4258; wade.thompson@fitchburgwi.gov

Project: Fitchburg Community HUB

City of Chippewa Falls

Contact: Dick Hebert, Parks and Recreation Director

30 W. Central Street, Chippewa Falls, WI 54729

715.726.2719; dhebert@chippewafalls-wi.gov

Project: Erickson Park, Irvine Park

City of Shawano

Contact: Matt Hendricks, Parks and Recreation Director

127 S. Sawyer Street, Shawano, WI 54166

715.526.6171; mhendricks@cityofshawano.com

Projects: Franklin Park, Smalley Park, Memorial Park Splashpad

Brillion Works, LLC

Contact: Mark Olsen, CFO/Treasurer

665 W. Ryan Street, Brillion, WI 54110

920.756.4649; MOlsen@ariensco.com

Project: Brillion Iron Works Site Design



“Ayres was able to keep everyone informed and on task. They welcomed and respected all opinions and concerns. Ayres was able to keep this project on schedule and budget.”

Dick Hebert

Chippewa Falls Parks, Recreation,
and Forestry Director

Schedule

The following represents our best estimate of a schedule to fully meet the needs of the Voyageur Park project.

Task	Aug.	Sept.	Oct.
Kick-Off Meeting/BPC Interviews	★		
Concept Alternatives		—	
Board of Park Commissioners Mtg		★	
Preferred Concept Development			—
3D Model of Site and Building			—
Final Presentation to City Staff			★
Final Deliverable to the City			—

Cost Proposal

We will perform the services in this proposal for a lump-sum fee of \$14,500.

STATEMENT OF QUALIFICATIONS
DE PERE VOYAGER PARK
CONCEPTUAL DESIGN SERVICES

FEHDESIGN.COM

PREPARED BY:



FEH DESIGN

June 26, 2020

Marty Kosobucki
Voyageur Park Multi-Purpose Building
925 S. Sixth Street
De Pere, WI 54115

Re: Request for Proposal for Conceptual Design and Site Layout for Voyager Park Multi- Use Building

Dear Mr. Kosobucki,

A recreational building that can host a variety of events will be a welcome addition to the quaint City Voyageur Park on the banks of the Fox River. Your vision to add a great public space to the already well-used playground, paved trails, and boat docks will draw more visitors to the Park. The City and Board of Park Commissioners decision to add a multi-purpose building is a good decision, and now we must determine who will use the facility, what activities should it accommodate, and where is the best place for a permanent building in the Park. These are some of the questions the FEH Design workshop process will address. Our process was created to make sure your vision is understood thoroughly and make it a community-based process. We start by developing a list of goals for success and then work side by side with you so you can see and quickly evaluate a wide variety of ideas and options. During this event, the best ideas continue to be refined, so by the end of the workshop, there are several excellent options to consider. Through this collaborative process, the City of De Pere and FEH will develop multiple solutions that meet your needs.

As you'll see in our resumes, our signature workshop process is incredibly versatile and successful because we put the client and their needs at the center of the design. Recently, we used this process for the Oshkosh Parks Department for the Menominee Park Zoo. The city's Comprehensive Outdoor Recreation Plan identified Menominee Park as the city's most popular park, and that resulted in the development of a long-range plan that focused on playgrounds, boat launches, sports fields, and other park facilities. We were charged with creating a masterplan vision for the zoo in the park. The masterplan and associated cost is the framework upon which circulation, structures, and exhibit placement are made within the park. They are currently building the first exhibit, which is an accessible free-flight eagle exhibit. We are confident that if you select FEH Design, your team will enjoy the process and contribute a lot throughout the workshop.

We've included a wide range of project types in our experience section and on our team resumes, so feel free to reach out to any of our clients and see how the workshop process worked for them.

Please feel free to contact me by phone 262 968 2055 or email: aarond@fehdesign.com if you would like some additional information or if you have any questions regarding the information provided.

We look forward to the opportunity to continue the conversation and work together.

Respectfully Submitted,
FEH DESIGN



Aaron Davis, AIA
Principal

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- 03 SIMILAR PROJECTS
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CONSULTANT BACKGROUND AND INFORMATION 01



01

/ FIRM PROFILE
FEH DESIGN**OFFICE LOCATIONS**

Oconomowoc, Wisconsin
Dubuque, Iowa
Des Moines, Iowa
Sioux City, Iowa

YEARS OF SERVICE

FEH Design has been around
for over 120 years

SIZE OF ORGANIZATION

Under 50 Team Members

SERVICES**ARCHITECTURE**

Studies, Evaluations, Master
Planning, Design Workshops,
Design+Build, New
Construction, Additions,
Renovations, Historic
Preservation

STRUCTURAL**ENGINEERING**

Evaluations, New
Construction, Additions,
Renovations

INTERIOR DESIGN

Color Theory, Environmental
Branding, Graphic Design,
Furniture, Fixtures and
Equipment

DEMOLITION

Green in Mind:
Salvage, Recycle

**OUR MISSION**

To create a better world through design – for our families, our clients and our communities.

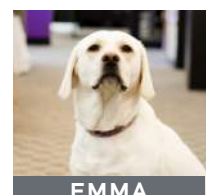
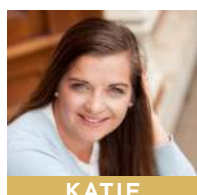
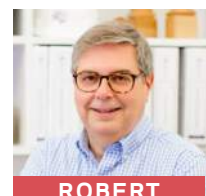
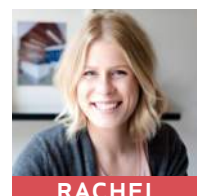
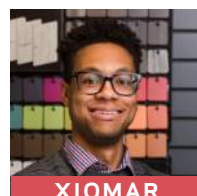
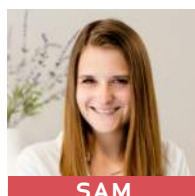
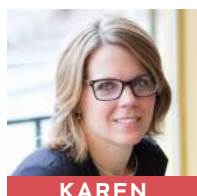
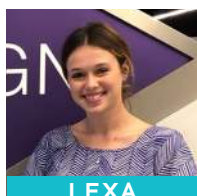
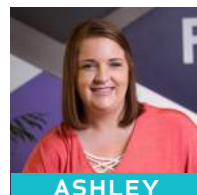
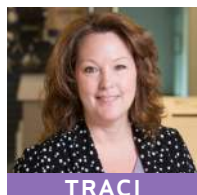
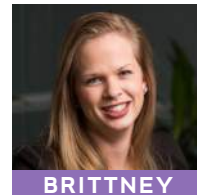
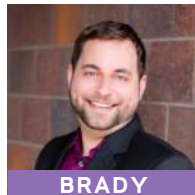
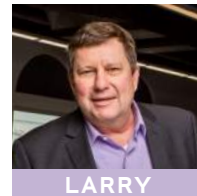
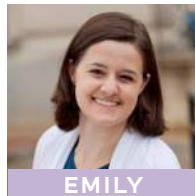
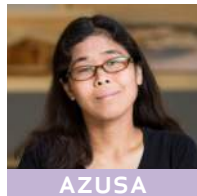
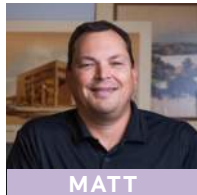
ABOUT US

We are a family of architects, engineers and interior designers with a passion to create. Every member brings unique talents to the table, and together we are reimagining the built environment. The Midwest is our home as our offices are located in Sioux City, Des Moines, and Dubuque, Iowa and Oconomowoc, Wisconsin. Our clients receive a high level of personalized service and are involved in the entire design process.

Our people have been and continue to be our differentiator, it's who we are and what we do. Much like the color purple, we embody the balance of red's stimulation and blue's calm. We are a dynamic group of individuals who blend together to create a team that works seamlessly together for our clients and their goals.

OUR HISTORY... BRIEFLY

FEH DESIGN's roots trace back to 1898 when Andrew H. Foss, a Norwegian immigrant, began designing railroad depots. Much of the firm's early work included train depots, commercial buildings and schools. During the Depression years, our firm worked on numerous government projects. Our Sioux City office opened in 1958, Des Moines in 1979, Dubuque in 2011 and our Wisconsin office in 2012. As our team and services grew, we re-branded to FEH DESIGN.



EXPERIENCE PROVIDED BY:

22 Architects
7 Associate Architects
2 Technicians

2 Structural Engineers
3 Structural Designers
6 Interior Designers

4 Administrative /
Marketing Professionals
1 DOG - Director of Goodness

01 /

**AARON DAVIS, AIA****PRINCIPAL, ARCHITECT**

Aaron adds value to projects by providing a high-level, big-picture view of the design process with the unique ability to also go into the technical details because of his background in engineering and construction. He takes pride in always being willing to learn, improve, and execute a better processes. He facilitates collaboration and teamwork to improve the quality, enjoyment and execution of every project.

Bachelor of Architecture
Iowa State University 2009

Licensed Architect: IA
WI

11 years experience

**work performed with prior employer*

FAVORITE PARK ACTIVITY:

"I enjoy fishing and hiking and just recently became interested in bird watching. My wife and I completed a 100 mile rollerblading trip last year!"

**RELEVANT EXPERIENCE****RED CEDAR LODGE - LINN COUNTY CONSERVATION BOARD***

Red Cedar Lodge, Marion, Iowa - Architect for a new Red Cedar Lodge to replace the 1976 building to create a facility more appealing to user groups. New spaces added to the lodge include a prep/catering kitchen, changing rooms for bridal parties, an outdoor back patio, and a room for table and chair storage. Wooden beams with accent lighting built into them add functionality and beauty to the main room. ADA parking stalls also were added near the building

CITY PARK CABIN*

*City of Iowa City, Iowa
Historic Restoration (Core Team Member)*

PARK RESTROOM PROTOTYPE - JOHNSON CO. CONSERVATION BOARD*

*Iowa City, Iowa
Kent Park SD-CA*

JONES COUNTY*

*Anamosa, Iowa
Site Improvements, Facilities Assessment, windows and HVAC Replacement*

RESTROOM AND MULTIPURPOSE FACILITY - LINN COUNTY CONSERVATION*

*Palo, Iowa
Morgan Creek Implementation*

PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

Member, American Institute of Architects: National, State, Local
NCARB

COMMUNITY INVOLVEMENT

Waukesha County Business Alliance
Oconomowoc Area Chamber of Commerce
Wisconsin Library Association

GREGG BAUM, AIA, LEED AP

ASSOC. PRINCIPAL, ARCHITECT

Gregg brings more than 35+ years of experience and has provided design excellence and project leadership for a variety of public and private sector clients. His project experience ranges from municipal, museums, exhibition facilities, libraries and visitor centers to churches and justice facilities. He provides a hands-on and interactive approach to design with a goal of creating client focused solutions.



Master of Architecture,
University of Wisconsin -
Milwaukee 1981
Bachelor of Science,
University of Wisconsin -
Milwaukee 1979

Licensed Architect: WI
LEED AP
35+ years experience

* work performed with prior employer

RELEVANT EXPERIENCE

MENOMINEE PARK ZOO

Oshkosh, Wisconsin

Master Plan & Eagle Exhibit

SCHREINER MEMORIAL LIBRARY

Lancaster, Wisconsin

Remodel/Addition/Performance Plaza

LUSSIER FAMILY HERITAGE CENTER*

Madison, Wisconsin

New Center

RESEARCH HUT*

Henry Vilas Zoo, Madison, Wisconsin

Renovations

PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

Wisconsin Society of Architects, Merit Award for Leigh Yawkey Woodson Art Museum, 1990

Wisconsin Society of Architects, Merit Award for the Wisconsin Maritime Museum, 1989

Greater Milwaukee Environmental Professionals Group (GMEP)

FAVORITE PARK ACTIVITY:

"I am a big plant guy. I love to look at the unique Wisconsin vegetation. I love a good beer garden too."

PATRICK SCHNELL, AIA

ARCHITECT

Patrick has 11 years of design experience with educational, worship, recreation and Humanitarian/Missions agencies. His responsibilities range from initial client programming, preparation of construction documents, project management and construction administration. He is a detail-oriented Architect that strives to bring clients goals to fruition.



Bachelor of Architecture
Carnegie Mellon University,
2008

Licensed Architect: TX, WI

11 years experience

* work performed with prior employer

RELEVANT EXPERIENCE

BELLEVILLE PUBLIC LIBRARY

Belleville, Wisconsin - Facility

Assessment, Conceptual Design,

Additions/Remodel

FIRST SOUTHERN BAPTIST CHURCH*

Prescott Valley, Arizona

Design for Multipurpose Family Life

Center

PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

Member, American Institute of Architects, National, State and Local

GMEP - Greater Milwaukee Environmental Professionals

FAVORITE PARK ACTIVITY:

"I love to go camping with my wife and children.. Moving from Texas water isn't as prevalent, so my bucket list item is to canoe across a big lake."



Education

MLA, Kansas State University, 2009

BSCR, Iowa State University, 2006

Professional Registration

Professional Landscape Architect in Wisconsin, Iowa, and Colorado.

Technical Specialties

- Conceptual Design through Construction Drawings
- Park Design
- Multi-use Trail Design
- Site Planning
- Landscape Grading Plans
- Planting Design
- Site Detail Design & Construction Coordination
- Cost Estimation
- Bid Processing
- Project Management
- Project & Marketing Photography

Affiliations

- ASLA
- Downtown Madison, Inc.

ANDY MEESSMANN, PLA, ASLA

Project Manager – Landscape Architect, Snyder & Associates

QUALIFICATIONS

Andy's has over a decade of design experience that includes master planning for large and small scale parks as well as detailed design and construction coordination. His park experience has included working with neighborhood associations, the general public, minority groups, and city staff and finalizing project costs. Features within his park designs have included shelters, playgrounds, restroom structures, custom play features, water amenities, trails, boat launches, nature play components, pedestrian bridges, and sustainable plantings. He's worked with both the public and private sectors to design and coordinate landscape projects in Wisconsin, Nebraska, Iowa, Ohio, and the Front Range of Colorado.

SELECT PROJECT EXPERIENCE

Miracle League Field at Bakken Park, Cottage Grove, Wisconsin

Andy has worked closely with the Village of Cottage Grove Parks and Recreation Staff as well as volunteers with the Miracle League of Dane County to develop a master plan and supporting construction documentation for a Miracle League Field. The baseball field is intended to provide opportunities for children and adults with disabilities to play baseball unencumbered on a field specifically designed to meet their unique needs. Construction is targeted for the spring of 2020 with over 1 million dollars of improvements for the field and additional improvements surrounding the site.

Stapleton - Beeler Park Neighborhood, Denver, Colorado

Andy worked with the City, residents, and the development team to design five pocketparks, over 3,900 linear feet of landscape medians, and restored native open space adjacent to the overall Beeler Park Neighborhood. Two of the parks included custom designed wood and metal shelters to function as gathering space and picnic areas. The parks are heavily used by residents and required careful consideration in material selection as well as planting design that would withstand year-round use. The "Front Porch" Park included a pitched roof custom design, 500 square foot shelter with two porch swings and picnic tables. "The Clearing" Park included a custom open roof 400 square foot shelter as well as two custom bench swings and custom water play amenities.

Mariner's Cove Shoreland Landscape Improvements, Westport, Wisconsin

This 1/2 acre multi-family residential site, situated on the Yahara River, has experienced significant high water events in the summer of 2018 and fall of 2019. Andy provided landscape architecture services and overall project management to help create a plan that would limit flooding, enhance aesthetics, and provided the approval documents for Dane County. Snyder & Associates also helped facilitate Home Owner Association (HOA) meetings, provided colored conceptual renderings, and created detailed preliminary construction documents and cost estimates for varying designs.

The plan included enhancing pedestrian paths to existing features such as docks and kayak slips and launch sites. Proposed plantings were methodically selected to maintain existing views of the Yahara River from ground floor condo units. Additionally, detailed planting design was required at high water areas to properly select plant species that could be inundated for long durations.

PROJECT UNDERSTANDING 02



02 / PROJECT UNDERSTANDING



PROJECT UNDERSTANDING

We understand that an approved concept for new restrooms with a multi-purpose component has been approved by the board, although the final building location is still undefined. For this reason, we believe that you would benefit from our charrette workshop to help you work through several sites and building plans/styles in real-time. Through this process, we will work collaboratively with you to create concepts and gather input from the various stakeholders. This process is an excellent way for you to make sure your thoughts are heard as well as fast track the design review process. By the end of the day, you will have reviewed several concepts and provided real-time feedback on what you think works and what you feel doesn't work. You will be able to see your refined vision come to life graphically right in front of you!

PRELIMINARY SCHEMATIC DESIGN PROCESS

Nearly every project has special constraints, whether related to time, budget, site restrictions or maintaining use of a functioning facility during a renovation project, etc.

In our 120+ year history we have encountered and successfully worked through nearly every conceivable project constraint.

Much could be written about our design philosophy, but stated briefly as requested, it can be summarized as follows:

Our approach to design addresses four key points to ensure that the completed facility meets the expectations of the owner / client and needs of the user



INVOLVEMENT of the owner / client
from programming initial concepts through completion.



RESEARCH by thoroughly examining existing conditions, future growth and needs, site options, strengths and weaknesses and viewing problems as design opportunities. Such attention to details in the early planning stages ensures the intent of the owner / client and needs of the user.



EXPLORATION of design options based
on research



ANALYSIS to and review, including new, emerging materials and technology as well as historic and contextual perspectives.

Design, facility aesthetics and effective built solutions are not about architects - they are about owners' needs, desires and dreams. Every design project is unique because every client and project brings different dreams, needs and circumstances to the table. We do not approach projects with a design style, we approach clients with a process driven by our desire to bring out their vision.

We believe the proposed FEH DESIGN Team is the ideal design team. FEH DESIGN had its' beginnings in 1898 and has been in practice since with educational architecture as the mainstay of the business. All members of the team are Midwest based and reflect Midwest values and work ethic.

The Programming / Predesign Phase is critical to the success of the project. Defining the scope of the project, defining the communication objective, the building theme and visual image all in relation to your project goals and budget are the goals of this phase.

The design process may begin in a traditional manner or in a more interactive "charrette" process that is further explained later in this section.

THE FEH DESIGN CHARRETTE

A unique service offered by FEH DESIGN is our well-refined Charrette Process. While others in our region try to copy our success, FEH continues to set the standards for this intense and interactive design workshop. The result is client and community confidence built by working side-by-side with the FEH architectural design team.



WHAT IS A CHARRETTE?

As the French definition of charrette implies, we “cart” our design services to you. It is a unique service that has been perfected by FEH DESIGN.

Our team of designers come and set up shop in your space. There, we focus all our attention on listening and responding to your suggestions. Input can come from your selected committee or from the collective thoughts of your entire community or business.

We bring our tools, our creativity but no preconceived notions as we work with you. Through the Charrette process, a concept moves to consensus. Along with creating drawings in a short span of time, the Charrette creates awareness and enthusiasm which translates into a project that has a broad base of support, reflects the needs and desires of the community, school or business, and has built-in ownership.

PRE-CHARRETTE



WE START AHEAD OF THE CHARRETTE DAY(S) BY ...

- Evaluating needs and priorities
- Defining the scope of the project
- Developing a building program that charts the specifics of the project
- Developing space requirements and other issues
- Conducting site visit(s)

STEP TWO

- Bubble Diagrams
- Block Planning
- Floor Plan/Site Plan Relationships
- Formal Review*



We move into your space!

01

02



STEP ONE

- Site Analyses
- Circulation Issues
- Square Footage Requirements
- Site Development Concepts
- Formal Review*



***Formal Review** ... Periodically, everyone steps back, takes a deep breath, and reviews all drawings and progress to ensure it's headed in the right direction



STEP FOUR

- Floor Plans
- Site Plans
- Sections
- Feature Sketches
- Formal Review*

04



"Charrette is a fancy word for "drop-in during the day, tell us what building design features you like, tell us what to skip, drink our coffee, argue with the architects, vote for your favorite building design, ask why didn't the Library Director get donuts."

The design charrette workshop is pretty neat because the architects hang out all day, talk to people, and constantly draw and revise different building designs."

- Gerard Saylor, Library Director
L.D. Fargo Public Library in Lake Mills, WI

03

STEP THREE

- Conceptual Floor Plans
- Site Plan Refinements
- Site Amenities
- Building Massing Studies
- Exterior Elevation Sketches
- Formal Review*



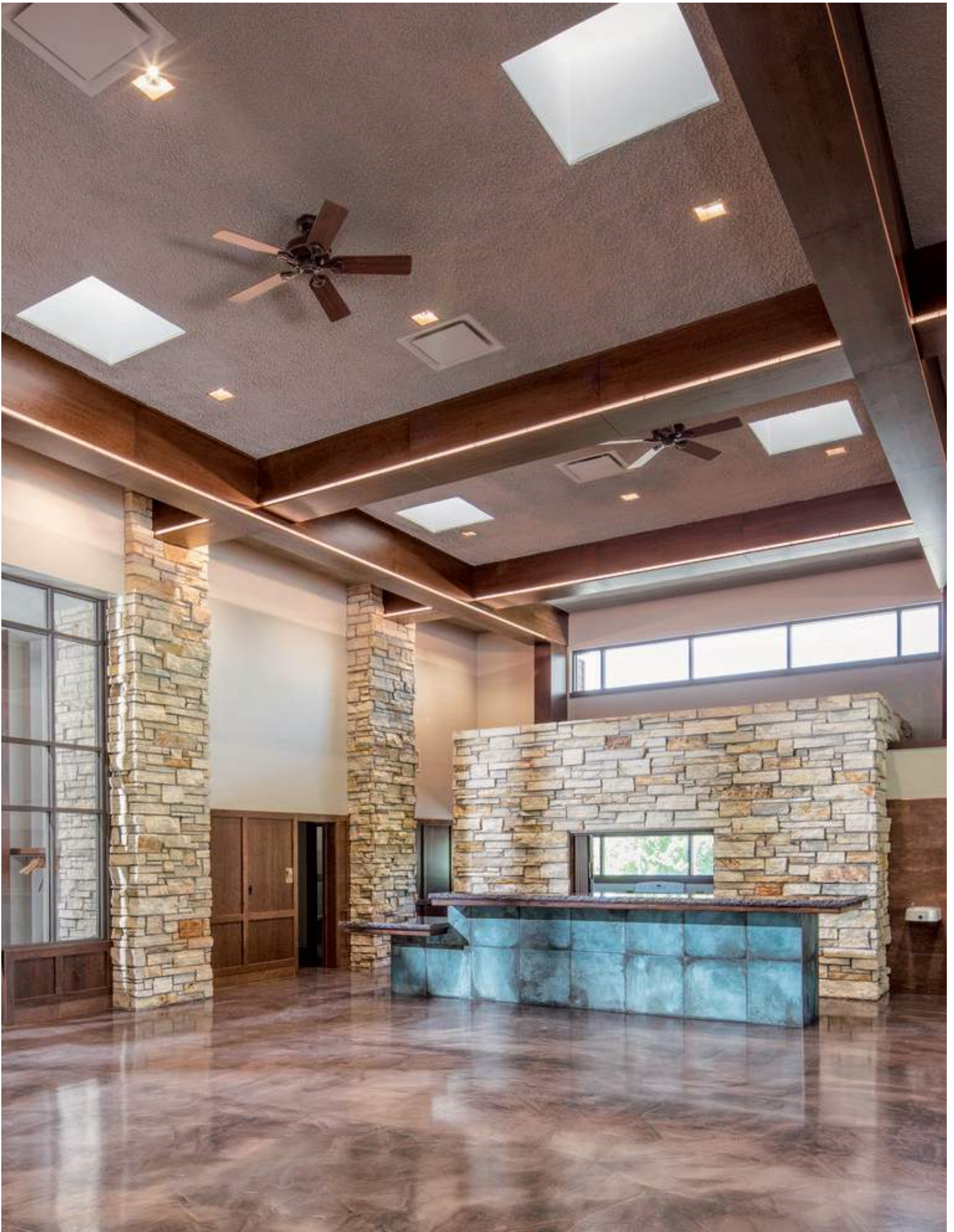
**CHARRETTE
FINAL ARTWORK!**



WHAT HAPPENS NEXT?

By the end of the one, two or three-day Charrette, the concept for your project will be clearly defined. With conceptual drawings in hand, we return to the office to develop and refine.





Attachment: FEH Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)

SIMILAR PROJECTS

03



03/ PROJECT EXPERIENCE



MENOMINEE PARK ZOO MASTER PLAN

OSHKOSH, WISCONSIN

The FEH design team worked intensively with the Oshkosh Parks Department, Advisory Park Board, Zoo Society and the community to develop a new master plan concurrent with innovative and visionary designs for the zoo that fits within its overall mission. The planning process included a review of the existing zoo and surrounding park. Physical attributes of the zoo grounds and operations were analyzed and evaluated to identify all impacts on future planning and development efforts. Needs were identified through a series of meetings with the Zoological Society, Advisory Parks Board, Zoo staff, Parks Department, Advisory Task Force and the community. A comprehensive list of ideas and concerns were developed and documented as 14 project Goals for Success which guided the project team when developing a list of space and facility needs. A two-day public Design Charrette resulted in twelve potential master plan concepts. Through an analytical process of elimination and selection, three concepts rose to the top and responded positively to the Goals for Success, these concepts were merged into one to create a concept with a consensus of support from all participants. A final master plan, phasing plan and associated construction costs were the framework upon which circulation, structures and exhibit placement. These documents will guide future development and management efforts for the zoo. Future development will be driven by need and funding and reviewed by City and applicable Boards prior to implementation.

COMPLETION DATE:
December 2014

COST OF CONSTRUCTION:
N/A

CLIENT REFERENCE:
Chad Dallman
Park Operations Manager
920 232 5313

PROJECT EXPERIENCE



RED CEDAR LODGE*

LINN COUNTY CONSERVATION BOARD / MARION, IOWA

Challenged with non-compliant restrooms and an outdated high maintenance facility, Linn County Conservation was in desperate need of some facility upgrades. With no ADA compliant restrooms in the existing building, guests with disabilities had to use the facility down the road. The existing facility was also lacking ADA parking and air conditioning, limiting the usability of the building.

Through the use of a collaborative process with the client, we evaluated the renovation costs, program requirements, and desired usage. A consensus was made that a new facility would better suit the community's needs and reduce their long-term maintenance costs vs. a remodel.

The result of this collaborative process with the client was a beautiful prairie style building that blended with its environment while still providing the modern amenities the community needs, like air conditioning. The previously dark small spaces were upgraded to be open and airy with tons of natural indirect light. Recessed lighting in the beams creates an ambiance for weddings and receptions that are customizable by the user. The poor site circulation and the non-ADA compliant restrooms of the previous facility were replaced with spacious restrooms and ADA parking near the door, allowing users of all abilities to enjoy the facility.

By working closely with the owner and listening carefully, we were able to help the client articulate their goals and vision into a building that embraces both form and function.

* Project completed by Aaron Davis while working for another firm.

03

/ PROJECT
EXPERIENCE

TERRA LAKE SHELTERS

CITY OF JOHNSTON / JOHNSTON, IOWA

In conjunction with
Snyder & Associates

The Terra Lake Project ties three integral areas (Terra Park, Beaver Creel Natural Resources Area, and Crown Point Community Center) together to create a massive 200-acre park that will no doubt be enjoyed by the residents of Johnston and people from across the Des Moines metro. The City of Johnston has taken a decommissioned retention lagoon and turned it into a beautiful eight-acre fishing lake surrounded by a great lawn for concerts and games, an amphitheater, an open large community shelter with restrooms, a smaller open shelter, a fishing pier that is handicap accessible, children's play structures, trails and numerous native plantings.

FEH DESIGN teamed with Snyder & Associates to design a master plan including the amphitheater, open large community shelter with restrooms, and a small open shelter. The Amphitheater is flanked with arbor structures and sets on an elevated platform to overlook the great lawn for concerts. It also has a community plaza on the opposite side for an outdoor learning center. The open large community shelter is great for family gatherings and picnics including restrooms and drinking fountains. The smaller open shelter is lakeside and provides a great resting point at a water feature.

COMPLETION DATE:
December 2016

COST OF CONSTRUCTION:
\$ 8,092,000 Phases 1-5
\$ 2,068,205 Bldg Only

CLIENT REFERENCE:
John Schmitz,
Parks & Rec Director
515 727 8091

PROJECT EXPERIENCE



LUSSIER FAMILY HERITAGE CENTER*

MADISON, WISCONSIN

Lake Farm Park in Madison, Wisconsin is the site for Lussier Family Heritage Center that is a major focal point and activity center for environmental and outdoor education in Dane County. The Center provides facilities which interpret the abundant cultural resources of Lake Farm Park and Dane County.

Stories of Dane County's natural, cultural, recreational and community heritage unfold for the public in the 2,200 square foot interpretive gallery and commons space. A series of exciting permanent exhibits, dioramas and interactive displays instill how people have interacted with their natural surroundings through history. This multi-functional space is used for private meetings and banquets with a seating capacity of 160 people.

The design of the Center got its cue from an existing barn that Dane County uses on the site and the new Center was developed to look like a farmstead or cluster of scattered buildings. The new building was constructed of battered stone foundation walls, cedar siding and pitched roofs which complement the barn.

* Project completed by Gregg Baum while working for another firm.

COMPLETION DATE:
2001

COST OF CONSTRUCTION:
\$1,100,000

CLIENT REFERENCE:
John Schraufnagel, Asst.
Director
608 266 4798

03 / PROJECT EXPERIENCE



SCHREINER MEMORIAL LIBRARY

LANCASTER, WISCONSIN

FEH DESIGN was hired by the City of Lancaster to help “re-vision” the new Schreiner Memorial Library with the City, Library Board and fundraising consultant. The community explored the idea of expanding the library in 2007 but the downturn in the economy put the project on hold. In 2012, the City asked the team from the 2007 library project to continue with the project and come up with a new, more compact, library concept that reuses and expands the existing library in Ryland Park. This site is perfect for the library because it is centrally located, highly visible and has room to expand. The library is located on Main street, about a block from the Grant County Courthouse which is located on a unique square in downtown Lancaster, the site of the first Civil War monument in the United States.

The new library is 25,000 square feet and features an expanded children, young adult, and computer area, as well as providing a large meeting room for children, teen, adult and senior programming. Other community entities occupy the building with the library including the historical society, visitor center and instrument storage for the community band.

COMPLETION DATE:
August 2015

COST OF CONSTRUCTION:
\$3,044,054

CLIENT REFERENCE:
Jennifer Bernetzke, Director
608 723 7304
jbernetzke@swls.org

/PROJECT EXPERIENCE



TERRY TRUEBLOOD RECREATION AREA

IOWA CITY, IOWA

This project transformed an abandoned quarry located along the Iowa River on the southern edge of Iowa City into a recreational amenity. Snyder & Associates conducted meetings for project input and prepared the park master plan and final construction documents for the site. In addition to the master plan, we worked closely with City staff and the architectural team to properly locate a multi-purpose lodge, which functions as the central gathering place for users of the park.

Branching out from the lodge, a two-mile network of trails connect to open-air shelters, a boat ramp, canoe landings, fishing jetties, natural play areas, and passive and natural spaces set aside for wildlife viewing.

Implementation of the master plan resulted in three phases of design and construction. Challenges faced during the project were tied to the sand foundation of the area and miscellaneous debris that had been buried over time. The discovery of the debris during construction required plan revisions. A reinforced pier system was used to create a stable foundation for the lodge and patio. Through collaboration with a seed supplier, custom native seed mixes were created that flourish amidst the soil's sand structure and provide native habitat for wildlife species indigenous to the area.

* Project completed by



COMPLETION DATE:
2013

COST OF CONSTRUCTION:
N/A

CLIENT REFERENCE:
Zachary Hall
Superintendent of Parks &
Forestry
319.356.5093

De Pere Voyageur Park

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Attachment: FEH Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)

REFERENCES 04



04 / REFERENCES



OSHKOSH PARKS DEPARTMENT

Ray Maurer, Parks Department
920 236 5080
RMaurer@ci.oshkosh.wi.us

WAUKESHA COUNTY

Shane Waeghe, Facilities Manager
262 548 7040
swaeghe@waukeshacounty.gov

SUN PRAIRIE PUBLIC LIBRARY

Svetha Hetzler, Library Director
608 825 0900
shetzler@sunlib.org

LAKE GENEVA PUBLIC LIBRARY

Emily Kornak, Library Director
262 249 5299 x6310
lakegene@lakegeneva.lib.wi.us

SCHREINER MEMORIAL LIBRARY

Jennifer Bernetzke, Library Director
113 West Elm Street / Lancaster, WI 53813
608 723 7304
jbernetzke@swls.org

BELLEVILLE PUBLIC LIBRARY

Bronna Lehmann, Library Director
608 424 1812
blehmann@blvpl.org

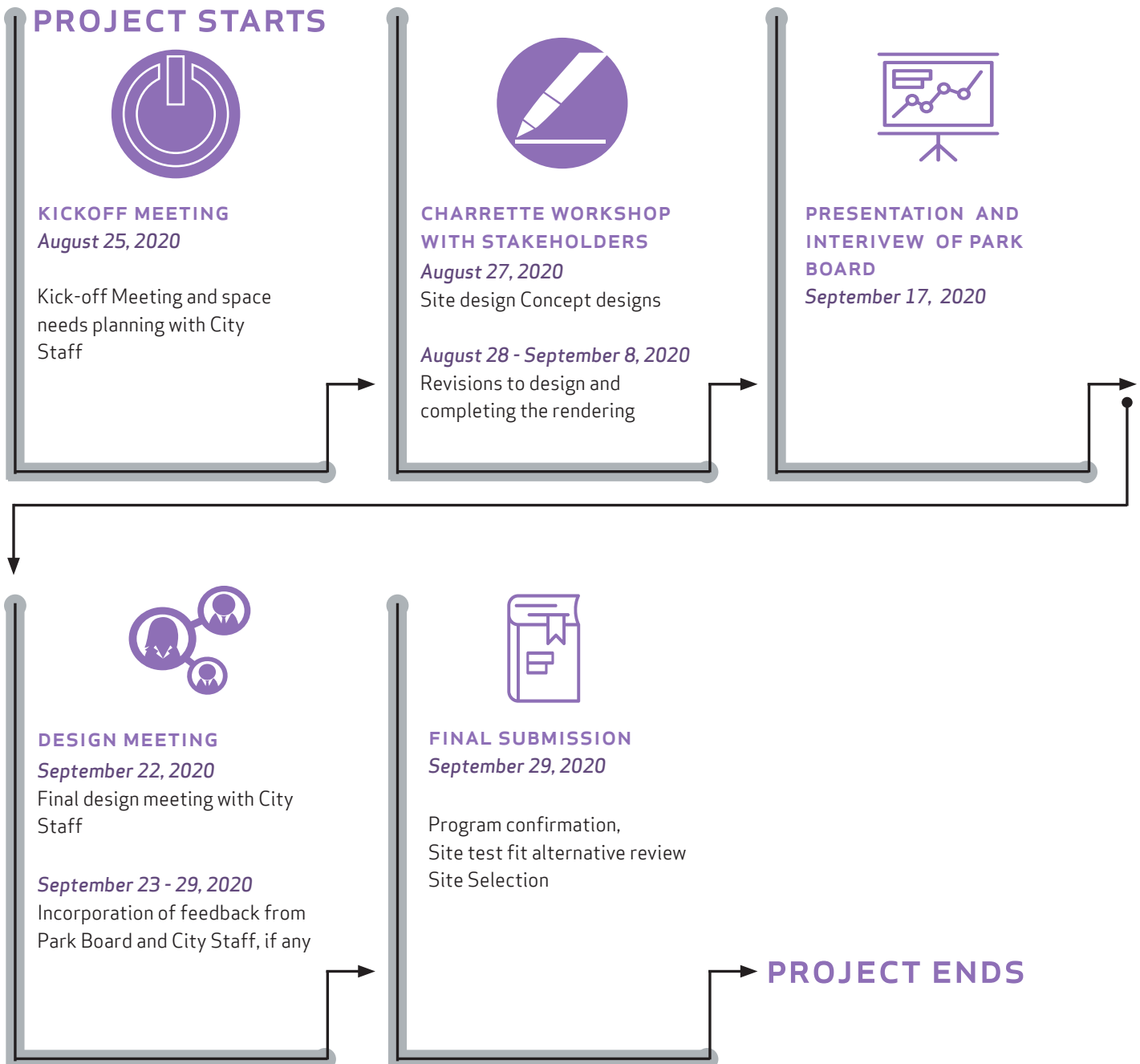
BURLINGTON PUBLIC LIBRARY

Joe Davies, Library Director
262 342 1130
knoxlib@mediacombb.net

TIMELINE 05



05 / TIMELINE



FEE 06



Proposed Fee Schedule

Company Name: FEH Design

Company Representative: Aaron Davis

Contact Phone/E-mail: 262-968-2055 aaron.d@fehdesign.com

Company Address: 1241 Corporate Center Dr
Waconia, WI 53066

Signature: Aaron Davis

Item	Unit	Fee
Voyageur Park Multi-Purpose Building	\$	23,895
Total Fee	\$	23,895

*Fee should include all travel and/or miscellaneous expenses required to perform the scope of work identified. Please identify costs/services that are not identified within the scope of work that you may suggest.

Item	Fee
Mileage	\$490

CONTACT:

AARON DAVIS, AIA

PRINCIPAL

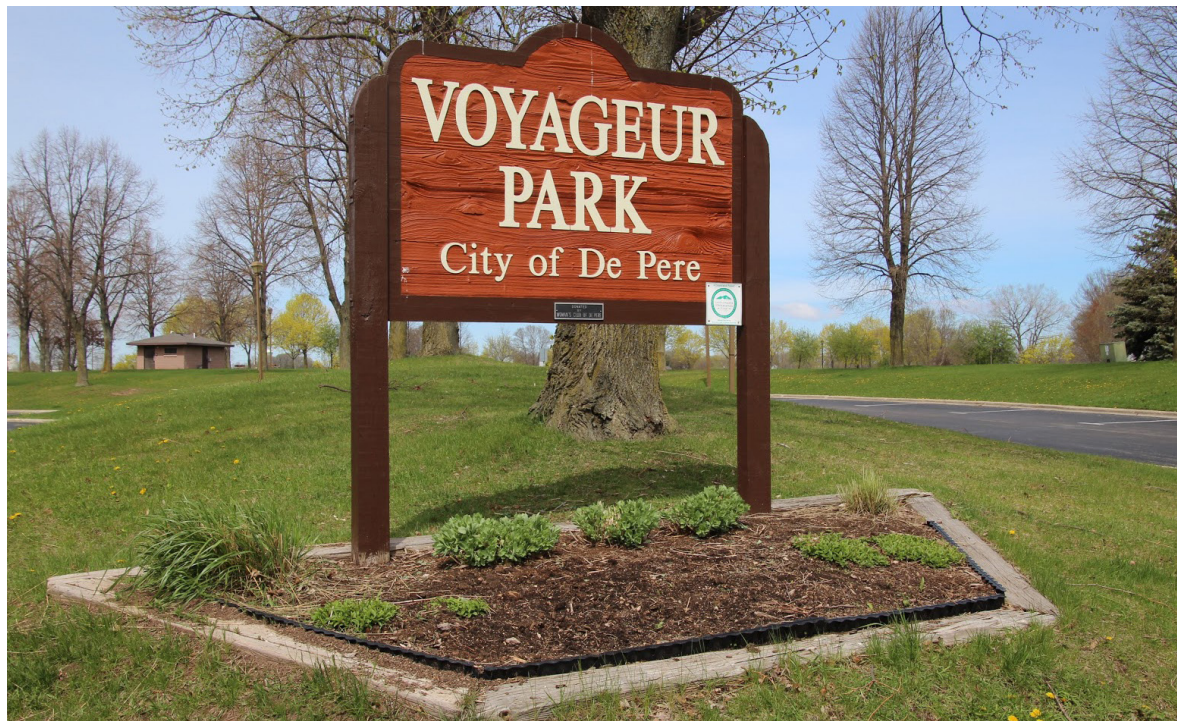
1241 CORPORATE CENTER DRIVE
OCONOMOWOC, WISCONSIN 53066
262 968 2055
AAROND@FEHDESIGN.COM
FEHDESIGN.COM



June 29, 2020

PROPOSAL

Conceptual Design and Site Layout for the City of De Pere Voyageur Park Multi Use Building Project



GRÄEF

920 / 592 9440  www.graef-usa.com

 1150 Springhurst Drive, Suite 201
Green Bay, WI 54304

Packet Pg. 115

Table of Contents

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Section B	Project Understanding
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Section D	References
Section E	Project Timeline
Section F	Fee Information

Attachment: Graef Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)



Section A
**Consultant Background
and Information**

GRAEF Firm Introduction



GRAEF is a multi-discipline engineering firm dedicated to serving public and private clients throughout the United States. For over 58 years, our ability to excel has been driven by integrity, quality, and our commitment to customer service. GRAEF began as an individual partnership structural engineering firm in 1961. Today, with more than 270 employees in eight offices in the Midwest and Florida, GRAEF offers our clients a full range of consulting services.

GRAEF is ranked in Engineering News-Record (ENR) Top 500 Largest Design Firms and is ranked 30th in Building Design + Construction's (BD+C) list of the nation's Top Engineering-Architecture firms.

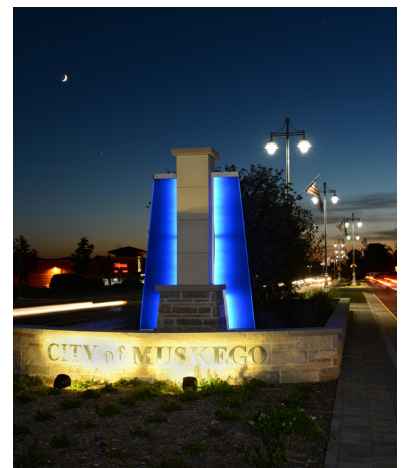
GRAEF provides quality consulting services in:

- Structural Engineering
- Site/Civil Engineering
- Traffic/Transportation Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing and Fire Protection Engineering
- Environmental Engineering
- Planning
- Urban Design
- Landscape Architecture
- Sustainable Design
- Parking Consulting
- Surveying and Field Services
- Commissioning

Chicago
Green Bay
Madison
Miami
Milwaukee
Minneapolis
Orlando

our core purpose

To improve the physical environment for the benefit of society in a sustainable manner.



CONTACT US

 920 / 592 9440

 www.graef-usa.com

 1150 Springhurst Drive | Suite 201
Green Bay, WI 54304

Technical Expertise

Civil

- GIS and Computer Modeling
- Potable Water Systems
- Water Resource Management
- Site Development
- Storm Water Systems
- Subdivisions
- Utility System Expansions
- Wastewater Systems

Environmental

- Air and Noise Analysis
- Asbestos/Lead Management
- Brownfields
- Natural Resource Assessments
- Permitting
- Program Management/Planning
- Real Estate Due Diligence
- Soil/Groundwater Remediation
- Watershed Management
- Wetland Services

Field Services

- ALTA Surveys
- GPS Surveying
- Construction Management, Inspection, Staking
- Land Surveys and Mapping
- Right-of-Way Plats
- Subdivision Platting
- Topographic and Site Surveys

Industrial Architecture

- Additions
- Buildings
- Building Facades
- Parking Structures
- Renderings
- Renovations
- Roof Systems

Landscape Architecture

- Site Planning/Design
- Community Planning
- Urban Design
- Streetscapes
- Parks and Recreational Facilities
- Golf Course Development
- Sustainable Design
- Quarry Architecture

Mechanical, Electrical, Plumbing, and Commissioning

- Communication and Alarm Systems
- Fire Protection Systems
- HVAC Systems
- Interior and Exterior Lighting
- Plumbing Systems
- Power Distribution
- Process Piping and Gas Systems
- Ventilation and Exhaust Systems
- Total Building Commissioning
- LEED Accredited Services
- Energy Modeling and Audits
- Smoke Control System Inspections
- Construction Management
- Structured Cabling

Operations Consulting

- Lean Manufacturing Design
- Plant Layout
- Process and Product Flow Analysis
- Process Utility Design
- Quality Control
- Set-up Reduction
- Staging and Material Logistics
- Work Cell Design

Planning

- Comprehensive Planning
- Urban Design
- Master Planning
- Main Street Redevelopment
- Corridor Redevelopment
- Property Development
- Plan Reviews
- Strategies for Sustainability
- Economic Development

Structural

- BIM (Building Information Modeling)
- Bridges
- Buildings
- Building Exteriors
- Foundations
- Forensic Analyses/Investigations
- Parking Structures
- Process
- Structural Systems

Transportation

- Curb and Gutter/Sidewalks
- Harbors and Marinas
- Pavement Design
- Railroad Spurs
- Relocation and Reconstruction
- Right-of-Way Services
- Roundabout Design
- Streets/Highways/Freeways
- Street Lighting
- Traffic Studies, Signalization and Signing

Project Team and Experience with Similar Projects

Voyageur Park is a very high-use, downtown park, along the Fox River that is the home to large gatherings like Celebrate De Pere, and smaller but highly attended events like the De Pere Beer Garden Series. The facilities to support those events require upgrade and expansion. The future Multi-Use Building will do just that. Our local Green Bay Office will be leading this project and includes the Project Manager, Architectural Designer, Civil Engineering staff and Structural Engineer. Other mechanical, electrical and plumbing engineering staff, as needed, will come out of our Milwaukee office. Our local staff has the familiarity with the City of De Pere and will provide the attention necessary to identify options, hear your needs and goals, and develop a clear concept for the facility. Through projects like the Riverwalk and Wildlife Viewing Pier, Bomier Boat Launch Expansion, and VFW Aquatic Facility; we know the City's process for project development and City leadership involvement. Beyond De Pere, the GRAEF team for your project has designed many park shelters with restrooms and stand alone restroom facilities, many local and recent.

The **Project Manager; Patrick Skalecki, P.E., LEED AP**; is the Green Bay Office Leader and Principal of the firm. Over Pat's nearly 27 years as an engineer, he has been involved and led numerous park and recreation facility projects with similar restroom buildings as what is intended for Voyageur Park. He was the Project Manager for the Hydro Park and Pavilion development in downtown Kaukauna. This reuse of an industrial parcel along the Fox River power canal included historic interactive park features and a pavilion with men's and women's bathrooms and a storage room. This space is now a major year-round event space for the City. Pat also managed the pavilion/restroom addition at Rapide Croche Park along the Fox River south of Wrightstown. Herb and Dolly Smith Park, this time in Neenah, included a wood framed park shelter with restrooms. Through these projects, Pat has shown the ability to explore options, along with our architecture and engineering team, to customize a building that perfectly suits the location and desires of the owner. This past experience and direct working relationship with the City on past projects like VFW Aquatic Facility, make him right person to lead this project for you.

The architectural design would be led by **Tim Einwalter, AIA**, with **Jay Jensen** as the **Architectural Designer**. Tim is a licensed architect with over 20 years of experience with many different types of projects from office buildings to industrial facilities to municipal buildings. He has an excellent ability to coordinate and understand how a building architecture works with the structural and MEP systems, providing attractive functionality and ease of maintenance. He understands the research needed to reconcile building and life safety codes, zoning regulations, and ordinances during all stages of architectural development. Jay Jensen has been directly involved in the design, document preparation, and construction oversight of a multitude of municipal building projects, with particular experience in park and recreation facilities such as pavilions, shelters, and aquatic facilities. Jay is located in our Green Bay office and has worked on several projects for the City of De Pere such as VFW Park Aquatic Facility and the Riverwalk and Wildlife Viewing Pier and understands many of your goals and preferences for City facilities.

The structural lead is **Jeff Rosner, P.E.** Jeff is also located in our Green Bay office and leads our Facilities Group at that location. Jeff's experience is highly diverse and includes traditional building design, specialty design in aquatic facilities and bathhouses, and bridges. Jeff was the structural engineer for the VFW Park Aquatic Facility Pool Building. Through his involvement on that project and on the De Pere Riverwalk and Wildlife Viewing Pier, he gained direct experience with City of De Pere staff and has an excellent understanding of the City's processes of project development.

Our mechanical/plumbing design and electrical design will be led by **Jessica Culver, P.E.**, and **Bob Jeffers, P.E.** respectively. Jessica and Bob are senior level project leaders and designers, with many years of experience on a vast range of project types, including municipal buildings and private facilities with restrooms. They lead teams of design staff that can provide any and all level of technical skill needed for a multi-use facility.

Patrick Skalecki PE, CDT, LEED AP
Project Manager



Registrations

Professional Engineer – WI, IL, IN,
IA, MI, MN, ID

Certifications

Construction Specifications
Institute – Construction Document
Technologist
LEED Accredited Professional

Education

B.S., Civil Engineering, 1992
University of Wisconsin-Platteville,
Platteville, WI

Pat's broad range of experience and responsibilities include general municipal projects, such as street and utility design and construction, but he has also led design teams for a number of park and trail projects. The park and trail projects include adaptive reuse of brownfield sites, waterfront park and trail systems, and urban and fringe locations. Sensitivity to environmental concerns are a core element in many projects Pat has completed including wetland considerations, waterway permitting with WDNR and the USACOE, and local shoreland zoning compliance.

Herb & Dolly Smith Park, City of Neenah, WI - Project Manager: Highlights of the park include a **shelter with restrooms and open-air picnic space**, walking paths with wildlife viewing areas, and a canoe and kayak launch. In addition, the park serves as central point of interest for a paved bicycle and pedestrian path connecting the Menasha Trestle Trail to the heart of downtown Neenah. This path includes a 60-foot long timber boardwalk ravine crossing as well as a 390 foot long timber boardwalk across Little Lake Butte des Morts at the mouth of the Neenah Slough.

VFW Park Aquatic Facility and Legion Park Aquatic Facility, City of De Pere, WI – Project Manager: Technical design, bidding assistance, and construction administration are being completed for the De Pere replacement VFW Aquatic Facility. GRAEF completed the conceptual design and Master Plan in 2019. GRAEF is providing full services in partnership with WTI for aquatics. The facility includes a new bathhouse (~6,100 sf), new mechanical building (~1,200 sf), lap/rec pool (5,350 sf), Tot pool (1,800 sf), and body slide.

Rapide Croche Park Pavilion, Kaukauna Utilities, Kaukauna, WI - Project Manager: The building included seasonal **men's and women's ADA accessible bathrooms** with a holding tank for pit toilets, wash station, and an exterior washdown hose bid. The pavilion also included a small storage room and open-air covered picnic area. An existing well was used including a new submersible pump and HDPE service to the new pavilion. Building and security lighting was provided. A new, well-covered shelter support with benches and concrete slab was also installed.

Kaukauna Hydro Park - Kaukauna Utilities/City of Kaukauna, Kaukauna, WI - Project Manager: A portion of the power canal was filled and a new retaining wall constructed. Portions of the existing canal limestone wall were left in place and exposed as a nod to the historical use of the space. The design incorporated an area with views of the new powerhouse and remaining canal and a large turbine impeller that was already in the area. Also, historic educational nodes were integrated into the site design, as were an outdoor performance area, gathering spaces, and trail connections. **A new open air pavilion with restrooms and storage was included.**

Tim Einwalter AIA, LEED® AP
Architect



Professional Registration
Licensed Architect – CO, KY, TX,
WI

Professional Certification
Commercial Building Inspector
UDC Construction Inspector
UDC HVAC Inspector

Education
B.S., Architectural Studies, 1996
University of Wisconsin-Milwaukee,
Milwaukee, WI

Certificate of Urban Planning, 1996
University of Wisconsin-Milwaukee,
Milwaukee, WI

Tim is a licensed architect with 20 years of experience. He has an excellent track record for large-scale project management, and code/regulation adherence. His experienced includes research and reconcile of building and life safety codes, zoning regulations and ordinances during all stages of architectural development. Additionally, Tim is skilled in many structural materials, including wood studs, light weight steel framing, steel frame, timber frame, concrete block, precast concrete, composite slabs, post tensioned concrete, and ICFs.

VFW Park Aquatic Facility and Legion Park Aquatic Facility, City of De Pere, WI – Project Architect: Technical design, bidding assistance, and construction administration are being completed for the De Pere replacement VFW Aquatic Facility. GRAEF completed the conceptual design and Master Plan in 2019. GRAEF is providing full services in partnership with WTI for aquatics. The facility includes a new bathhouse (~6,100 sf), new mechanical building (~1,200 sf), lap/rec pool (5,350 sf), Tot pool (1,800 sf), and body slide.

Confidential Client Manufacturing Facility, De Pere, WI – Project Architect: Two-phased 33,000-square-foot addition to an existing manufacturing facility for a confidential client. The single-story addition is steel-framed with precast bearing walls supported by spread footings. Design included a building shell to match the existing building.

Didion Milling Project Polaris, Cambria, WI – Project Architect: Design of a single-story warehouse, two-story packaging area including a 5,000-square-foot visitor entrance/reception area and employee area with a block of office cubicles, employee break area, locker room with showers, and bathrooms. Performing a preliminary code review to determine occupancy type, as well as research of NFPA requirements for grain handling facilities (fire walls, barriers, egress requirement, deflagration requirements, etc.).

Quad/Graphics Lithoman Press Installation Versailles, KY – Project Architect: Press installation included raising the existing roof over the press, and determining existing fire rated partitions. and worked closely with client to custom design a unique coiling fire door modification. Installed exterior coiling door.

Brookdale Senior Living, Sterling House and Clare Bridge of Waxahachie, Waxahachie, TX – Project Manager and Architectural Lead: 24,000-square-foot Memory Care facility in Waxahachie, Texas. This building site had expansive soils so the building pad was excavated to bed rock and built back up with structural fill. Provided drafting, project management and construction management services for this project. (with another firm)

Jay D. Jensen

Architectural Designer



Education

B.S., Architecture, 1988, University
of Wisconsin-Milwaukee,
Milwaukee, WI

Jay possesses extensive experience in the architectural design of commercial, industrial, municipal buildings and related structures. He provides design, programming, space planning, construction documents and construction cost estimate services. Jay's specialized expertise includes architectural/engineering Building Information Management (BIM), 3D Modeling, photo realistic computer rendering and animations. Jay has developed numerous project displays to assist clients in visualizing various details associated with large and complex projects.

Hydro Park Pavilion, Kaukauna Utilities, Kaukauna, WI – Architectural Designer: Architectural design, renderings, and construction documents for a 1,000-square-foot park pavilion.

VFW Park Aquatic Facility and Legion Park Aquatic Facility, City of De Pere, WI – echnical design, bidding assistance, and construction administration are being completed for the De Pere replacement VFW Aquatic Facility. GRAEF completed the conceptual design and Master Plan in 2019. GRAEF is providing full services in partnership with WTI for aquatics. The facility includes a new bathhouse (~6,100 sf), new mechanical building (~1,200 sf), lap/rec pool (5,350 sf), Tot pool (1,800 sf), and body slide.

Colburn Park Pool - Green Bay, WI – Architectural Designer: Architectural design, and renderings for the Colburn Park pool replacement. Project included both pool, building, and associated site work. GRAEF engineers led The GRAEF/Water Tech team with overall project management, master planning, site/civil engineering, structural engineering, mechanical engineering, electrical engineering, plumbing engineering, and landscape architecture for this \$6.5 million dollar aquatic center. GRAEF staff provided multiple preliminary design options, final design services, construction drawings, construction specifications, and construction administration services.

City of De Pere Parks and Recreation - DePere, WI - Municipal Service Center – Architectural Designer: Expansion analysis - facility survey, client interviews, space programing, cost estimate, preliminary building design and site master plan for facility expansion analysis report.

Riveralk, City of De Pere Parks and Recreation - De Pere, WI – Architectural Designer: Design, 3D modeling, construction documents, shop drawings, inspections for wild life viewing pier, connecting trails, boardwalk, lift bridge, fixed bridge and trail entrance. This project received multiple awards.

Jeffrey Rosner PE, LEED AP
Sr. Structural Engineer



Registration

Professional Engineer – WI

Certifications

LEED Accredited Professional

Education

M.S., Structural Engineering, 1997,
Marquette University, Milwaukee,
WI

B.S., Civil Engineering, 1995,
Marquette University, Milwaukee,
WI

Jeff has an outstanding record of completing a variety of consulting engineering projects. His structural project experience includes the design of new buildings, building additions, and evaluation and repair of existing buildings. Jeff's experience has encompassed a wide range of commercial building designs including numerous educational facilities, retail facilities, recreational facilities, office buildings, and water park/pool facilities. Jeff also provides notable experience in the inspection and design of bridges throughout Wisconsin. With a master's degree in structural engineering, Jeff has handled a design role on numerous bridge projects of various size and complexity. He has also been responsible for inspection of a number of large structures, including interstate bridges in southeastern Wisconsin.

Herb & Dolly Smith Park, City of Neenah, WI – Structural Engineer: Highlights of the park include a **shelter with restrooms and open-air picnic space**, walking paths with wildlife viewing areas, and a canoe and kayak launch. In addition, the park serves as central point of interest for a paved bicycle and pedestrian path connecting the Menasha Trestle Trail to the heart of downtown Neenah. This path includes a 60-foot long timber boardwalk ravine crossing as well as a 390 foot long timber boardwalk across Little Lake Butte des Morts at the mouth of the Neenah Slough.

Rapide Croche Park Pavilion, Kaukauna Utilities, Kaukauna, WI – Structural Engineer: The building included seasonal **men's and women's ADA accessible bathrooms** with a holding tank for pit toilets, wash station, and an exterior washdown hose bid. The pavilion also included a small storage room and open-air covered picnic area. An existing well was used including a new submersible pump and HDPE service to the new pavilion. Building and security lighting was provided. A new, well-covered shelter support with benches and concrete slab was also installed.

Kaukauna Hydro Park - Kaukauna Utilities/City of Kaukauna, Kaukauna, WI – Structural Engineer: A portion of the power canal was filled and a new retaining wall constructed. Portions of the existing canal limestone wall were left in place and exposed as a nod to the historical use of the space. The design incorporated an area with views of the new powerhouse and remaining canal and a large turbine impeller that was already in the area. Also, historic educational nodes were integrated into the site design, as were an outdoor performance area, gathering spaces, and trail connections. **A new open air pavilion with restrooms and storage was included.**

VFW Park Aquatic Facility and Legion Park Aquatic Facility, City of De Pere, WI – Structural Engineer: Technical design, bidding assistance, and construction administration are being completed for the De Pere replacement VFW Aquatic Facility. GRAEF completed the conceptual design and Master Plan in 2019. GRAEF is providing full services in partnership with WTI for aquatics. The facility includes a new bathhouse (~6,100 sf), new mechanical building (~1,200 sf), lap/rec pool (5,350 sf), Tot pool (1,800 sf), and body slide.

Robert Jeffers PE, LEED® AP
Senior Electrical Engineer | Associate



Professional Registration
Professional Engineer – WI

Professional Certifications
LEED® Accredited

Education
B.S., Architectural Studies, 1982
University of Wisconsin Milwaukee,
Milwaukee, WI

Professional Affiliations
Illuminating Engineering Society
International Association of
Electrical Inspectors
American Council of Engineering
Companies

With over 30 years of experience as an Electrical Consulting Engineer, Bob has a broad range of experience with clients, different building types, and varied electrical systems. He has significant experience as project manager of multi-disciplined projects and project engineering functions for design of electrical and lighting systems, including establishing project budgets, completing calculations, selecting equipment, preparing specifications and designing low and medium electrical distribution systems, stand-by emergency generation and fire alarm systems for commercial, institutional, laboratory and sports projects.

Direct Supply Wellness and Retreat Center, Milwaukee, WI – Electrical Engineer: Renovation of a 16,000-square-foot former Lakeside Bus building and an 11,000-square-foot addition. The renovation included a conversion of the bus maintenance shop into a basketball and volleyball court, former offices into retreat and meeting space, and adding a structure for locker rooms and a workout facility.

Green Bay Booyah Baseball Ballpark, Green Bay, WI – Electrical Engineer: \$10 million, 2,000-seat baseball and soccer stadium, that will be the new home of the Green Bay Booyah, summer collegiate baseball team in the Northwoods League. An existing 17,000-square-foot building on the site will be converted to house the front office, team store, concessions stands and indoor/outdoor suites and club seats.

Oshkosh YMCA, Oshkosh, WI – Electrical Engineer: \$15 million renovation of the Downtown Oshkosh YMCA. The existing facility, cobbled together over the past 50 years with various building systems and additions, was completely renovated. Entire building levels, additions, structure and mechanical, electrical, plumbing/fire protection systems were demolished as the building took new form during the revitalization. New technology, equipment, infrastructure, and state-of-the-art fitness ideas were layered on the impressive ground-up brick and mortar retrofit. This first-class fitness center will serve many student-athletes from UW Oshkosh as well as local families.

Ripon College Wilmore Center, Ripon WI – Electrical Engineer: \$25 million, 150,000-square-foot Recreation Center Renovations. The project built a new 65,000-square-foot fieldhouse with spans over 225 feet and a new uniquely framed 2-story glassy entrance to the Storzer Center. The existing Recreation Center was also nearly completely remodeled resulting significant structural analysis and retro-fit.

UW-Madison Camp Randall Stadium Renovations, Madison, WI – Lead Electrical Engineer: Electrical design of this \$120 million-dollar renovation. Specific aspects included new broadcast audio and video, new locker rooms, enhanced concessions, new stadium control room, upgraded site primary power, construction of private luxury boxes and indoor club seating, and new field lighting.

Jessica Culver PE

Mechanical Engineer



Professional Registration
Professional Engineer – IL, WI

Education
B.S. Architectural Engineering –
Building Mechanical Systems
& Building Electrical Systems
Design, 2012, Milwaukee School of
Engineering, Milwaukee, WI

Professional Affiliations
International Institute for
Sustainable Laboratories (I2SL)
American Society of Heating,
Refrigerating and Air-Conditioning
Engineer (ASHRAE)

With over 8 years of experience as a Mechanical Engineer, Jessica has a broad range of experience with clients, different building types, and varied mechanical systems. She has experience in mechanical system design, plumbing system design, fire protection design, and has some experience in electrical power and lighting system design. She has experience coordinating with other disciplines to provide critical information that drives design of power systems and interior design and has experience with various mechanical systems in different building occupancy types.

VFW Park Aquatic Facility and Legion Park Aquatic Facility, City of De Pere, WI – Mechanical Engineer: Technical design, bidding assistance, and construction administration are being completed for the De Pere replacement VFW Aquatic Facility. GRAEF completed the conceptual design and Master Plan in 2019. GRAEF is providing full services in partnership with WTI for aquatics. The facility includes a new bathhouse (~6,100 sf), new mechanical building (~1,200 sf), lap/rec pool (5,350 sf), Tot pool (1,800 sf), and body slide.

REI, Multiple Project Sites – Mechanical Engineer: Led the mechanical, plumbing, and fire protection design for new buildings and renovations of existing stores. Project sites included: Phoenix Arizona, Alpharetta Georgia, Manhattan Beach California, Woodland Hills California, Westminster Colorado, Salt Lake City Utah, Bellevue Washington, and Virginia Beach Virginia, among others. There was a lot of coordination with the owner's project requirements to ensure that all of their retail stores maintain the same design and layouts. Design of the mechanical system included supply to the retail space, the back of house areas, fitting rooms, and offices.

LaFitness, Multiple Project Sites – Mechanical Engineer: These projects included both renovations of existing LaFitness clubs, renovations of existing buildings for a new LaFitness, and new construction of standalone clubs. Coordinated with food vendor for juice bar design. Coordinated with a pool consultant for the pool dehumidification units, spa exhaust fan design, and pool water heater design. Mechanical design includes many rooftop units for the various program spaces and a highly integrated controls

Allstate, Multiple Project Sites – Mechanical Engineer: Led the mechanical, plumbing, and fire protection design for all Allstate projects. Completed the renovation and tenant interior work on all new Allstate locations per the owner's project requirements to ensure that the design was consistent across all offices. (with another firm)

Cornerstone University Science Building, Grand Rapids, MI – Mechanical Engineer: Led the initial design phases of the mechanical, plumbing, and fire protection systems for a new science building. The return system for the building is a biowall system that filters through a wall of plants to provide improved air quality within the building. The building also has an atrium that required plans for an atrium smoke system to incorporate with the atrium architecture as well as the makeup air to be provided to the building. (with another firm)



Section B
Understanding of Project

Understanding of Project

Voyageur Park is often a center of activity for the City of De Pere with its enviable location along the Fox River near downtown with the adjacent Riverwalk and Wildlife View Pier nearby. The open space it possesses allow it to be the host of many community gatherings including the highly attended Celebrate De Pere annual event and the Beer Garden Series. This demand and level of use has accelerated the identification of necessary upgrade to the bathroom facilities. Rather than simply replace the bathroom facility currently on site and showing its age, the City has identified an opportunity to not only upgrade the bathroom but also enhance what the facility can be and offer. As a Multi-Use Building with bathrooms incorporated, the amount and type of uses available to the community is enhanced significantly.

The City had previously engaged a firm to complete a conceptual design in 2017. While that concept was approved by the Board of Park Commissioners, the City desires to update that concept based on current identified needs and goals for the facility. This effort will include reviewing that previously approved concept layout, engaging with City staff and the Board of Park Commissioners to understand current goals and desires, analysis of the site and development of options to update and enhance the conceptual layout, identifying the location options for the new facility, and finally preparing a 3D conceptual drawing with associated cost opinion.



The first task will be to understand the current site and previous concept. We will assemble appropriate aerial photography and mapping, obtain GIS data for utilities and contours, and thoroughly review the site features. The previous concept documents will be obtained and reviewed by our architectural staff. Most importantly, discussions with City staff will help us understand the parameters of the events the facility will support and any anticipated growth identified by the City. We will begin to identify location options for the facility considering many factors such as ADA accessibility, adjacencies to other current park features, parking areas, and access paths/walks.

The next phase is really the most critical. This is where GRAEF staff will begin our detailed LISTENING process. We will schedule a day to sit down either in person or via virtual meeting (to maintain social distancing) and hear what the Board of Park Commissioners members envision this facility to be. The insight on their goals, ideas on features, and understanding of the buildings many purposes will be essential for us to take the concept to another level. This feedback will be documented and reviewed in detail, as we move into our next phase; development of a schematic conceptual layout. Our architectural staff will coordinate directly with structural and MEP engineers to understand impacts of the layout on operation and cost. Then a 2D color rendering of the floor plan and impacted site area will be developed. We will look at how the building fits on several site location within the park. Our site engineers will consider grades and slopes, vegetation, and impacts to existing site feature in developing recommended location options. Our preliminary cost opinion of the building and site improvement will accompany this 2D color rendering. Our team leaders will have a design review meeting with City staff, making refinements to the concept, in advance of the presentation to the Board of Park Commissioners.

The final 2D color rendering concept with recommended facility location, will be prepared and presented to the Board of Park Commissioners. This presentation will address the operational goals, flexibility, uses of the multi-use building. The cost opinion will be discussed and feedback solicited directly from the members. This input will assist us in moving the final stage, the 3D color rendering of the facility.

Understanding of Project

Our architectural designer will prepare a 3D color rendered model of the facility showing floor plan layout, 3D exterior elevation views with roof lines, building materials, and perimeter site elements. The color site layout plan in 2D will be updated and coordinate with the 3D color rendering to provide larger site level imagery to help show how the building will complement the site. The cost opinion will be updated with input from our structural, MEP and site engineering staff. Lastly, we will assemble the conceptual imagery, both 2D and 3D renderings, and along with the cost opinion, and submit the deliverables to the City in hard copy and digital PDF format. Deliverables will include:

- 1 – 11"x17" and PDF color 3D renderings of the Multi-Use Building
- 1 – 11"x17" and PDF architectural 2D layout of the Multi-Use Building
- 1 – 11"x17" and PDF color 2D Site Layout Plan
- 1 – Cost Opinion Spreadsheet.



Section C
Similar Projects

Hydro Park

Client: Kaukauna Utilities | Location: Kaukauna, WI



Services

Site/Civil Engineering
Landscape Architecture
MEP Engineering
Architecture
Structural Engineering

For 10 years, Kaukauna Utilities worked with the Federal Energy Regulatory Commission (FERC) for a new license on their upgrade to the Badger Hydro Plant with a new Powerhouse and power canal modifications in downtown Kaukauna. The hydro plant is contained in the Badger Hydro-Electric Historic District that was placed on the National Register in 1991.

Data

\$1.7 million project cost
Historic Site
Pavilion with bathrooms

This park incorporates historic elements outlined in the Historic Resources Management Plan to commemorate and educate on the historical significance of hydroelectric power in the area's settlement. For the initial phases of the project, GRAEF staff worked with KU, City, and general public representatives to develop a schematic master plan for the park. The effort included several stakeholder workshops to obtain public input for the park.

A portion of the power canal was filled and a new retaining wall constructed. Portions of the existing canal limestone wall were left in place and exposed as a nod to the historical use of the space. The design incorporated an area with views of the new powerhouse and remaining canal and a large turbine impeller that was already in the area. Also, historic educational nodes were integrated into the site design, as were an outdoor performance area, gathering spaces, and trail connections. **A new open air pavilion with restrooms and storage was included.**

Rapide Croche Park Pavilion

Client: Kaukauna Utilities | Location: Kaukauna, WI



Services

Site/Civil Engineering
Structural Engineering

GRAEF assisted Kaukauna Utilities with the design and construction oversight on a new park pavilion located at Rapide Croche Park. This pavilion was required as part of their FERC Hydro Facility Relicensing.

The pavilion was a prefabricated wood structure, specifically Cedar Forest Products Parkaire Activity Center PAC 2 standard size (20 feet by 44 feet total with 16 feet by 16 feet enclosed). GRAEF completed all structural foundation design and site work/permitting.

The building included seasonal men's and women's ADA accessible bathrooms with a holding tank for pit toilets, wash station, and an exterior washdown hose bid. The pavilion also included a small storage room and open-air covered picnic area. An existing well was used including a new submersible pump and HDPE service to the new pavilion. Building and security lighting was provided. A new, well-covered shelter support with benches and concrete slab was also installed.

Herb and Dolly Smith Park

Client: City of Neenah | Location: Neenah, WI



Services

Landscape Architecture

Civil Engineering

Structural Engineering

MEP Engineering

Project Data

Construction Cost: \$700,000

Herb and Dolly Smith Park demonstrates the successful transformation of a once blighted area into a popular community recreational asset. The park is located on the site of a former fueling station and undeveloped area on the shores of Lake Butte des Morte.

The waterfront park offers amenities to suit many types of outdoor recreation enthusiasts including walking paths with wildlife viewing areas and a canoe and kayak launch with ADA accessibility. Spaced periodically along the shoreline are swinging contemplation benches that draw those interested in a relaxing, peaceful moment. **An attractive park shelter** and recreation area was designed around a green space and offers open-air picnic space available for events and festivities.

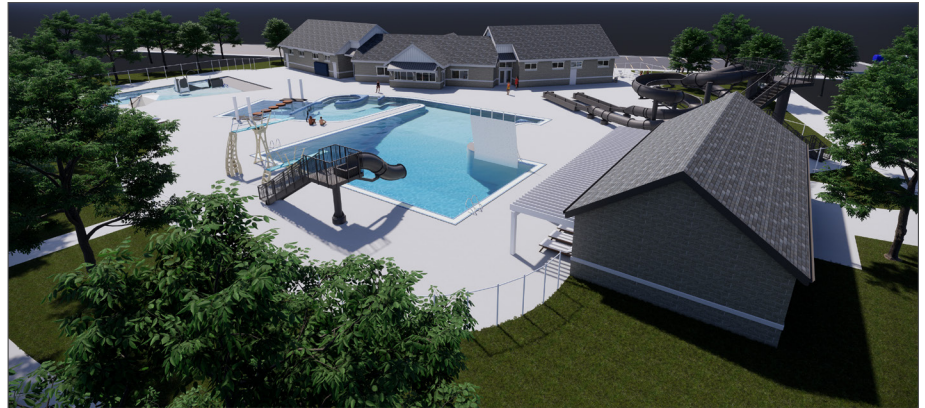
Another central point of interest is the paved bicycle and pedestrian path that will eventually lead to other area parks and the heart of downtown Neenah. In order to avoid sensitive areas and meet ADA accessibility guidelines, this path includes a ravine crossing and a 390 foot long timber boardwalk across the mouth of the Neenah Slough.

GRAEF performed full hydraulic design for the boardwalk structure, ensuring that it meets state navigational and flood control requirements and carefully design around existing creeks and wetlands, while restoring forested areas. Invasive plants were removed and native plants and tall grass prairies were planted.

De Pere Aquatic Center at VFW Park

Master Plan & Final Design

Client: City of De Pere | Location: De Pere, WI



Services

Project Management
Master Planning
Landscape Architecture
Civil Engineering
Structural Engineering
Mechanical Engineering
Plumbing Engineering
Electrical Engineering
Architecture
Aquatics (Water Tech)

GRAEF, along with our partner Water Technology, Inc. (WTI), completed the Master Planning, Programming, Conceptual Design in 2019 and final design and bidding in 2020..

The first phase of work included review and analysis of the existing aquatic facility and VFW Park features, along with development of a conceptual design plan and a budget estimate, for a new and unique replacement aquatic center. The GRAEF/WTI team collected and reviewed existing data and information, and conducted public meetings and interviews with key stakeholders. Multiple design option renderings and budgets were prepared and presented. Then with the direction from the City Park Board, a single rendered option was finalized and budget updated. The preferred conceptual master plan and itemized budget estimates, with operational cost projections, were completed and presented to the Board of Park Commissioners for final approval.

In late 2019, GRAEF/WTI was selected to continue with the project into the full detailed design, bidding, and constructions phases. The project includes an entirely new facility with bathhouse containing bathrooms/changing rooms, office and guard spaces, first aid, entry lobby, meeting rooms, family changing rooms, and a concessions wing. A separate mechanical building will house the pumps and chemical rooms and provide storage space. The aquatic features include a lap pool with dive well, activity zone, water walk, dual body slides, drop slide, separate tot pool with zero depth entry, and tot play features. The project has been bid with construction starting in July 2020. Completion will be in May 2021 in advance of the normal swimming pool season for the City.

Colburn Park Pool

Owner: City of Green Bay | Location: Green Bay, WI



Services

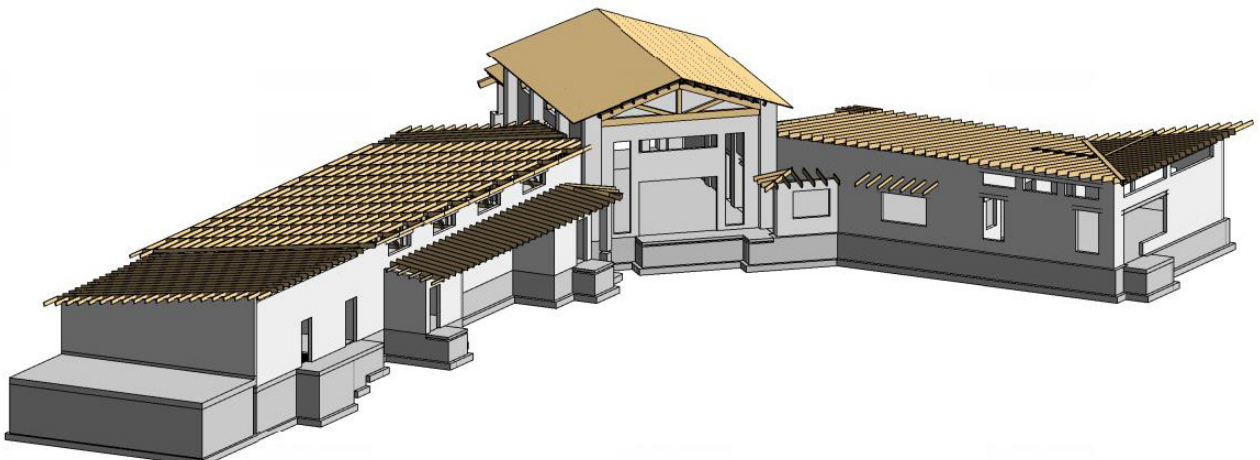
Project Management
Master Planning
Site/Civil Engineering
Structural Engineering
Landscape Architecture
Mechanical, Electrical, and
Plumbing Engineering
Topographic Survey
Aquatics (Water Tech)

Engineering design to replace the Colburn Park pool. Project includes both pool, building, and associated site work.

GRAEF engineers led The GRAEF/Water Tech team with overall project management, master planning, site/civil engineering, structural engineering, mechanical engineering, electrical engineering, plumbing engineering, and landscape architecture for this \$6.5 million dollar aquatic center. GRAEF staff provided multiple preliminary design options, final design services, construction drawings, construction specifications, and construction administration services.

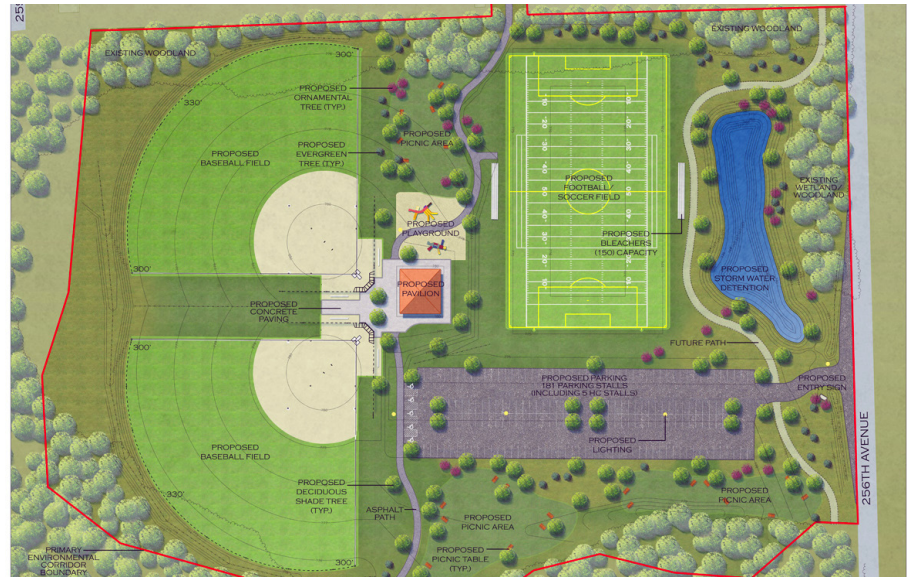
The new facility will feature a 50-meter competition swimming pool along with zero-depth entry play area, slides and a diving well. The bath house includes a concessions area as well as a rentable conference room. Additional amenities include a sand play area, picnic pavilion, and grass viewing berm.

Public input was an important part of the design process, with local public comment guiding many design decisions. Close coordination with City staff was required to ensure the design met both public needs and community desires.



Community Park

Client: Town of Salem | Location: Salem, WI



Services

Site/Civil Engineering
Landscape Architecture
Storm Water Management
Site Illumination
Parking Services

GRAEF designed an active community park located on 10 acres in the Town of Salem. The project boasts two full size baseball diamonds, one combination soccer/football field, adequate parking, **a pavilion/bathroom facility**, a playground, and areas for open spaces and picnic tables. The combination soccer/football field includes space for movable bleachers on both sides of the field. The active use area was designed and constructed without impacting existing wetlands and a primary environmental corridor.

GRAEF provided complete grading and drainage plans for all storm water sewers, drainage swales, retention basins, and water quality improvements, meeting town, county, and state requirements. GRAEF provided a pavement design, grading plan, and typical section for all access roads, driveways, shared use trails, and a parking lot. GRAEF also prepared plans, specifications, and construction details for all site improvements including the athletic field base and turf materials, perimeter fencing, related equipment, site lighting, and water requirements for the pavilion/bathroom and irrigation of the sports fields.



Section D
References

References

Herb and Dolly Smith Park/Loop the Lake Bridges

Mike Kading
 Director of Parks and Recreation
 City of Neenah
 211 Walnut Street
 Neenah, WI 54957
 tel 920 / 886 6062
 mkading@ci.neenah.wi.us

Hydro Park Pavilion/Rapide Croche Park Pavilion

Mike Pedersen
 Kaukauna Utilities
 777 Island Street
 Kaukauna WI 54130
 tel 920 / 462 0220
 mpedersen@wppisys.org

Colburn Pool

Dan Ditscheit
 Green Bay Parks Recreation and Forestry Department
 City of Green Bay
 100 North Jefferson Street
 Green Bay, WI 54301
 tel 920 / 448 3381
 dandi@greenbaywi.gov

Various Municipal Projects

Goeff Farr
 Director of Public Works
 Village of Howard
 1336 Cornell Road
 Green Bay, WI 54313
 tel 920 / 434 4060
 gfarr@villageofhoward.com

Various Municipal Projects

Patricia Mielke
 Mayor
 City of Mairon
 217 North Main Street
 Marion, WI 54950
 tel 715 / 754 2884
 pmielke1@charter.net



Section E
Project Timeline

Project Timeline

Voyageur Park Mult-Use Building Conceptual Design/Site Layout - Proposed Project Timeline

2020

	Week Starting	August					September				October				November		
		8/2	8/9	8/16	8/23	8/30	9/6	9/13	9/20	9/27	10/4	10/11	10/18	10/25	11/1	11/8	11/15
A	Conceptual Design/Site Layout																
A-1	Contract Award - Aug 4 Common Council Meeting																
A-2	Design Contract Execution/Notice to Proceed (Aug 21)																
A-3	Project Kick-off Meeting (Aug 24)																
A-4	Gather Site and Concept Data, GIS Info																
A-5	Review Site/Current Concept: Analyze/Identify Location Options																
A-6	Interview Board of Park Commissioners/Programming																
A-7	Develop (1) Conceptual 2D Color Rendered and Dimensioned Schematic Floor Plan																
A-8	Develop (1) Conceptual 2D Color Site Layout Plan																
A-9	Prepare Preliminary Cost Opinion																
A-10	Final Design Meeting with City Staff																
A-11	Final Revisions to Conceptual 2D Drawings and Preliminary Cost Opinion																
A-12	Presentation of 2D Concepts to BOPC (10/15)																
A-13	Revise Conceptual Schematic Floor Plan per City BOPC Comments																
A-14	Develop (1) Conceptual 3D Color Rendered Model of Facility																
A-15	Update (1) Conceptual 2D Site Layout Plan																
A-16	Update Preliminary Cost Opinion																
A-17	Submit Final Documents to the City BOPC																

KEY

Team Task 

City Action Required 

Milestone 

Section F
Project Fee

Proposed Fee Schedule

Company Name: Graef-USA, Inc.

Company Representative: Patrick J. Skalecki, PE

Contact Phone/E-mail: 920 / 405-3814 patrick.skalecki@graef-usa.com

Company Address: 1150 Springhurst Drive, Suite 201, Green Bay, WI 54304

Signature: 

Item	Unit	Fee
Voyageur Park Multi-Purpose Building		\$ 16,900.00
Total Fee		\$ 16,900.00

*Fee should include all travel and/or miscellaneous expenses required to perform the scope of work identified. Please identify costs/services that are not identified within the scope of work that you may suggest.

Item	Fee
None	

Attachment: Graef Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)



Korb + Associates Architects
Request for Proposal Response
for Architecture and
Construction Administration Services
June 29, 2020

Voyageur Park Pavilion
Voyageur Park
100 William Street, DePere, WI



Mr. Marty Kosobucki
Parks, Recreation, & Forestry Director
City of De Pere
925 South Sixth Street
De Pere, WI 54115

RE: Voyageur Park design RFP response

Mr. Kosobucki,

Korb + Associates Architects is pleased submit our team's qualifications for the design and site planning of a multifunction building for the City of De Pere's Voyageur Park. Attached you will find our Architecture/ Landscape Architecture/ Engineering team's overviews, qualifications, and representative projects, including the City of Greenfields, Konkel Park Pavilion, which as you know serves as a precedent for what the City is trying to achieve.

Our team is confident that we can assist the City of De Pere in create a tremendous asset for the community. If you have any additional questions or concerns, my contact information is included below. We would like to thank you for your consideration.

Regards,

A handwritten signature in black ink, appearing to read 'Jason Korb'.

Jason Korb AIA
Principal Architect
414-217-0501
jkorb@kaa-arch.com

ORGANIZATIONAL CHART



JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners
 Civil Engineering
 Landscape Design

MCC
 Cost Estimating

KA KORB + ASSOCIATES
 ARCHITECTS



Jason Korb, AIA, NCARB
 Principal Architect

REYN ENGINEERING
 INC.
 Structural Engineering



Patrick Reynolds
 P.E.



Randy Wilhelm, AIA
 Project Architect



Kevin Rogers, AIA
 Managing Architect



Kathleen Laird, AIA
 Project Architect
 (Appleton office)

KORB + ASSOCIATES ARCHITECTS

architectural design
 campus planning
 sustainable design
 site analysis & design
 interior design
 computer modeling
 furniture design & equipment planning
 feasibility studies
 conceptual lighting design
 life safety evaluation
 collaborative fund-raising
 program visioning facilitation
 facility analysis
 site selection assistance
 pre & post occupancy evaluation
 facility selection assistance
 relocation facilitation
 construction administration
 program needs analysis
 space planning
 code analysis
 cost-estimating

Korb + Associates Architects is a progressive design firm located in Milwaukee, Wisconsin. Founded in 2006, our team is driven by the principal of creating authenticity in our designs and relationships.

We achieve this through an approach that is comprehensive, inclusive, and personalized. We have executed projects throughout the United States, each time embracing the opportunity to enhance the local community and environment.

We are motivated by the opportunity to:

*identify new solutions
 contribute to the community
 shape the human experience*

We are committed to:

*research
 the environment
 the art & science of our profession*



Create the Vision Tell the Story

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners



VISION -
'viZHen (noun)
the ability to
imagine and plan
the future with
creativity
and wisdom.



WHO WE ARE

JSD Professional Services, Inc. (JSD) was established in 1998 as Jenkins Survey and Design. Today JSD's staff includes professional engineers, stormwater management and water quality professionals, real estate development managers, planners, landscape architects, land surveyors, environmental specialists and construction managers.

JSD provides complete professional planning, development services, design and construction services to the development community from inception to completion, serving the commercial, retail, industrial, educational, healthcare, religious, residential, government and recreational markets on a national scale.

COMMITMENT TO SERVICE

Our reputation is built on trust, service and true teamwork. We believe the key to a successful project is communication and coordination. This is evident by some of JSD's staff having provided services to some of the same clients for over 20 years. Every member of the project team must take personal ownership and become a stakeholder.

EXCELLENCE

Our staff of highly qualified professionals is determined to maintain excellent communications and flexibility while being responsive to our client's ever changing needs. JSD also maintains high standards in plan production having won numerous awards for drafting excellence. With a strong commitment to client satisfaction, JSD Professional Services, Inc. (JSD) provides practical and cost-effective solutions for each project. We provide prompt, accurate and quality service from project inception to completion through the use of advanced technology and state of the art equipment.

WHAT WE DO

Development Services

- Land Acquisition and Site Selection Assistance
- Preliminary Site Investigation and Risk Assessment
- Due Diligence Coordination
- Project Entitlements
- Schedule Management
- Project and Consultant Management
- Retail Roll-out Delivery

Planning and Land Use Feasibility

- Due Diligence and Initial Environmental Review
- Master Strategic Land Use Planning
- Conceptual Layouts and Feasibility Studies
- Neighborhood Development Plans
- Graphics and Animation
- Traffic Circulation Analysis
- Cost Analysis and Funding Assistance
- Individual Site Design
- Development Approval Assistance

Civil Engineering

- Infrastructure and Land Use Analysis
- Conceptual and Preliminary Site Planning and Engineering
- Grading, Paving and Utility Plans
- Drainage, Stormwater Management and Water Resources
- Public Roadway, Utility and Infrastructure Design
- Lift Station and Force Main Design
- Permitting Assistance
- Client Representation
- Construction Administration

Surveying and Mapping

- Existing Conditions Surveys
- ALTA/NSPS Land Title Surveys
- Subdivision Plats, Condominium Plats, Certified Survey Maps
- Transportation Project Plats (DOT)
- Structure Monitoring
- Bathymetric Surveys
- Scanning and Imaging
- Aerial Mapping Ground Control
- Utility Corridor Mapping
- Wetland and Floodplain Mapping
- Landfill Surveys
- Construction Staking

Transportation and Public Works Engineering

- Geometrics and Traffic Circulation Analysis
- Traffic Impact Analysis
- Public Roadway, Utility and Infrastructure Design
- Public Involvement and Agency Coordination
- Public Works Consulting and Representation
- Ordinance and Grant Writing Assistance
- Annual Maintenance Planning, Budgeting and Implementation
- Construction Observation and Resident Engineer Services

Environmental Services and Water Resources

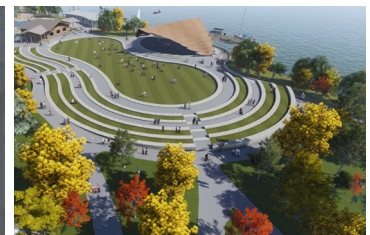
- Grading, Erosion Control and Stormwater Management Plans
- Retention / Detention Pond and Water Quality Design
- Flood Plain Analysis and Flood Control Studies
- Flood Map Amendments and Revisions
- Hydrology and Hydraulics Analysis
- Wetland Identification and Mapping
- Wetland Mitigation Design and Permitting Assistance

Structural Engineering

- Structural Building Planning
- Structural Design
- Plans, Specifications and Cost Analysis
- Structural Evaluations and Condition Analysis
- Parking Ramp and Plaza Deck Restoration and Waterproofing
- Shop Drawing Review
- Construction Observation
- Value Engineering

Landscape Architecture

- Comprehensive Site Analysis and Site Planning
- Landscape and Hardscape Design
- Streetscape and Highway Landscape Design
- Sports and Athletic Facility Design
- Park and Open Space Planning and Design
- Construction Administration



JSD *Professional Services, Inc.*
 • **Engineers** • **Surveyors** • **Planners**

Madison Regional Office:

161 Horizon Drive, Suite 101
 Verona, Wisconsin 53593
 Ph: 608.848.5060
 Fax: 608.848.2255

Milwaukee Regional Office:

N22 W22931 Nancys Court, Suite 3
 Waukesha, Wisconsin 53186
 Ph: 262.513.0666
 Fax: 262.513.1232

Wausau Regional Office:

7402 Stone Ridge Drive, Suite 4
 Weston, Wisconsin 54476
 Ph: 715.298.6330
 Fax: 715.298.6326

Fox Valley Regional Office:

3215 West Lawrence Street, Suite 6
 Appleton, Wisconsin 54914
 Ph: 920.733.2800
 Fax: 920.733.2801

Kenosha Regional Office:

6520 67th Street
 Kenosha, Wisconsin 53142
 Ph: 262.925.8367

Chicago Regional Office:

1400 East Touhy Avenue, Suite 215
 Des Plaines, Illinois 60018
 Ph: 847.951.3215

Idaho Regional Office:

418 E. Lakeside Avenue, Suite 114
 Coeur d'Alene, Idaho 83814
 Ph: 847.682.9420



FIRM PROFILE:

Founded by Patrick Reynolds, PE, SE in January 2018, **REYN** Engineering, Inc. was established to provide quality structural engineering services to a diverse mix of clients. **REYN** has been hired by architects, developers, contractors and individuals to perform various structural engineering tasks: some large and complex and some small and simple. We use our experience to provide efficient designs and high-quality, coordinated drawings to our clients.

REYN uses a team first approach on all projects. Coordination and communication with architects, contractors and other consultants is necessary for successful projects. Knowledge of building components and their interaction with the structure is also an important part of our coordination efforts. The ability to examine multiple solutions is a key component of our design process and is followed through the entire construction process. **REYN** strives to stay current with design trends and construction practices.

DESIGN CAPABILITIES:

Our leadership team of Patrick Reynolds, Tyler Miller, and Amanda Bartelson provides 40 years of combined structural engineering experience. In addition to developed programs, we use 3D structural engineering analysis tools to create efficient structural designs. Our drawings are produced using REVIT. **REYN** has extensive experience in the following:

- Structural Steel Structures – design and detailing. This includes multi-story steel framed structures.
- Masonry Structures.
- Concrete Structures – mild reinforced and post-tensioned concrete.
- Wood Design – from single story to five story; experience in design of heavy timber, glue-laminated structures, and fire-retardant treated lumber.
- Cold-formed Steel Structures – design and detailing; experience in producing cold-formed designs as the Engineer of Record and as the component designer, complete with shop drawing preparation.
- Selection of precast components.

**PROJECT EXPERIENCE:**

REYN Engineering Inc. has experience with the following project types or project components:

- Senior Living
- Office – Corporate and General
- Industrial – Production and Warehouse/Distribution
- Multi-Family Apartments
- Hospitality
- Educational
- Municipal Structures – Park Structures and Municipal Buildings
- Religious
- Parking Structures – New and Rehabilitation
- Façade Examinations and Repair
- Deep Foundations
- Special Moment Frames
- Renovation of Existing Buildings
- Feasibility Studies



Middleton Construction Consulting was founded in 2012 in order to provide cost estimating and scheduling services for commercial federal, state, and municipal projects. We are certified as a Service Disabled Veteran Owned Small Business with the federal government, as well as in the states of Wisconsin, Illinois and New York where local state certification is required.

Middleton Construction Consulting (MCC) will use its proprietary MC2 estimating program along with On-Screen Takeoff to provide cost estimates at the various levels of design for the project. Over the last six years, MCC has developed a cost data base made up of over 10,000 construction cost items that allows us to provide the most accurate of cost estimates to our clients. Our cost database was developed through years of historical data obtained from contractors, material suppliers and other sources. Our estimating software allows us to provide cost estimates for projects in all regions throughout the United States by applying the appropriate local labor wages to our base unit costs.

During the Preliminary Design Phase, Middleton Consulting will work with the project team to ensure that realistic expectations for the project scope align with the project budget. We will also seek to identify site specific issues that may impact the overall costs. At this stage we usually begin to identify and prioritize items to be included in the schematic design phase of the project.

At Schematic Design we will utilize square foot benchmarked comparable projects, along with our knowledge of this type of project, and the local market to produce accurate production-based budgets. Additional items that will need to be considered and accounted for while producing this level of estimate include phasing, access to the work-site, additional coordination with the end-users, SBE/MBE requirements, and of course the local bidding market. In this phase we help the project team identify and prepare cost options for different systems that may be incorporated into the project, and assist with life cycle costing of the different components if applicable.

As the project moves into the Design Development phase, Middleton Consulting will apply actual take-off quantities, and more refined levels of estimating to the project. Various alternatives, or options are usually being considered, and stand-alone estimates for these options are developed for consideration by the owner. If needed, MCC can assist in value engineering exercises to ensure that the project fits within the desired budget.

In the construction document phase Middleton Consulting typically prepares estimates in some combination at 50%, 75% and 95%. At this point all items on the drawings are quantified and priced in accordance with the expected crew productions for the type of work being installed.



Jason is an award winning architect and founder of Korb + Associates. He is on the leading edge of new building technologies such as mass timber frame structures and has had a significant impact on the urban landscape of Milwaukee and surrounding communities.

JASON KORB

AIA, NCARB, PRINCIPAL ARCHITECT

RELEVANT WORK EXPERIENCE

CIVIC

City of Waupun: Public Library, Police Station and Municipal Garage
Konkel Park
Jellystone Park

Waupun, WI
Greenfield, WI
Caledonia, WI

HOSPITALITY + ENTERTAINMENT

Crossroads Collective Food Hall
Shanghai Speakeasy
Flour & Feed Food Hall

Milwaukee, WI
Milwaukee, WI
Milwaukee, WI

EDUCATIONAL

Highland Community School
Hope Christian Schools: Fortis Campus
Hope Christian Schools: Prima Campus
Milwaukee College Preparatory School: Lloyd Street Campus Addition
Racine Unified School District: Jones Elementary Renovation
Rufus King International Middle School
St. Augustine Preparatory Academy
St. Joseph Academy
Marquette University
Academics: Sensenbrenner, Marquette & Johnston Hall Renovations
Residence Halls: McCabe and Humphrey Renovations
Martin Luther College Early Education Childhood and Teacher Training Center
UW - Madison: Waisman Center for Investigating Healthy Minds
UW - Milwaukee: Curtin Hall and Chemistry Building Renovations

Milwaukee, WI
Milwaukee, WI
Milwaukee, WI
Milwaukee, WI
Racine, WI
Milwaukee, WI
Milwaukee, WI
Milwaukee, WI
Milwaukee, WI
New Ulm, MN
Madison, WI
Milwaukee, WI

COMMERCIAL

Department of Child and Family Services Building
Gruber Law Office
Renaissance Place
Visit Milwaukee

Milwaukee, WI
Milwaukee, WI
West Allis, WI
Milwaukee, WI

MIXED USE DEVELOPMENTS

Ascent
Kinetik
Highland Quarters Student Apartments
The Historic Germania Apartments
Ivy on Fourteenth Student Apartments

Milwaukee, WI
Milwaukee, WI
Terre Haute, IN
Milwaukee, WI
Milwaukee, WI

EDUCATION

University of Wisconsin - Milwaukee: Bachelor of Science, Architecture
University of Wisconsin - Milwaukee: Master of Architecture

PROFESSIONAL + COMMUNITY AFFILIATIONS

President (2019) and Board Member (current) - NAIOP Wisconsin
Guest Critic - UW Milwaukee School of Architecture and Urban Planning
Guest Critic - Illinois Institute of Technology, School of Architecture
Licensed Architect - Multiple States throughout the United States
Member - National Council of Architectural Registration Board
Member - American Institute of Architects



Kevin uses his depth of knowledge of the State of Wisconsin and diverse skill set in each project he leads.

His passion for the legacy and community impact of each building he designs are readily apparent in his work with Korb + Associates Architects.

KEVIN ROGERS

AIA, NCARB, MANAGING ARCHITECT

RELEVANT WORK EXPERIENCE

CIVIC

City of Waupun: Public Library, Police Station and Municipal Garage
Konkel Park
Jellystone Park

Waupun, WI
Greenfield, WI
Caledonia, WI

HOSPITALITY + ENTERTAINMENT

Crossroads Collective Food Hall
Shanghai Speakeasy
Flour & Feed Food Hall

Milwaukee, WI
Milwaukee, WI
Milwaukee, WI

EDUCATIONAL

Hope Christian Schools: Fortis Campus
Hope Christian Schools: Prima Campus
Milwaukee College Preparatory School: Lloyd Street Campus Addition
Racine Unified School District: Jones Elementary Renovation
Rufus King International Middle School
St. Augustine Preparatory Academy
St. Joseph Academy
Marquette University

Milwaukee, WI
Milwaukee, WI
Milwaukee, WI
Racine, WI
Milwaukee, WI
Milwaukee, WI
Milwaukee, WI

Academics: Sensenbrenner, Marquette & Johnston Hall Renovations
Residence Halls: McCabe and Humphrey Renovations

Martin Luther College Early Education Childhood and Teacher Training Center
UW - Madison: Waisman Center for Investigating Healthy Minds
UW - Milwaukee: Curtin Hall and Chemistry Building Renovations

New Ulm, MN
Madison, WI
Milwaukee, WI

COMMERCIAL

Department of Child and Family Services Building
Renaissance Place

Milwaukee, WI
West Allis, WI

MIXED USE DEVELOPMENTS

Ascent
Kinetik
Highland Quarters Student Apartments
The Historic Germania Apartments
Ivy on Fourteenth Student Apartments

Milwaukee, WI
Milwaukee, WI
Terre Haute, IN
Milwaukee, WI
Milwaukee, WI

EDUCATION

University of Wisconsin - Milwaukee: Bachelor of Science, Architecture
University of Wisconsin - Milwaukee: Master of Architecture



Randy is an award winning architect with international experience in a variety of working environments. An avid cyclist, hiker, and lover of nature, Randy possesses a deep appreciation and understanding of the great parks of Wisconsin.

RANDY WILHELM

AIA, NCARB, PROJECT ARCHITECT

RELEVANT WORK EXPERIENCE

CIVIC

Konkel Park Pavilions
Gossau City Center Public Masterplan *

Milwaukee, WI
Gossau, Switzerland

HOSPITALITY + ENTERTAINMENT

Crossroads Collective Food Hall
Shanghai Speakeasy
Flour & Feed Food Hall
St Gallen City Tourism and Visitor Center *

Milwaukee, WI
Milwaukee, WI
Milwaukee, WI
St. Gallen, Switzerland

EDUCATIONAL

Highland Community School renovation and addition
St. Augustine Preparatory Academy - Phase 1 & 2
Rosenau School

Milwaukee, WI
Milwaukee, WI
Gossau, Switzerland

* Work completed prior to joining Korb + Associates Architects

EDUCATION

University of Wisconsin - Milwaukee: Bachelor of Science, Architecture
University of Texas - Austin: Master of Architecture

PROFESSIONAL + COMMUNITY AFFILIATIONS

Licensed Architect - State of Wisconsin
Member - American Institute of Architects

KATHLEEN LAIRD

AIA, NCARB, PROJECT ARCHITECT (APPLETON, WI LOCATION)

RELEVANT WORK EXPERIENCE

CIVIC

City of Waupun - Public Library, Police Station and Municipal Garage

Waupun, WI

EDUCATIONAL

Hope Christian Schools: Fortis Campus
Hope Christian Schools: Prima Campus
Racine Unified School District: Jones Elementary Renovation
St. Augustine Preparatory Academy
Marquette University

Milwaukee, WI
Milwaukee, WI
Racine, WI
Milwaukee, WI
Milwaukee, WI

Academics: Sensenbrenner, Marquette & Johnston Hall Renovations

Residence Halls: McCabe and Humphrey Renovations

Martin Luther College Early Education Childhood and Teacher Training Center
UW-Madison: Waisman Center for Investigating Healthy Minds

New Ulm, MN
Madison, WI

EDUCATION

University of South Florida - Bachelor of Arts
University of Wisconsin - Milwaukee: Master of Architecture

/ **JSD PROFESSIONAL SERVICES**

*"Building Relationships with a Commitment to Client Satisfaction
Through Trust, Quality and Experience"*



Paul Phillips, PE
Senior Project Consultant

Mr. Phillips holds a Bachelor of Science degree in Civil and Environmental Engineering from the University of Wisconsin – Madison. He brings over 30 years of experience in project engineering and management in site design, municipal and transportation engineering. Mr. Phillips has worked on projects throughout Wisconsin and the Midwest coordinating everything from budgeting and design to plans and specifications preparation.

Education

University of Wisconsin-Madison, Madison, WI
B.S. Civil and Environmental Engineering

Professional Engineer, WI, MN, MI
The National Council of Examiners for Engineering and Surveying (NCEES)

Professional Experience

JSD Project Experience

- Memorial Medical Center, Neillsville, WI
- Columbus Hospital Parking Lot Resurfacing, Columbus, WI
- 841 South Main Street, Verona, WI
- Fox Highlands Subdivision Public Improvements, Greenville, WI
- Homewood Suites, Oshkosh, WI
- Portillo's Restaurant, Madison, WI

Project Experience Prior to Joining JSD

Commercial

- Marcus Theatres - Multiple Sites in Wisconsin
- Roundy's Food Stores - Multiple Sites in Wisconsin
- ABC Supply - Various sites in WI, FL, TX, MO, and MI
- Texas Roadhouse - Various sites in WI, FL, TX, MO, and MI
- Best Buy, Appleton and Kohler, WI
- Office Max, Menomonee Falls and Appleton, WI
- Starbucks Coffee, Holt Plaza, Milwaukee, WI
- Meijer Stores, Waukesha, Greenfield, Howard, Grand Chute, and Manitowoc, WI
- Home Depot - More than 20 Wisconsin, Illinois, and Minnesota Sites
- Target Stores - Various Sites Wisconsin
- Menards - 2 Wisconsin Sites
- Shopkos Stores - 2 Wisconsin Sites
- Applebees Marshfield, Milwaukee, and West Allis, WI
- Red Robin Restaurant, Madison and Janesville, WI; Shoreview, MN
- Miller Park Center, West Milwaukee, WI
- Hwy 44 Business Place, 9-acre business park, Oshkosh, WI



Justin Frahm (ASLA)

Project Consultant, Planner, Site Designer

/ JSD PROFESSIONAL SERVICES

*"Building Relationships with a Commitment to Client Satisfaction
Through Trust, Quality and Experience"*

Mr. Frahm holds a Bachelor of Science Degree in Landscape Architecture from the University of Wisconsin-Madison. He has over 8 years of experience as a Landscape Designer and has extensive experience in residential, commercial and institutional landscape design, and construction management. As a designer, he is able to effectively and creatively take a plan from concept drawing to design and construction through the use of presentation renderings, contemporary presentation techniques and state-of-the-art software tools to illustrate and convey his design solutions. He generates ideas with technical understanding and creative flair as reflected in his development of master plans, planting plans, presentation renderings including 3D illustration and design, construction details, and horizontal control construction plans.

Education

University of Wisconsin-Madison, Madison, WI
B.S. Landscape Architecture 2009

Professional Experience

Municipal

- Hodag Park Master Plan, Rhinelander, WI
- Pioneer Park, Rhinelander, WI
- Village of Weston Park Planning, Weston, WI
- Village of Poynette Park & Open Space Plan, Poynette, WI
- Belleville Pedestrian/Bicycle Bridge Reconstruction, Belleville, WI
- Whalen Pond Stormwater Remediation, Verona, WI
- City of Marshfield Historic Main Street Renovation, Marshfield, WI

Commercial and Retail

- Kettle Park West Commercial Center Development, Stoughton, WI
- Hovde Properties – 316 West Washington Ave., Madison, WI
- Nordstrom Rack, Bonefish Grill, and Jason's Deli at West Towne Mall, Madison, WI
- Erin Hills Golf Course, Hartford, WI
- Summit Credit Union, Various Locations, WI

Healthcare

- University of Wisconsin Health - Wingra Clinic, Madison, WI
- Dean Clinic, Madison, WI
- Marshfield Clinic, Marshfield, WI

Institutional

- UW-Madison West Campus Co-generation Facility Addition, Madison, WI
- Sun Prairie United Methodist Church, Sun Prairie, WI
- Reddan Soccer Park, Verona, WI
- Madison Metropolitan School District (West High School, Lapham, Toki, Whitehorse Grade Schools), Madison, WI
- Madison College (Fort Atkinson Campus, Portage Campus and TRUAX Campus), Various Locations, WI

/ **JSD PROFESSIONAL SERVICES**

*"Building Relationships with a Commitment to Client Satisfaction
through Trust, Quality and Experience"*



Lori M. Vierow, PLA, ASLA, LEED AP BD+C
Senior Landscape Architect

With over twenty-seven years of experience, Ms. Vierow fulfills the role of Senior Landscape Architect. Lori's experience includes the development of master plans and construction documents for projects ranging from public parks, athletic field development and urban streetscapes, to residential, commercial, and sustainable developments. She also has extensive experience coordinating project teams from the initial site analysis through project completion, as well as, working with clients and communities to develop open space master plans and park master plans that are unique and tailored to fit each community.

Education/Registration

Iowa State University, Ames, Iowa
B.S. in Landscape Architecture, 1992

Registered Landscape Architect: State of Illinois #157-001163

Registered Landscape Architect: State of Wisconsin #774-14

LEED AP BD+C #10318178

Professional Experience

Park & Recreation Design

- Village Green & Amphitheater, Village of Hoffman Estates
- Burning Bush Trails Park, River Trails Park District
- Twin Lakes Park, Salt Creek Rural Park District
- Deerpath Park: Dragon Area, Vernon Hills Rural Park District
- Pioneer Park, Broadview Park District
- Carolshire Park, Carol Stream Park District
- Heritage Park, Village of Homer Glen
- Skate Park, Vernon Hills Rural Park District
- Firefighters Park, New Lenox Community Park District
- Hibernia Park, New Lenox Community Park District
- Walker Country Estates Park, New Lenox Community Park District
- O'Neil Park Master Plan, Bloomington Parks, Recreation and Community Arts Department
- Grealish Park Tennis Courts, Salt Creek Rural Park District
- Eagle View Park, Bloomington Parks, Recreation and Community Arts Department
- Gaelic Park, Bloomington Parks & Recreation Department
- Longfellow Park, Park District of Oak Park
- Fox Park, Park District of Oak Park

Grant Writing/Administration Experience

- Centennial Park | Des Plaines Park District
- Lake Park | Des Plaines Park District
- Aspen Trails Park | River Trails Park District
- Pioneer Park | Broadview Park District
- Burning Bush Trails Park | Broadview Park District

/ **JSD PROFESSIONAL SERVICES**

*"Building Relationships with a Commitment to Client Satisfaction
through Trust, Quality and Experience"*



Kevin Yeska

Project Consultant/Senior Landscape Designer

Mr. Yeska holds a Bachelor of Science Degree from the University of Wisconsin – Madison in Landscape Architecture. He serves as a Project Consultant with expertise in commercial, institutional, and residential design. Kevin's creative mind-set allows him to conceptualize a design idea and transform it into a working construction document with the help of a strong design team, approachable client communication and various rendering softwares. His designs present the client, and the general public, with a contemporary "pop", as he likes to call it! Additionally, Mr. Yeska has experience in site layout and municipal requirements relating to site access, parking accommodations, and designing open green spaces, all of which aid in establishing a "sense of place" for the design.

Education/Registration

University of Wisconsin - Madison, Madison, WI
B.S. in Landscape Architecture, 2013

Professional Experience

Mixed Use

- 316 West Washington – Hovde Property, Madison, WI
- 433 West Washington, Madison, WI
- Sugar Creek Commons, Verona, WI
- Union Corners, Madison, WI
- City Center – 550 Junction Road, Madison, WI
- @Edge Live/Work, Fitchburg, WI
- Novation Campus – Artisan Village, Fitchburg, WI

Institutional Design

- Verona Area School District High School Master Planning, Verona, WI
- Oregon School Districts Master Plan Improvements, Oregon, WI
- Madison Area Technical College Culinary Expansion, Madison, WI
- Bethel Lutheran Church, Madison, WI

Municipal Design

- Madison Metropolitan Sewage District, Madison, WI
- Green County Health and Human Services, Monroe, WI



PATRICK D. REYNOLDS, PE, SE
President

With over twenty years of experience in structural engineering, Mr. Reynolds began **REYN** Engineering, Inc. in January of 2018. He began his career after graduation from Bradley University by designing bridge and other transportation related structures. Upon moving to Milwaukee in 2002, he shifted his focus to structural engineering related to buildings. Since then, he has designed many structures, including, multi-family buildings, retail, industrial, office, hotels, educational, libraries, municipal, senior living and religious buildings. Mr. Reynolds has a strong design background in wood (conventional and heavy timber), structural steel, masonry, cold-formed and concrete (mild and post-tensioned). In addition to new construction, Mr. Reynolds has a keen interest in structural rehabilitation of structures, including façade examinations. He maintains all aspects in the growth of the company, including leading the engineering approach, which places a heavy emphasis on three-dimensional design and coordination with clients and other disciplines.

EDUCATION:

Bradley University – Bachelor of Science Degree in Civil Engineering
 Bradley University – Master of Science Degree in Civil Engineering

CURRENT LICENSURE:

PE: Arkansas, Colorado, Georgia, Iowa, Michigan, Minnesota, North Dakota, South Carolina,
 West Virginia, Wisconsin
 SE: Illinois

PROFESSIONAL AFFILIATIONS:

Structural Engineers Association – Wisconsin
 American Institute of Steel Construction
 Steel Tube Institute



JOSH@MIDDLETON-CC.COM

EDUCATION

BACHELOR OF SCIENCE
POLITICAL SCIENCE & CRIMINAL
JUSTICE
STATE UNIVERSITY OF NEW YORK AT
FREDONIA
FREDONIA, NY

PROFESSIONAL AFFILIATIONS

CERTIFIED PROFESSIONAL ESTIMATOR
(CPE)

AMERICAN SOCIETY OF PROFESSIONAL
ESTIMATORS

JOSH HOUSTON, CPE VICE PRESIDENT

Josh has over thirteen years of experience in the construction industry. His experience includes Cost Estimating and Project Managing for a variety of construction projects.

His current responsibilities with Middleton Construction Consulting include the preparation of cost estimates in all areas of construction, with an emphasis on mechanical, plumbing, fire protection, electrical and low voltage systems. He has prepared numerous cost estimates for higher education, medical, and municipal facilities from conceptual design through the construction document level. He utilizes the experience gained over ten years to support and advise clients for the success of their construction and renovation projects.

His experience provides a base of information to establish contract values from the early design phases through construction documents for a variety of different project types throughout Illinois and Wisconsin.

Related Project Experience

University of Wisconsin - Madison – Witte Residence Hall Provided Cost Estimating services for the renovation of the existing 300,000 SF, ten-story residence hall and 15,000 SF addition to the building.

University of Wisconsin - Oshkosh - Reeve Union Hall
Provided Cost Estimating services for the interior renovation of the existing 28,000 SF building.

University of Wisconsin - LaCrosse – Fletcher Residence Hall Provided Cost Estimating services for the interior and exterior renovations of the 117,000+ SF residence hall, including the new addition.

Lawrence University – Colman Residence Hall
Provided Cost Estimating services for the interior and exterior renovation of the existing 26,500 SF, 2-story, residence hall, including window replacement and façade repairs.



TMIDDLETON@MIDDLETON-CC.COM

EDUCATION

BACHELOR OF ARTS INTERNATIONAL
BUSINESS
FROSTBURG STATE UNIVERSITY

MASTERS LEVEL COURSE WORK
DEFENSE LANGUAGE INSTITUTE

PROFESSIONAL AFFILIATIONS

SERVICE DISABLED VETERAN - SDVOSB

AMERICAN SOCIETY OF PROFESSIONAL
ESTIMATORS (CPE)

THOMAS MIDDLETON, CPE PRESIDENT

Tom leads cost estimating services for all projects. He has 18 years in the commercial construction industry leading many major projects to successful completion. His experience ranges from healthcare to commercial buildings to schools and corporate headquarters. Tom has worked in both direct, hands-on, field roles as well as project leadership roles. Based on his intimate knowledge of the construction process he understands the nuances of taking an idea from concept to completion. Tom is a Certified Professional Estimator with the American Society of Professional Estimators. He is an active member of the Society of American Engineers (SAME), and the American Society of Professional Estimators (ASPE).

Tom served in the United States Army for over 22 years and retired in 2011 from the Wisconsin Army National Guard. During his time in the armed forces, Tom oversaw the personnel and training needs for large combat units. He served in the Middle East, Korea and Haiti.

Related Experience

University of Wisconsin – Platteville- Engineering School Master Plan

Provided Cost Estimating services and Value Engineering options for the renovation and additions to four academic buildings on the campus.

University of Wisconsin- Parkside – Pike River Suites Dormitory

Provided Cost Estimating and Bidding services to the general contractor for the Pike River Suites Dormitory. Additionally, value engineering options were provided to the Owner and Architect to bring the project costs in line with the approved budget.

University of Wisconsin - Stout - McCalmont Residence Hall Renovation

This project included an addition and remodel of the freshman residence hall. Provided Cost Estimating and Value Engineering services.

University of Wisconsin - Stevens Point - DeBot Residential Dining Center

Provided Cost Estimating services for the interior renovation and HVAC system replacement for the 73,900 SF building.

University of Wisconsin-Whitewater - Student Residence Halls

This project consisted of the renovation of multiple student residence buildings dating from the mid 1960's with a focus on code and ADA compliance, circulation and student amenities. Provided Cost Estimating services through all phases of work. Additionally, Value Engineering services were provided.

KORB +
ASSOCIATES
ARCHITECTS

Summary

program verification
facility analysis
project goal definition
design philosophy establishment
life-safety and code analysis

Programming Phase

During the programming phase, the foremost action will be to visit the site with JSD to develop a clear understanding of the land, its best use, and best location.

Our team will move swiftly to engage the staff and board of park commissioners to develop a building program. The results of these initial meetings will help to determine the best design approach to meet and exceed the needs for the building, and to transform the facility into a multi use community asset.

The team along with appropriate city officials will determine the optimal spatial location, as well as keeping the goal in mind to create an architectural destination which becomes a community asset. Items for discussion can involve possibilities for food service, a band shell/community stage for multi use programming (theatre, music, community meetings, etc.)

We envision options to make the building 3 season (creating shelter areas such as garage door overhangs), thusly increasing the available usage and maximizing the investment of the City. Our intent is to not view this as simply a utilitarian building, but to create a piece of timeless architecture that creates a legacy destination for the community and surrounding areas.

space planning
life safety and code solutions
furniture solution exploration
technology coordination
MEP collaboration
budget confirmation

Design Development/Schematic Design

Following initial meetings with the board, the team will take the ideas generated and review them along with current concept designs the Board of Park Commissioners have in mind. From this step, the team will generate 2D dimensional schematic layouts of the facility based on the interviews and recommendations from Board of Park Commissioners

Space Planning

design documents detailing
project specifications development
furniture design & equip. planning
constructibility coordination
budget verification
quality assurance review

At this stage, the team will meet and present to the board the 2D schematic layouts with the board of Park Commissioners, take that feedback and make revisions, moving into 3d building concepts for review. Those 3D concepts will include models and solutions to potential concerns raised by the Board, site layouts with proposed location, and cost opinions.

Our team has had a stellar reputation working with various city and county civic entities, and encourage you to utilize our references.

From those positive experiences and their end results, the team has become enthusiastic to do more park projects, and to provide a new community facility for DePere which is accessible to all, and a point of civic pride for the community and beyond.

KONKEL PARK PAVILION

GREENFIELD, WI

PROJECT DESCRIPTION:

The Amp pavilion serves as a support to the City of Greenfield's Konkell Park amphitheater. The program includes restrooms, a serving kitchen, staff office and storage.

Project Type	New Construction
Project Scope	1,296 SF
Project Budget	\$530,000 - Including site
Completion	June 2018





JELLYSTONE PARK

CALEDONIA, WI



PROJECT DESCRIPTION:

The newly constructed pavilion serves as a supportive building to Jellystone Park. The program includes restrooms, a serving kitchen, an event hall, staff office and storage. These brand new and attractive amenities allow the Park to have expanded capabilities to hold events and facilitate staff.

Project Type New Construction

Project Budget \$1.1 MM

Completion June 2019



LANDSCAPE ARCHITECTURE

IT'S OUR PASSION



JSD *Professional Services, Inc.*
 • **Engineers** • **Surveyors** • **Planners**

Create the Vision **»»** Tell the Story

CLIENT: Carol Stream Park District
 SIZE: 0.83 Acres
 DURATION: Completed October 2019
 CONSTRUCTION COST: \$342,000

CAROLSHIRE PARK

Carol Stream, Illinois

PARKS & RECREATION



Lori Vierow and Sarah Dreier, while with a previous firm, prepared the design and construction drawings for Carolshire Park. They prepared the final master plan, assisted with construction documents, and bidding, as well as authored the CDBG Grant. JSD Professional Services was hired to perform construction administration and observation. This new park which will serve all age groups, includes a creative play area with synthetic turf and tricycle track, including an electric charging station, traffic signs and gas pump to spark the imagination. The solar shelter includes picnic tables and a grill. The site was designed with a large open space for drop in recreation and berms for seating.

Create the Vision >> Tell the Story

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

CLIENT: **River Trails Park District**
 SIZE: **9.52 Acres**
 DURATION: **2018 - Ongoing**
 CONSTRUCTION COST: **\$1.6 M**

BURNING BUSH TRAILS PARK

Mt. Prospect, Illinois

PARKS & RECREATION



Landscape Architects, Lori and Sarah, led the design and renovation of Burning Bush Trails Park for the River Trails Park District. They led the public participation process, designed concept plans, final master plan, as well as authored the OSLAD Grant for the Illinois Department of Natural Resources. The Park District was awarded the OSLAD grant for 2019 and JSD Professional Services prepared construction and bidding documents, as well as performed Construction Observation and Contract Administration. The redeveloped park will serve all age groups and includes renovated ballfields, play equipment for ages 2-12, including a 30' tall tower, pollinator garden, pickleball, tennis, and futsal, courts, woodland walk, shelters, teen area with hammocks and ping pong, basketball court, and roller hockey. Construction will be complete July 2020.

Create the Vision **>>** Tell the Story

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

CLIENT: Village of Homer Glen
SIZE: 8 Acres (Active Core)
DURATION: 2018 - 2019
CONSTRUCTION COST: \$2.6 M

HERITAGE PARK

Homer Glen, Illinois

PARKS & RECREATION



Prior to JSD, Lori and Sarah collaborated with Tria Architecture for the design of Heritage Park which is approximately 103 acres and a destination park for the Village of Homer Glen. The park site is being developed in multiple phases, phase one is the Active Core consisting of 8 acres and celebrated the grand opening in September 2019. Active recreation components include a pickleball courts, tennis courts, sand volleyball, bean bag toss, bocce court, horseshoe courts, challenge course, fitness area, sculptural climber, turf berm play area, and a large nature play area for children 2-12 years of age. The Active Core site is the central hub of activity and recreation for the site. Additional passive recreation features include a sensory garden with raised planters for all users, pavilion with seating areas, music play, prairie seek-n-find with interpretive signage, hammocks, and restrooms. Both the active and passive elements of this area are connect by a central Tree of Life Plaza with pathways radiating out from it. The site includes saving many existing trees, new landscaping, pathway lighting, drinking fountains, seating and gateway entry features. JSD Professional Services is engaged to design the next phases of the park including the Village Green, Sled Hill and Fishing Dock.

Create the Vision  Tell the Story

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

CLIENT: **River Trails Park District**
 SIZE: **5 Acres**
 DURATION: **2019 - Ongoing**
 CONSTRUCTION COST: **\$800,000**

ASPEN TRAILS PARK

Mt. Prospect, Illinois

PARKS & RECREATION



JSD was hired as consultants for the River Trails Park District for the renovation of Aspen Trails Park. They led two successful and well-attended public meetings, designed concept plans, final master plans, as well as authored the OSLAD Grant for the Illinois Department of Natural Resources. The Park District was awarded the grant from IDNR on January 17, 2020. The redeveloped park will serve all age groups and includes a creative play area for 2-12 year olds, full-court basketball, tennis court, baseball field, soccer fields, open play area, drinking fountain, shelter and a path network that will facilitate access throughout.

Create the Vision **>>** Tell the Story

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

CLIENT: City of Lockport
COMPLETED: 2018 - 2019

BICYCLE MASTER PLAN UPDATE

Lockport, Illinois

MUNICIPAL



JSD was hired by the City of Lockport, Illinois to update their existing 2003 Bicycle Master Plan. Two Focus Groups and a Public Open House were held on January 31st to gather input and feedback from the residents and stakeholders. JSD toured the existing trails, developed GIS maps, and prepared recommendations for new bike trail locations, addressed sidewalk gaps and reviewed implementation strategies. In addition, the public comments received, along with City input were used to evaluate and implement additional opportunities for recreational amenities, alternate modes of transportation and connecting the City of Lockport to surrounding communities and trail systems. The plan was adopted in October 2019.



Create the Vision **>>** Tell the Story

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CLIENT: City of Rhinelander
SIZE: 29.20 Acres
DURATION: 2019-Ongoing
CONSTRUCTION COST: \$6 million

HODAG PARK MASTER PLAN

Rhinelander, Wisconsin

PARKS & RECREATION



JSD prepared the Hodag Park and Recreation Master Plan for the City of Rhinelander to serve as a guide for the planning, functionality, and improvement of the park's trails, open space, program elements, and outdoor recreation facilities. Hodag Park located on Boom Lake in Rhinelander, WI, provided tremendous opportunity to design a very unique park that provided outdoor space for everyone. It is the largest park in Rhinelander, and also one of the largest public waterfronts in north central Wisconsin. The Master Plan of the 25.2-acre park included revised entrances, roads and parking layouts; additional trail segments and new trails; improved water access facilities including a kayak/canoe/boat launch, terrace on the water, multiple fishing docks, and restoration of the vegetative shoreline in specific areas along the shore path. The Master Plan also included amenities such as a central pavilion/gathering space, ice rink, stage and seating area, splash pad, wedding venue, updated beach access, and much more.

In the process of this design JSD has been working hand in hand with the City of Rhinelander and its community. Implementing specific appropriate uses that have been weighed and voted upon in the community, trying to find a balance between necessity, overlap, and usage with other parks in the neighborhood. JSD has developed multiple concepts taking into account new community input as it is provided, Park and Recreation budget, historical value, and amenity connections.

Create the Vision **>>** Tell the Story

JSD Professional Services, Inc.
 • Engineers • Surveyors • Planners

CLIENT: **Village of Bloomington Parks, Recreation & Cultural Arts**
 SIZE: **14.5 Acres**
 DURATION: **Completed 2015**
 CONSTRUCTION COST: **\$900,000**

EAGLE VIEW PARK
 Bloomington, Illinois
PARKS & RECREATION



Public participation played a large role in the design and construction of Eagle View Park in Bloomington, Illinois. Prior to joining JSD, Lori served as Project Manager for the development of concept plans for Eagle View Park which included public involvement and coordination with the Parks, Recreation & Cultural Arts Department. The park consists of approximately 14 acres surrounded by single-family residential lots. Active recreation components include athletic fields for baseball and soccer, basketball court, sand volleyball, walking paths, creative play area with a separate area for children 5-12 years of age and an independent area for children 2-5 years of age. This younger area includes a sand-dig area, as well as a teen area. Designed with baseball-themed elements, the park also includes native landscaping components and a parking lot. The park project was funded in part by an IDNR OSLAD grant.

CLIENT: City of Aurora Parks & Recreation Department
SIZE: 2.95 Acres
COMPLETED: 2008

MCCARTY PARK

Aurora, Illinois

PARKS & RECREATION



Prior to joining JSD, Sarah Dreier was part of the landscape design team for the renovation of McCarty Park. This is the City of Aurora's first park space dedicated in 1832 and a gateway to the City's downtown. The park and streetscape were partially funded through a DECA grant and had immense support from Mayor Weisner, Alderwomen Garza and state representative Linda Chapa LaVia.

The redevelopment of the park features an interactive water feature for all ages to enjoy. The water feature location is historically accurate with the McCarty Park layout from 1832 which included a fountain centrally located within the park. The new interactive water feature has environmentally friendly design elements including recycled glass banding, native plantings, use of local stone, water reclamation and energy efficient pathway lighting. The water feature can be turned off and the plaza is used by the City to host public events, such as musical acts, speakers and other community events. In addition, the focal points of the streetscape include custom limestone walls and metal entryway arches with the park name inscribed. Lush plantings adorn both main entries of the park on Galena Boulevard and East New York Street.

CLIENT: New Lenox Community Park District
SIZE: 7.3 Acres
COMPLETED: 2016
CONSTRUCTION COST: \$350,000

FIREFIGHTERS PARK

New Lenox, Illinois

PARKS & RECREATION



Prior to joining JSD, Lori Vierow was project manager for the development of Firefighters Park in New Lenox. The creative play area components were firefighter-themed in honor of the local fire department which donated funds to assist the Park District with the development. Lori led the team with the development of the construction documents and construction observation/administration.

The park includes two separate play areas for 2-5 year olds and 5-12 year olds; as well as poured-in-place surface roll hill, swings, bobble riders and a renovated picnic shelter. Lori worked with the client and playground manufacturer to develop the custom themed design.

CLIENT: City of Bloomington Parks, Recreation & Cultural Arts
SIZE: 18.70 Acres
DURATION: 2017-2018
CONSTRUCTION COST: \$9.0 Million (Not Realized)

O'NEIL PARK MASTER PLAN

Bloomington, Illinois

PARKS & RECREATION



Prior to joining JSD, Lori Vierow and Sarah Dreier lead the development of the O'Neil Park Master Plan as a sub-consultant to GreenPlay, LLC, along with team members Design Concepts, WTI and Public Research Group. The team prepared the recommendations and assisted with the level of service analysis for the Comprehensive Master Plan. Utilizing GRASP results, recommendations were developed, along with analyzing other collected data such as usage, needs, operations, maintenance, and land use. Lori and Sarah also managed the O'Neil Park Master Plan process, including leading public facilitation, as well as assisting the team with the inventory and assessment of the Bloomington park sites. The Master Plan includes the renovation of the existing aquatic facility. The team prepared three concepts, cost estimates and associated management and operations plan. The O'Neil Park Master Plan process included two conceptual site designs, a preliminary master plan based on staff and stakeholder input and a final master plan with cost estimate.

The Comprehensive Master Plan is a guide for the Parks, Rec & Cultural Arts Department in making operational, capital improvement and philosophical decisions over the next five years. Recommendations for future capital improvements were made as well as immediate actions that should be addressed.

CLIENT: **Prospect Heights Park District**
DURATION: **Completed 2017**

COMPREHENSIVE PLAN

Prospect Heights, Illinois

PARKS & RECREATION

| NEIGHBORHOOD PARK SERVICE AREA |

This map illustrates the Prospect Heights Park District's Neighborhood Parks as classified by the NPSA classification. Neighborhood Parks have a service area of a 1/2 mile radius. The service areas are clipped where interrupted by non-residential roads or other physical barriers such as railroad lines.

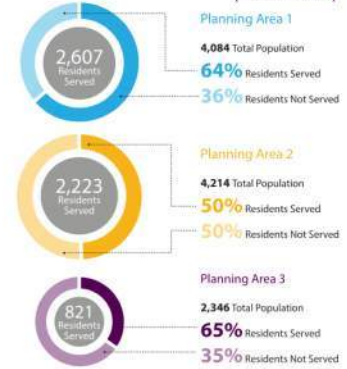
| LEGEND |

- Prospect Heights Park District Boundary
- City of Prospect Heights Boundary
- Prospect Heights Park District Property
- School Property
- Mini Park Service Area | 1/2 mile radius
- Planning Area 1
- Planning Area 2
- Planning Area 3

| NEIGHBORHOOD PARKS |

- N-1 Claire Lane Park
- N-2 East Wedgewood Park
- N-3 McDonald Field
- N-4 Tully Park
- N-5 School Street Park
- N-6 Izaak Walton Park
- N-7 John Muir Park

| SUMMARY |



PROSPECT HEIGHTS PARK DISTRICT
MAP 5 | NEIGHBORHOOD PARK SERVICE AREA |

| COUNTRY GARDENS PARK |

Classification: Community Park

| 901 N SCHOENBECK ROAD |

Acres 9.0



- SITE AMENITIES**
- Basketball Court
 - 5-12 Year Old Play Area
 - Sand Play Area
 - Soccer Field
 - Tennis Courts
 - Sand Volleyball
 - Portable Restrooms
 - Picnic Shelter
 - Open Area
 - Landscaping
 - Park Sign
 - Parking

- Great
- Satisfactory
- Fair

STRENGTHS:

- Bike routes connect to the neighborhood
- On-site parking
- Basketball court is in good condition

WEAKNESSES:

- 5-12 modular structure is in moderate condition
- Tennis court has significant cracking

STRATEGIES:

- Develop a master plan
- Create an internal access path
- Add accessible routes



16 Prospect Heights Park District Comprehensive Master Plan

Prior to JSD, Lori Vierow and Sarah Dreier assisted the GreenPlay team with the development of the Comprehensive Master Plan for the Prospect Heights Park District. The scope of our assignment was to inventory and assess the existing outdoor recreation facilities, level of service analysis, GIS mapping, review and update the park district goals and objectives, analyze the demographics of the park district, and provide cost estimates, capital planning, and recommendations. In addition, Lori and Sarah co-lead the public facilitation and presentations to the Park Board. The Comprehensive Master is a detailed long-range strategy intended to guide the development of the parks and open space of the community over the next 5-10 years.

Create the Vision **>>** Tell the Story

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners

CLIENT: Madison Area Youth Soccer
Association
SIZE: 60 Acres
COMPLETED: 2013

REDDAN SOCCER PARK COMPLEX - PHASE I & II

Verona, Wisconsin

RECREATIONAL



Phase I

Reddan Soccer Park is a 60-acre facility belonging to the Madison Area Youth Soccer Association (MAYSA). JSD provided master planning services and re-development plans in assisting MAYSA to re-establish Reddan Soccer Park as one of Wisconsin's premier soccer complexes. Planning and design efforts by JSD have resulted in the reconstruction of five full-size soccer fields and installation of new stadium lighting for these fields. JSD worked on design documents for the installation of a synthetic turf Championship Field completed in 2013. Key features included a synthetic field, irrigation system, bleacher seating, press box, scoreboards, trainer's rooms, locker rooms, and restrooms. JSD provided construction administration services in the summer of 2011 for these new improvements.

Phase II

JSD provided perspective renderings featuring these future plans of the park complex to MAYSA for marketing opportunities, field dedication, and fundraising efforts. These efforts were successfully executed in early 2013 and resulted in the direction to proceed with the design of the Phase II re-development plans and subsequent bidding for the project. Construction took place in the summer of that same year. Key features included a synthetic surface, bleacher seating, scoreboard, ticket booth, entrance drive, courtyard landscaping and footings/foundations for a future press box. The new changes serve to improve the quality of the facility and fields and increase overall park use.



PARK PROJECT EXPERIENCE

- Franklin Pavilion – Franklin, WI
- Arians Pavilions – Brillion, WI
- Racine County SC Johnson Community Sport Complex – Phase 2 at Pritchard Park – Racine, WI

In addition to the above specific park projects, many of our senior living projects include park-type structures such as gazebos, at outdoor gathering spaces.

The following projects were overseen or designed by REYN Engineering, Inc. personnel while employed at previous firms:

- Konkel Park Shelter and Pavilion – Greenfield, WI

KORB + ASSOCIATES ARCHITECTS

REFERENCES

Korb and Associates Architects References

Michael J. Neitzke
Mayor
City of Greenfield
(414) 329-5200

Scott Jaquish, CPRP
Director of Parks and Recreation
City of Greenfield
(414) 329-5360

JSD References

Jeremy Biolo
Parks, Buildings & Grounds Director
City of Rhinelander WI
(715) 365-8600

April Little
Fiscal / Grant Procurement
Wisconsin Department of Justice (Former Village of Belleville and City of
Monona Administrator)
(608) 267-1314

Chris Lay
Reddan Soccer Park
Director of Operations
Madison Area Youth Soccer Association (MAYSA)
(608) 276-9030 x 302

James A. Petrakos, AIA, LEED AP
Principal Architect
TRIA ARCHITECTURE
(630) 455-4500

Proposed Fee Schedule

Company Name: Korb and Associates Architects, Inc.

Company Representative: Jason P. Korb, AIA, NCARB, 9117-005

Contact Phone/E-mail (414) 988-7430 jkorb@kaa-arch.com

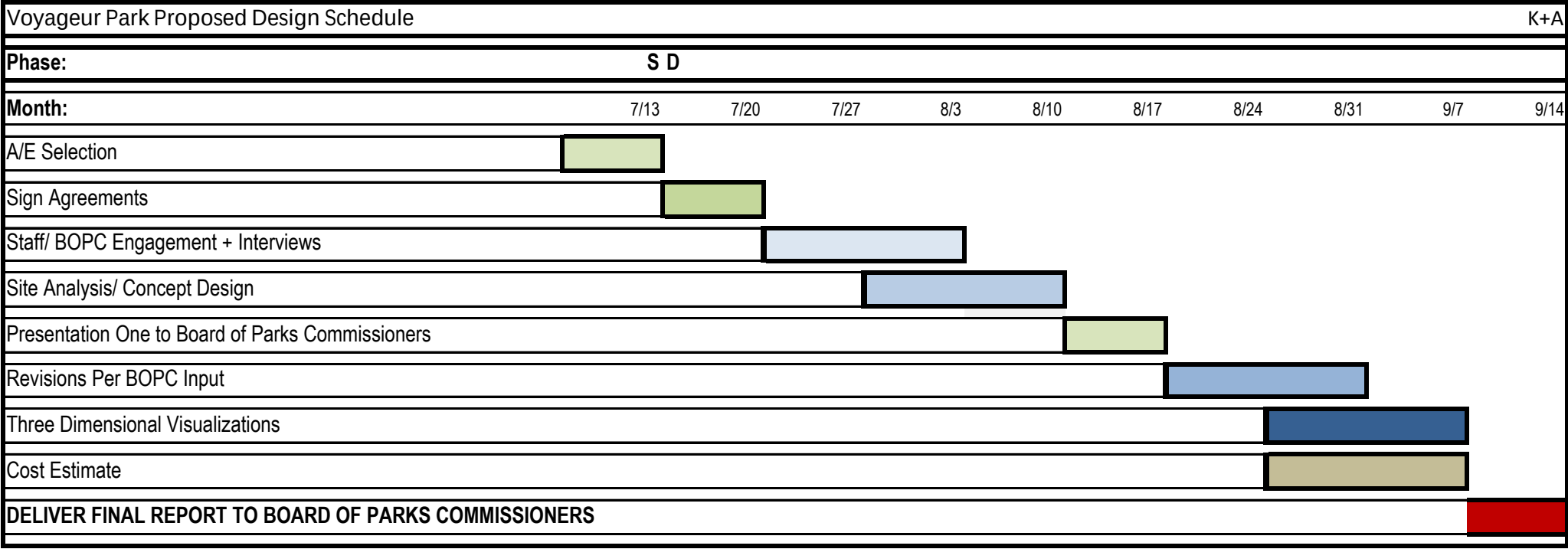
Company Address: 648 North Plankinton Avenue, Suite 240, Milwaukee, WI 53203

	Unit	Fee
Voyageur Park Multi-Purpose Building		\$ 33,800.00
Total Fee		\$ 33,800.00

*Fee should include all travel and/or miscellaneous expenses required to perform the scope of work identified. Please identify costs/services that are not identified within the scope of work that you may suggest.

Item	Fee







KORB&AS-01

2.5.f

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/6/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The McClone Agency, Inc. 12660 W. Capitol Dr. Suite 200 Brookfield, WI 53005	CONTACT NAME: Courtney Stelter	
	PHONE (A/C, No, Ext): (800) 236-1034 6520 FAX (A/C, No): (920) 725-3233	
	E-MAIL ADDRESS: courtney.stelter@mcclone.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : ACE American Insurance Co	22667
	INSURER B : Chubb Insurance Group	20370
	INSURER C : Admiral Insurance Company	24856
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER:			D9519736A	12/18/2019	12/18/2020	EACH OCCURRENCE \$ 1,000, DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300, MED EXP (Any one person) \$ 10, PERSONAL & ADV INJURY \$ 1,000, GENERAL AGGREGATE \$ 2,000, PRODUCTS - COMP/OP AGG \$ 2,000, \$
A	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			D9519736A	12/18/2019	12/18/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000, BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0			D95197383	12/18/2019	12/18/2020	EACH OCCURRENCE \$ 5,000, AGGREGATE \$ Aggregate \$ 5,000, PER STATUTE ☐ OTH-ER ☐
B	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	7178-42-78	12/18/2019	12/18/2020	E.L. EACH ACCIDENT \$ 100, E.L. DISEASE - EA EMPLOYEE \$ 100, E.L. DISEASE - POLICY LIMIT \$ 500,
C	Professional Errors			EO000036262-02	12/18/2019	12/18/2020	Aggregate 2,000,

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

FOR REFERENCE ONLY DO NOT DUPLICATE OR ALTER
CONTACT MCCLONE
FOR NEW CERTIFICATE HOLDER

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Professional
Design Services

PROPOSAL

CONCEPTUAL DESIGN & SITE LAYOUT for VOYAGEUR PARK MULTI-USE BUILDING

PREPARED FOR



JUNE 29, 2020

TABLE OF CONTENTS

COVER LETTER

Section 1: BACKGROUND & INFORMATION

Section 2: UNDERSTANDING OF PROJECT

Section 3: SIMILAR PROJECTS

Section 4: REFERENCES

Section 5: TIMELINE

Section 6: PROPOSED FEE SCHEDULE



June 29, 2020

Marty J. Kosobucki
City of De Pere
925 S. Sixth Street
De Pere, WI 54115

Re: Proposal for Conceptual Design & Site Layout for
Voyageur Park Multi-Use Building
McM No. M0032-6-20-00001.12

Dear Mr. Kosobucki:

McMahon Associates, Inc. is pleased to submit this Proposal to provide professional services to the City of De Pere for the Voyageur Park Multi-Use Building. This submittal was prepared in response to your "Request for Proposals: Conceptual Design & Site Layout for Voyageur Park Multi-Use Building" RFP.

McMahon Associates, Inc. will provide the City of De Pere exceptional professional design services based upon the requirements outlined within the Request for Proposals. Mike McMahon, who we propose as the Design Architect for this effort, was a long time resident of East De Pere, 10 year Design Director of the Start Up De Pere Main Street Program and longtime volunteer / participant of "Celebrate De Pere" in Voyager Park (in the era when Mayor Nancy Nussbaum skydived into the event).

We are very interested in this project and are confident you will be pleased with the performance of our Team. I am available to answer any questions you may have regarding our involvement with the project. We thank you for your interest in McMahon Associates, Inc. and look forward to being of service to the City of De Pere.

Respectfully,

McMahon Associates, Inc.

Michael J. McMahon, AIA, NCARB
Executive Vice President / Senior Architect

MJM:lam

SECTION 1

BACKGROUND & INFORMATION

COMPANY OVERVIEW

McMAHON ASSOCIATES, INC. (McMAHON) has provided professional engineering and architectural services to our valued customers for more than a century. Our team of 150+ professional engineers, architects, surveyors, technicians, field personnel, and administrative specialists are located in our corporate headquarters in Neenah, Wisconsin and additional offices in Illinois and Indiana. They share the common goal of delivering our services 'The McMAHON Way.' That means we strive to build long-term client relationships by combining strong core values with a culture for success.

Great emphasis is placed on adding value to all phases of a project. This Value-Added business philosophy combined with our diverse design capabilities contribute to our solid history of repeat business.

The establishment of affiliate companies has allowed us to expand our capabilities as we have grown. Each affiliate within the McMahon Group of Companies complements the other. Our companies offer a broad spectrum of professional services, at a reasonable price, to meet the unique needs of our clients. The affiliate companies are:

ENGINEERING & ARCHITECTURE:

McMAHON ASSOCIATES, INC. (McMAHON)

Est. 1909

DESIGN/BUILD:

McMAHON, INC.

Est. 1991

PUBLIC/PRIVATE PARTNERSHIPS (P3):

INTEGRATED PUBLIC RESOURCES, LLC (IPR)

Est. 2015

PUBLIC & EMERGENCY MANAGEMENT:

RW MANAGEMENT - A McMahon Associates, Inc. Company

Est. 2020

OFFICE LOCATIONS:

Corporate Headquarters: Neenah, Wisconsin

Regional Offices: Machesney Park, Illinois & Valparaiso, Indiana



OUR SERVICES AND WHO WE SERVE

McMahon Associates, Inc. (McMAHON) offers a **broad spectrum of services**, provided by our in-house staff of professionals

- Municipal Engineering
- Transportation
- Water Resources
- Environment & Ecology
- Parks & Recreation
- Site Development
- Land Surveying
- Geospatial Solutions
- GIS Development
- Architecture
- Building Information Modeling (BIM)
- Wastewater Engineering
- Water Engineering
- Waste-to-Energy
- Structural Engineering
- Electrical / Controls
- Mechanical HVAC
- Plumbing Design
- Industrial Engineering
- Public & Emergency Management
- Funding Strategies, Solutions and Grant Assistance
- Construction Services
- Design-Build
- Public/Private Partnerships (P3)
- Operations Services

Our capabilities are as diverse as the **clients we serve**

- Municipal / Government
- Commercial / Retail
- Healthcare
- K-12 Education
- Higher Education
- Dairy / Food / Beverage
- General Industrial
- Transportation
- Tribal
- Hospitality / Sports / Entertainment
- Cultural
- Energy / Utilities
- Residential



FULL-SERVICES DETAIL

ENVIRONMENT AND INFRASTRUCTURE

MUNICIPAL SERVICES

- Complete infrastructure planning, design & specifications
- Parks & recreation
- Bidding/construction services
- Mapping services

TRANSPORTATION

- Highway & street design
- Bridges & retaining walls
- Traffic studies, environmental assessments & reports
- Signalization & lighting
- Trails & enhancements
- Construction services

WATER RESOURCES

- Stormwater quality
- Stormwater volume
- Flood control
- Stream corridor restoration
- Implementation & monitoring
- Agency coordination & permitting

GEOSPATIAL SOLUTIONS

- GIS development
- Geospatial solutions

SITE DEVELOPMENT

- Infrastructure planning/layout/design
- Municipal/regulatory agency coordination & permitting

ENVIRONMENT & ECOLOGY

- Environmental site assessments
- Petroleum release investigations/remediation
- Wetland delineation & mitigation
- Ecological assessments, restoration plans & management
- Prairie design & management
- Endangered species assessments

LAND SURVEYING

- Land planning; subdivision, condominium & assessor's plats
- Highway right-of-way plats
- Certified survey maps
- Legal descriptions
- Topographic/FEMA flood plain surveys
- Construction staking
- ALTA/NSPS land title surveys
- Property boundary retracement
- Expert witness testimony

Markets: Municipal/Govt, Industrial, Commercial/Retail, Education, Healthcare, Cultural, Private Sector

STRUCTURES AND BUILDING ENGINEERING

STRUCTURAL

- Studies & cost estimating
- Analysis & design of building structures, water & wastewater facilities, dams & bridges and rehab projects

ELECTRICAL/CONTROLS

- Power Distribution System Design
- Instrumentation & Controls Design
- Standby Power
- Lighting

MECHANICAL HVAC

- Air systems & distribution
- Hydronic systems & distribution
- Specialty systems design
- Geothermal design & feasibility studies
- Solar heating and solar photovoltaic
- Building automation systems & retrofits
- Temperature controls systems consolidation
- Critical systems audits
- Facilities studies
- Energy efficient design

PLUMBING DESIGN

- Site utilities
- Building plumbing design

Markets: Industrial, Manufacturing, Agriculture, Commercial, Education, Healthcare, Municipal

WATER & WASTEWATER

WATER ENGINEERING

- Water supply, pumping & treatment systems
- Storage & distribution systems
- Disinfection & control systems

WASTEWATER ENGINEERING

- Municipal & industrial wastewater treatment
- Wastewater treatment, nutrient removal & biosolids management
- Wastewater pretreatment
- Facilities planning
- Full-service design
- Permitting assistance
- Start-up assistance & operator training
- Collection system evaluations

WASTE-TO-ENERGY

- Renewable energy facilities planning & design
- Municipal & industrial anaerobic digestion
- Waste assessments
- Feasibility studies
- Troubleshooting & bench testing
- Nutrient recovery
- Full-service design & construction

Markets: Municipal, Industrial, Agriculture

INDUSTRIAL ENGINEERING

- Existing facility studies
- Project planning and budgeting
- Detailed plans/specifications for construction
- Construction & start-up services

Markets: Food & Beverage, General Industrial, Paper, Warehousing

ARCHITECTURE

- Master planning
- Project programming & budgeting
- Project visualizations: still or animated
- Building design & contract documents
- Interior design
- Building information modeling (BIM)
- Lean architecture
- Project administration

Markets: Commercial/Retail, Municipal/Govt., Healthcare, K12 Education, Higher Education, Cultural, Residential

CONSTRUCTION SERVICES

- Construction cost estimates
- Project scheduling
- Project management
- On-site observations
- Start-up services

Markets: project and client support

FUNDING STRATEGIES & GRANT ASSISTANCE

- Federal, state & local opportunities
- Grant/loan research, applications & management for:
- Clean Water Fund
- Safe Drinking Water Loan Program
- USDA Rural Development
- Community Development Block Grants

Markets: project and client support

RW MANAGEMENT

A McMahon Associates, Inc. Company
PUBLIC & EMERGENCY MANAGEMENT

- Public Safety Management
- Security & Emergency Management
- Public Management
- School Safety

Markets: Municipal/Govt., K-12, Businesses, Utilities, Fire/Police/EMS, and support for all engineering and architectural design projects

McMAHON, INC.

DESIGN/BUILD

- Municipal, industrial, commercial
- Complete in-house engineering/architectural design services
- Construction bidding services
- Construction project management
- Project accounting

Markets: support for all engineering and architectural design projects

INTEGRATED PUBLIC RESOURCES, LLC (IPR)

PUBLIC/PRIVATE PARTNERSHIPS (P3)

- Unique project delivery solutions
- Leverage existing assets to deliver new projects
- Professional operations management with access to full-scale operations
- Municipal administrator services
- Municipal parks & recreation services

Markets: project and client support

THE McMAHON WAY

The McMAHON Way is a service-oriented philosophy, with the goal of building long-term client relationships by combining strong core values with a culture for success.

Strong Core VALUES

- Honesty & Integrity
- Value of Work
- Strive for Excellence
- Service-Oriented

CULTURE for Success

- Diverse Design Capabilities & Expertise
- Invest in Employees
- Freedom to Operate & Innovate
- Entrust & Empower Employees

Build Long-Term RELATIONSHIPS

- Understand Client's Needs & Goals
- Communicate Openly & Effectively
- Strive for Client Satisfaction
- Become a Trusted Partner



OUR PEOPLE

Whether we are serving a local township or a Fortune 500 industrial client, our goal is to offer the very best people suited to work collaboratively WITH you to solve problems. In many cases, our people work as an extension of YOUR staff. Afterall, becoming a trusted partner is one of the pillars of our 'McMahon Way' philosophy of building long-term relationships by combining strong core values with a culture for success.

Corporate Headquarters Division and Regional Office Leadership:



CORPORATE HEADQUARTERS:

SYSTEMS & BUILDING ENGINEERING DIVISION

Paul E. Benedict, P.E., S.E.

President

pbenedict@mcmgrp.com | 920.751.4200/ext. 264



ARCHITECTURAL DIVISION

Michael J. McMahon, AIA, NCARB

Executive Vice President

mmcmahon@mcmgrp.com | 920.751.4200/ext. 330



ENVIRONMENT & INFRASTRUCTURE DIVISION

Matthew J. Greely, P.E.

Executive Vice President

mgreely@mcmgrp.com | 920.751.4200/ext. 226

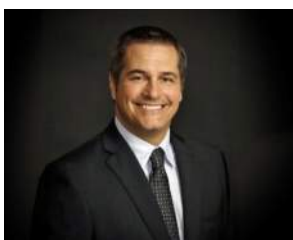


ILLINOIS REGIONAL OFFICE:

Timothy C. Bronn, P.E., BCEE

Senior Vice President

tbronn@mcmgrp.net | 815.636.9560/ext. 707



INDIANA REGIONAL OFFICE:

John M. Sturgill, RLA

Vice President

jmsturgill@mcmgrp-in.com | 219.462.7743/ext. 501

COMMUNITY MATTERS

McMAHON's culture of corporate social responsibility has existed for a very long time. This culture starts at the top and permeates throughout the company. In addition to monetary contributions and pro-bono services, our staff is very involved in local activities which support our communities. Each year our people commit significant amounts of time volunteering for a variety of community organizations and charitable causes.



“

The MEASURE of **who** we ARE is
what we **do** with WHAT we *have*

”

- Vince Lombardi

ARCHITECTURE

COMPUTER-GENERATED
RENDERINGS

The design staff at McMAHON can produce **Computer-generated Renderings** as graphic support for client use. Mounted printouts for display as well as digital files can be provided to the client.



McMAHON
ENGINEERS ARCHITECTS

920.751.4200 MCMGRP.COM

FOR ARCHITECTURAL DESIGN, CONTACT

Michael J. McMahon, AIA, NCARB
Executive Vice President

mmcmahon@mcmgrp.com
920.751.4200 ext. 330

PROJECT TEAM

MICHAEL J. McMAHON, AIA

EXECUTIVE VICE PRESIDENT

Mike is a licensed architect with 37 years of experience. This year he celebrates his 15 year anniversary with McMahon Associates, Inc. Mike will be the Design Architect and will maintain his involvement throughout the project. Mike has designed and managed many park and recreation projects in his career. Mike was Design Director for the De Pere Main Street Program for 10 years and volunteer at the "Celebrate De Pere" event at Voyageur Park for many years. Mike is registered in 16 states.

PROJECTS

MUNICIPAL / GOVERNMENTAL / INSTITUTIONAL FACILITIES

Brillion City Hall, Brillion, WI – New Facility
Brown County, Green Bay, WI – Courthouse Restoration / Courthouse Additions
Cerebral Palsy Center, Green Bay, WI – Renovation & Addition
DePere Community Center, DePere, WI – New Facility
Little Chute Village Hall, Little Chute, WI – Addition & Renovation
Lomira Municipal Complex, Lomira, WI – New Complex
Manitowoc Public Utilities, Manitowoc, WI – Office Renovation
Oconto County, WI
911 Emergency Call Center Addition
Jail Improvements Renovation
New View Industries Renovation
Courthouse Exterior Renovation & Restoration
Outagamie County, WI
Administration Building – Renovation Study
Material Recycling Facility – Addition
St. Croix Chippewa Indians Justice Center, Hertel, WI – Remodel

HISTORIC BUILDING EXPERIENCE

Mike Received the Historic Preservation Achievement Award in 2000 from the Brown County Historical Society. Mike was the Design Director for 10-years for the DePere Main Street Program.

Bailey's Harbor Range, Door County, WI – Restoration
Brown County Courthouse, Green Bay, WI – Restoration & Additions
Hazelwood Historic Home, Green Bay, WI – Addition
Oconto County Courthouse, Oconto, WI – Exterior Restorations
St. Norbert College Main Hall, DePere, WI – Restoration

CULTURAL CENTERS

Brown County Historical Society Museum, Green Bay, WI – Addition
Heritage Hill State Park Education Center, Green Bay, WI – Master Planning
St. Norbert College Abbot Pennings Hall of Fine Arts, DePere, WI – Renovation & Addition



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SPECIALIZED COMPETENCE

Architectural Design
Budget Development
Construction Documents
Corporate
Food Industry
Higher Education
Historic Preservation
Institutional
Master Planning
Project Management
Project Programming
Retail
Specialty Residential

ACADEMIC BACKGROUND

B.S. Architecture
University of Minnesota; 1983

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
National Council of Architectural Registration Boards (NCARB)
Wisconsin Society of Architects (WSA)

PROFESSIONAL REGISTRATION - ARCHITECT

State of Illinois
State of Indiana
State of Iowa
State of Michigan
State of Minnesota
State of Missouri
State of Nebraska
State of New York
State of North Dakota
State of Ohio
State of Pennsylvania
State of South Dakota
State of Texas
State of Vermont
State of Wisconsin
State of Wyoming

MICHAEL J. McMAHON, AIA

EDUCATIONAL FACILITIES

Bellin College of Nursing, Green Bay, WI – New Campus
 Carroll College Todd Weher Library, Waukesha, WI – Renovations
 Concordia University, Mequon, WI – Campus Master Plan
 Lakeland College, Sheboygan, WI – North Hall
 Lawrence University, Appleton, WI
 Wellness Center Renovation
 Green Space Master Plan
 Plantz & Trever Halls Residence Hall Renovation
 Hurvis Center Renovation
 Marywood University, Scranton, PA – Campus Master Plan
 St. Bede Academy, Peru, IL – Campus Master Plan
 St. Norbert College, DePere, WI
 Austin E. Confrin Hall New Building
 Baer Mall Campus Entrance Site Design
 Bemis International Center New Building
 Bush Art Center New Building
 Campus Master Plan
 Living/Learning Center New Building
 Main Hall Renovation & Restoration
 Ray VanDenHeuvel Family Campus Center Addition & Renovation
 Roland & Ann Murphy Admissions & Visitor Center New Building
 Student Townhouse Complex & Carriage House New Building
 University of Wisconsin Extension, Madison, WI – The Pyle Center Renovation & Addition
 University of Wisconsin-Green Bay Pamperin Hall, Green Bay, WI – New Building
 University of Wisconsin-Oshkosh, WI, Oshkosh, WI – Nursing/Education Building
 University of Wisconsin-Stout, Menomonie, WI – 20-Year Campus Master Plan
 Westminster College, Salt Lake City, UT – Residential Village

KEVIN J. CHEVALIER, ASSOC AIA

SENIOR ARCHITECTURAL DESIGNER

Kevin is an AEC Professional with over 20 years of experience in the industry. His experience includes a broad range of project types including everything from industrial facilities to medical facilities and everything in between. This experience has helped Kevin develop a better understanding of how clients, contractors, and design teams communicate their process into successful projects. His knowledge of BIM and technology helps facilitate exceptional project communication between the design team and the client.

PROJECTS

COMMERCIAL / PRIVATE SECTOR

Appleton Family Ice Center, Appleton, WI – Proposed Building Addition & Renovation; 3D Modeling

WOW Logistics, Neenah, WI – New Corporate Office Design; Project Management / Drafting

CULTURAL CENTERS

Brown County Historical Society Museum, Green Bay, WI – Addition

Heritage Hill State Park Education Center, Green Bay, WI – Master Planning

MUNICIPAL / INSTITUTIONAL

Appleton, WI

Outagamie County Administration Building Renovation; Drafting / Design

Pierce Park Pavilion Renovation; 3D Modeling

De Pere, City of, De Pere, WI – New Brown County Fairgrounds Restroom Building; Design / Project Management / Drafting

Egg Harbor, WI – Beach Park Restroom Renovation; Drafting

Lake Forest (City Of), IL – Booster Pump Station; Drafting

Little Chute, WI

Downtown Development; Drafting

Library Re-Roofing; Design / Drafting

Village Hall Renovation & Addition; Drafting

Windmill & Visitors Center Renovation; Drafting

Oneida Tribe of Indians of Wisconsin, Oneida, WI – Series of Additions & Remodeling; Drafting

Sycamore (City Of), IL – Wastewater Treatment Facility Upgrades; Drafting

MEDICAL / HEALTHCARE FACILITIES

Fox Valley Hematology & Oncology, Appleton, WI – New Facility; Design / Project Management / Drafting

K-12 EDUCATIONAL FACILITIES

Brillion Public School District, Brillion, WI – Elementary & Middle Schools; Referendum / Design / 3D Modeling

Hilbert School District, Hilbert, WI – Addition & Renovation; Design / Project Management / Drafting

St. Mary's Central, Neenah, WI – New Middle School; Drafting / Design / 3D Modeling

Winneconne Community School District, Winneconne, WI – Master Planning; 3D Modeling



kchevalier@mcmgrp.com

920.751.4200 ext. 322

C: 920.470.0640

SPECIALIZED COMPETENCE

AutoCAD Architectural Drafting / Designing – 18 Yrs.

Revit Experience – 6 Yrs.

Computer Rendering & 3D Animation

Code Studies

Project Management

CAD Management Role @ Previous Firm

Residential Design

Commercial Design

ACADEMIC BACKGROUND

B.A. Business Administration – University of Wisconsin Oshkosh; 2007

Associates Degree / Architectural Technologies – NWTC Green Bay; 1999

LEED Training – State of Wisconsin; 2009

Zoning Board of Appeals Training –

Wisconsin; 2011, 2012

EDWARD C. ERICKSON, PSD

PLUMBING DESIGN ENGINEER

Edward Erickson is a licensed plumbing systems designer with over 30 years of experience in the design of plumbing building systems for commercial, educational, industrial and municipal facilities. Prior to accepting a position with McMahon Associates, Inc. Ed was designing, estimating and project managing at Bassett Mechanical in Kaukauna, WI. Ed has experience with sanitary drain, waste and vent, fire protection, storm drain and vent, acid resistant drain, waste and vent, domestic cold water, domestic hot water, domestic hot water recirculation, non-potable water, protected water, soft water, deionized water, reverse osmosis water, filtered water, steam and condensate, compressed air, natural gas, fuel oil, acids, medical gasses, vacuum and many other mediums for various types of building projects, including healthcare, educational, governmental, industrial wastewater and water treatment, maintenance garages, funeral homes, restaurants, bars, police departments, jails, utility companies, and much more. Ed has experience designing buildings to LEED levels as defined by customer.

PROJECTS

COMMERCIAL / PRIVATE SECTOR - PLUMBING DESIGN

Allouez Mall, Green Bay, WI – Plumbing and Fire Protection
 Avenue Mall, Appleton, WI – Plumbing and Fire Protection with Decorative Water Fall Between Escalators
 Embassy Suites, Green Bay, WI – 8 Story Hotel
 Embassy Suites, Bloomington, MN – 10 Story Hotel
 Howard Mall, Howard, WI – Plumbing and Fire Protection
 Laminations, Appleton, WI – Plumbing, Fire Protection and Process
 Play More Bar & Grille, Ashwaubenon, WI – Plumbing
 Port Plaza Mall, Green Bay, WI – Buildouts Plumbing and Fire Protection
 Replay Bar & Grille, Green Bay, WI – Plumbing
 Schneider National Headquarters, Ashwaubenon, WI – Plumbing, Fire Protection and Mechanical Coordination
 Wildlife Sanctuary Nature Center, Green Bay, WI – Plumbing

MUNICIPAL / GOVERNMENTAL / INSTITUTIONAL FACILITIES

Allouez YMCA, Allouez, WI – Renovation
 Bellevue YMCA, Green Bay, WI – New Building/Pool
 Downtown YMCA, Green Bay, WI – Renovation
 Four Seasons Tennis Club, Green Bay, WI – Bar Renovation
 Southwest High School, Green Bay, WI – Pool Renovation
 UW Camp Randall, Madison, WI – Sky Boxes, South End Zone, Locker Rooms and Plumbing Replacement
 UWGB, Green Bay, WI – Pool UV Disinfection



eerickson@mcmgrp.com
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 C: 920.371.5059

ACADEMIC BACKGROUND

B.S. Architectural Studies
 University of Wisconsin-Milwaukee; 2002
 Master of Architecture
 University of Wisconsin-Milwaukee; 2004

SPECIALIZED COMPETENCE

Architectural Design
 3D Modeling
 Programming / Planning
 Project Management
 Construction Administration
 Sustainable Design

SOFTWARE

AutoCAD
 Revit
 Sketch Up
 In Design
 Photoshop

RONALD J. WOLF, PE

PROJECT ENGINEER

Ron is a licensed Civil Engineer with over 25 years of experience in his field and working at McMAHON. Throughout his career Ron has both managed and been an integral Team Member on a variety of design projects that have consisted of small commercial sites, large complex commercial developments, municipal utility installations, and highway / street reconstructions for municipalities and counties. Ron is well rounded; comprehensive experience makes him a valuable Project Team Member that will provide unique and creative insight throughout the duration of the project.

PROJECTS

CIVIL SITE DESIGN PROJECTS

Appleton Ice, Appleton, WI – Ice Arena

Cub Foods, Menasha, WI

Eggers Industries, Inc., Two Rivers, WI – New Production Facility

Field of Scenes Outdoor Theater, Freedom, WI

Gannett Newspaper Plant, Appleton, WI

Girl Scout Council, Appleton, WI – Volunteer/Resource Center

Land O'Lakes, Inc., Kiel, WI – Starter Room Addition

Land O'Lakes, Inc., Pine Island, MN

Neenah Joint School District, Neenah, WI – High School

Neenah, WI – Neenah Public Library

Road America, Elkhart Lake, WI – Racetrack & Drainage Improvements

Sturgeon Bay, WI – Door County Fair Park

ThedaCare Physicians – Several Facilities throughout Service Area

Walgreen Stores, Appleton, WI & Oshkosh, WI

Winnebago County, WI – Sunnyview Racetrack

Xavier High School, Appleton, WI – Building Site and Athletic Field Design



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SPECIALIZED COMPETENCE

Construction of Highways, Streets, & Utilities
Design of Highways & Municipal Streets
Preparation of Civil Site Plans
Storm Water Analysis & Watershed Modeling

ACADEMIC BACKGROUND

B.S. Civil Engineering – University of Minnesota-
Minneapolis
Incorporating Water Quality into Storm Water
Design – University of Wisconsin-Extension; 1997

PROFESSIONAL CERTIFICATION

ACI Certified Concrete Field-Testing Technician
Certified Street, Grading, & Base Construction –
State of Wisconsin Department of Transportation

PROFESSIONAL CERTIFICATION

Professional Engineer – State of Wisconsin

SECTION 2

UNDERSTANDING OF PROJECT

The request for proposal contains a clear and thorough explanation of the scope of the proposed project. It is our understanding that the City of De Pere wishes to achieve a successful project that meets the project scope for Voyageur Park, by creating a conceptual design and site layout for a multi-use building at the park. Below is a summary of our understanding of the project.

- ❖ Information gathering meeting with City staff, with the goal to review current concept and potential locations for the facility.
- ❖ Conduct a survey / interview meeting with Board of Park Commissioners, to gather their thoughts in order to generate schematic layouts.
- ❖ Presentation meeting with recommended location and layout with Board of Park Commissioners.
- ❖ From recommendations provided by the Board of Park Commissioners:
 - Revise schematic layout as necessary.
 - Generate 3D conceptual drawing of facility.
 - Generate site layout plan with proposed location.
 - Generate opinion of probable cost.
- ❖ Submit final documents to Park Commissioners
 - 1 – 11"x17" and PDF Color 3-D Rendering of Multi-Purpose Building
 - 1 – 11"x17" and PDF Architectural 2-D Layout of Multi-Purpose Building
 - 1 – 11"x17" and PDF Color 2-D Site Layout Plan
 - 1 – Cost Opinion Page

SECTION 3

SIMILAR PROJECTS

MEMORIAL PARK
PARKS & RECREATION DEPT.
APPLETON, WISCONSIN

CONCESSIONS BUILDING RENOVATION

BACKGROUND

As part of an overall project to improve its existing baseball fields complex, the City of Appleton Parks Department is planning to renovate its existing toilet/ concessions/ storage building (Jones Building) at Memorial Park in Appleton.

The City had initially intended to demolish the existing Jones building and replace it with a single story building.

PROJECT

After reviewing the existing structure condition, McMAHON proposed renovating the existing building to become a signature feature at the center of four ball diamonds. The existing building walls will be removed, the existing roof structure, concrete floor structure and steel frame will be retained and remodeled to become an elevated public viewing deck with toilets and concessions below.

The project is pending budget approval in 2021, with construction anticipated in 2022.



DESIGN RENDERINGS & EXISTING STRUCTURE (Below)



PIERCE PARK
PARKS & RECREATION DEPT.
APPLETON, WISCONSIN

PARK PAVILION / BAND SHELTER RENOVATION

BACKGROUND

Pierce Park was established in 1920. The “dance” pavilion, centrally located in the 38-acre park, was designed by Chicago architect Byron H. Jillson in 1926 and was most likely constructed shortly thereafter. An addition to the exterior stage of the pavilion was constructed around 1944. The most recent renovation work on the structure occurred in 2001/2002, but it did not address a few major issues with the existing structure. The basement, located under the interior and exterior stage, was left intact, the rotating band shell was not renovated or removed, and the exterior band shelter/stage was not enlarged. The existing basement continued to be a problem due to water penetration and general deterioration. The band shell was antiquated in size and function and also suffered from general deterioration. The size of the existing exterior stage did not function adequately for the major user groups including the Appleton City Band which runs a summer concert series at this location.

PROJECT

In 2013, McMAHON was tasked to create an enlarged band shelter/stage structure that would enhance and not diminish the historic nature of the existing iconic pavilion, as well as resolve the deficiencies described above.



EXISTING STRUCTURE & DESIGN RENDERING



WITTMANN PARK
VILLAGE OF FOX CROSSING
WISCONSIN

PARK DESIGN REDEVELOPMENT

BACKGROUND

The 25-acre Wittmann Park space includes soccer fields, playground equipment and a pavilion. In 2009, McMAHON assisted the Village with drainage improvements at the park site.

PROJECT

As a follow-up of the drainage improvements project, the redevelopment project included site layout and design of a new pavilion, soccer field, sand volleyball court, tennis court, basketball court and 3,300-ft of recreation trail around the perimeter of the park. McMAHON provided site layout, design, bidding and construction administration services. The project was divided into two phases, beginning in 2015, with completion in 2016.

CHALLENGES

Due to a large wetland located along the north side of the park property, the design of an additional soccer field and recreation trail required permitting through the Wisconsin DNR.



KAUKAUNA YOUTH BASEBALL
KAUKAUNA, WISCONSIN

PROPOSED SPORTS COMPLEX NEW CONSTRUCTION

BACKGROUND

Kaukauna Youth Baseball (KYB) is a local youth baseball organization serving residents of the City of Kaukauna and surrounding communities within the Kaukauna School District.

After experiencing much growth within the baseball program, McMAHON was asked to provide a conceptual design of a new sports complex dedicated to Kaukauna Youth Baseball.

PROJECT

The project parameters included design of a concession building, pavilion and restroom facilities. The goal was to create a central location where all participants and spectators could gather. This was achieved by having a central concession building with a second floor for score keepers. In addition, the pavilions and restrooms radiated off of the concession building to help save on infrastructure and building costs. Site lines to all baseball fields were taken into consideration from this central location.



CONCEPTUAL RENDERINGS

ROAD AMERICA
ELKHART LAKE, WISCONSIN

TOILET & SHOWER BUILDINGS PROTOTYPE DESIGN

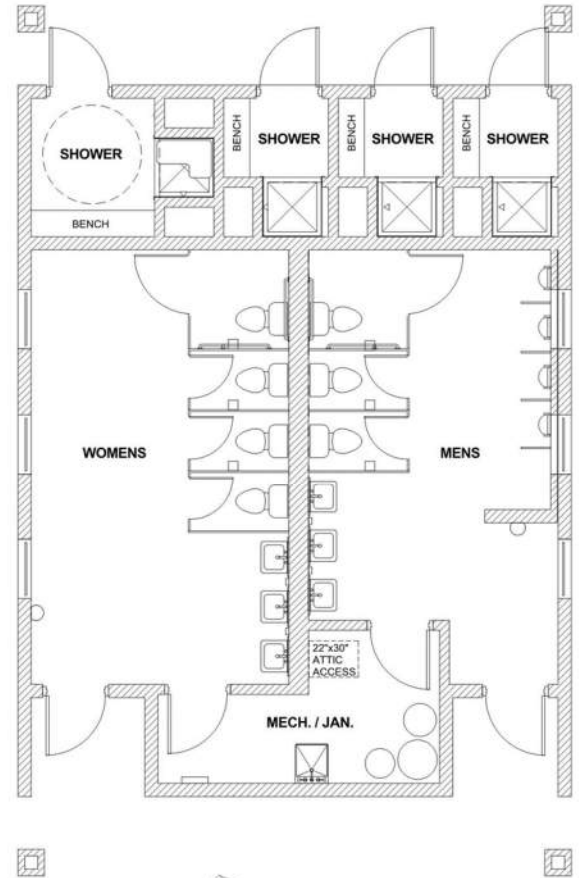
BACKGROUND

Road America is a nationally-recognized road race track located south of Elkhart Lake, Wisconsin. McMAHON has supported Road America with civil engineering and architectural services for multiple projects for many years.

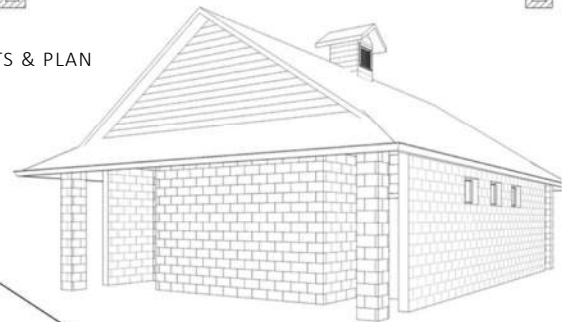
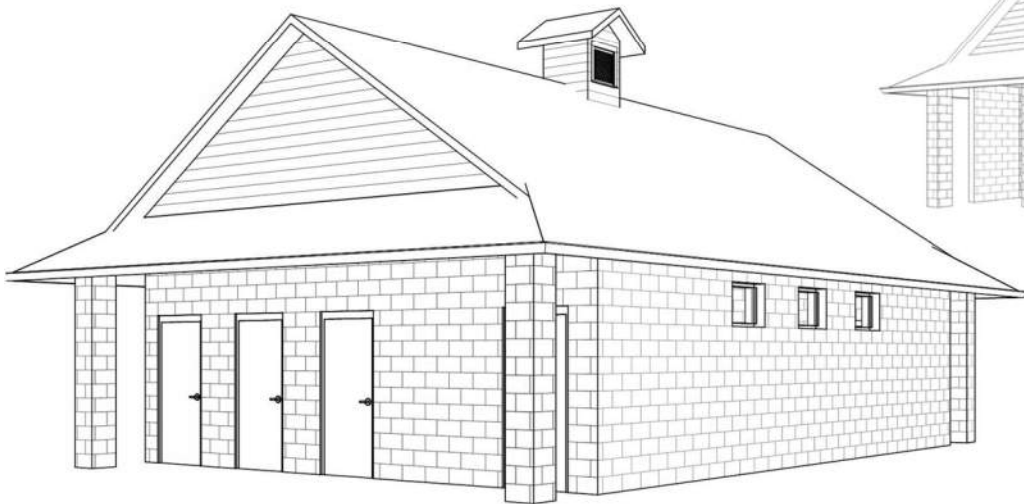
PROJECT

Road America hosts road racing events weekly throughout the spring, summer and fall seasons and must accommodate spectators throughout the 640-acre site including those who camp on the grounds.

In 2017, Road America worked with McMAHON to develop a prototype restroom/shower facility to meet their requirements for a durable, seasonal building that also supports the rural aesthetic of their Master Plan. Road America has currently constructed five of these buildings.



3D CONCEPTS & PLAN



BEACH PARK
EGG HARBOR, WISCONSIN

PARK RESTROOM FACILITY NEW CONSTRUCTION

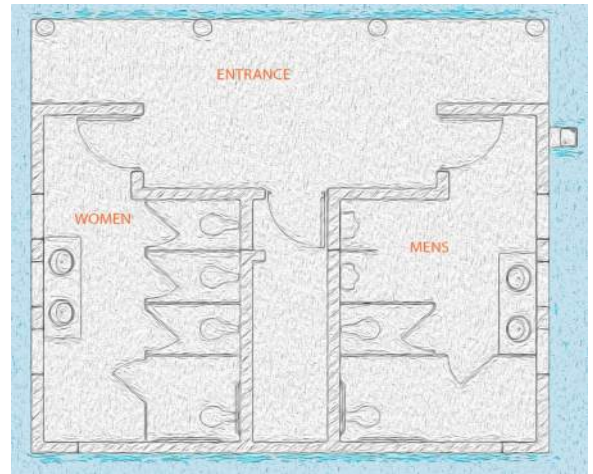
BACKGROUND

As part of The Village of Egg Harbor's 2012 beach front improvement projects, McMahon Associates (McMAHON) was asked to design a new restroom facility that fit in with their overall Village Master Planning initiative.

PROJECT

The restroom facility began as a remodel project, but upon assessment of the existing facility, the Village decided to proceed with the design of a new facility.

The requirements included keeping the size of the original building footprint and upgrade to meet all ADA standards. In addition, McMAHON was asked to integrate the exterior design with the overall Village master plan concept. This was achieved by integrating common features of buildings within the Village of Egg Harbor.



CONCEPTUAL FLOOR PLAN & CONSTRUCTION PHOTOS



VILLAGE OF CEDAR GROVE
WISCONSIN

SPORTS COMPLEX PAVILION NEW CONSTRUCTION

BACKGROUND

The Village of Cedar Grove Master Planning process included the development of a new sports complex to meet the needs of the community. A pavilion within the complex was a part of that need.

PROJECT

The pavilion would not only meet the current needs of the Village, but also address future needs.

Programing for the pavilion included the following features: restrooms, concession area with work island, walk-in cooler, kitchen range and sinks for hand and dish washing. In addition, a storage space was requested for maintenance equipment and a variety of athletic equipment.

Beyond program requirements, the design should address a request that the pavilion be as maintenance-free as possible. This was achieved by selecting masonry and other materials that would withstand the environmental and physical abuse experienced by a public-use facility and require minimal maintenance.

The pavilion design included a covered shelter area that allows for viewing of two separate baseball fields.



CONCEPTUAL RENDERINGS & CONSTRUCTION PHOTO

DE PERE COMMUNITY CENTER
DE PERE, WISCONSIN

COMMUNITY CENTER NEW CONSTRUCTION

PROJECT

The De Pere Community Center provides a place for community events as well as a permanent home for the De Pere Senior Center.

Services provided:

- Programming
- Conceptual Design
- Detailed Design
- Construction Documents Supervision
- Construction Administration

The facility space provides flexible meeting rooms, a large group gathering/event room (200) and administrative office space.

The Senior Center provides food service, dining/meeting room, library and recreation room. The facility is located in a city park providing access to recreation fields, playground and pool facility.

Design Elements:

- Special events rooms
- Meeting rooms
- Exercise space
- Dining facilities



THE DE PERE COMMUNITY CENTER WAS DESIGNED BY
MICHAEL MCMAHON, CURRENT EXECUTIVE VICE PRESIDENT
OF MCMAHON ASSOCIATES, INC.



SECTION 4

REFERENCES

City of Appleton Dept of Parks, Recreation, & Facilities Management

Mr. Dean Gazza, Director of Parks, Recreation, & Facilities Management

1819 E. Witzke Boulevard
 Appleton, WI 54911-8401
 dean.gazza@appleton.org
 (920) 832.5905

Mr. Steven Schrage, Project Manager

1819 E. Witzke Boulevard
 Appleton, WI 54911-8401
 steven.schrage@appleton.org
 (920) 832.5905

Outagamie County

Paul Farrell, Maintenance Manager

4140 S. Elm Street
 Appleton, WI 54911
 paul.farrell@outagamie.org
 (920) 832.1855

Brown County

Matt Kriese, Brown County Parks Director

2024 Lakview Drive
 Suamico, WI 54713
 matt.kriese@browncountywi.gov
 (920) 448.4464

Galloway Company

Kevin Beauchamp, President

601 S. Commercial Street
 Neenah, WI 54956
 kbeauchamp@gallowaycompany.com
 (920) 722.7741

School District of Hilbert

Anthony Sweere, District Administrator

1139 W. Milwaukee Street
 Hilbert, WI 54129
 sweeret@hilbertk12.org
 (920) 853.3558

SECTION 5

TIMELINE



CITY OF DE PERE CONCEPTUAL DESIGN & SITE LAYOUT

VOYAGEUR PARK MULTI-USE BUILDING

SCHEDULE

DATE		Jul-20				Aug-20					Sep-20				Oct-20				Nov-20					Dec-20			
		7/6	7/13	7/20	7/27	8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28
TASK																											
Contract Award																											
	City of De Pere - Award Project (Common Council Meeting)																										
	Contract Signing																										
Information Gathering - Concept Design																											
	Kick-Off Meeting (Information Gathering)																										
	Meeting with Board of Park Commisioners																										
	Develop schematic layout and site options																										
Schematic Design																											
	Presentation to Board of Park Commissioners																										
	Modify design																										
	Develop Opinion of Probable Cost																										
Final Conceptual Design																											
	Deliver final concept documents to City of De Pere																										

SECTION 6

PROPOSED FEE SCHEDULE

Attachment: McMahon Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)

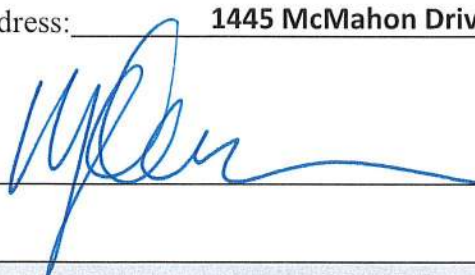
Proposed Fee Schedule

Company Name: McMahon Associates, Inc.

Company Representative: Michael J. McMahon

Contact Phone/E-mail: (920) 751.4200 / mmcmahon@mcmgrp.com

Company Address: 1445 McMahon Drive Neenah, WI 54956

Signature: 

Item	Unit	Fee
Voyageur Park Multi-Purpose Building		\$ 14,000.00
Total Fee		\$ 14,000.00

*Fee should include all travel and/or miscellaneous expenses required to perform the scope of work identified. Please identify costs/services that are not identified within the scope of work that you may suggest.

Item	Fee
Additional Exterior Renderings	\$300.00 each
Animated Exterior Renderings (Fly Around)	\$3,500.00

CITY OF DE PERE MULTI-USE BUILDING VOYAGEUR PARK

PROPOSAL FOR CONCEPTUAL DESIGN AND SITE LAYOUT



Contractors. Innovators. Over Achievers.



**Contractors.
Innovators.
Over Achievers.**

IOWA

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West Des Moines, IA 50266

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F: 515.288.0471

WISCONSIN

311 Financial Way, Suite 300
Wausau, WI 54401

P: 715.842.2222
F: 715.848.8088

June 29, 2020

Mr. Marty Kosobucki
Parks, Recreation & Forestry Director
City of De Pere
925 S. Sixth Street
De Pere, WI 54115

RE: Proposal For Conceptual Design and Site Layout
Voyageur Park Multi-Use Building

Dear Mr. Kosobucki:

The Samuels Group is excited to submit our qualifications for providing professional conceptual design services for your Voyageur Park Multi-Use Building. Our estimating, design, and construction teams will work together to provide you with preliminary assessments, real-time cost estimates, and programming services to help guide the city in deciding the best design layout for your new facility. Our team will also review funding, timing, and the next best steps for your project with you. Our goal is to become your trusted partner to guide you through the entire building process that follows.

We envision working closely with the City and the Board of Park Commissioners to develop and quantify options that align with current and future needs of the City of De Pere and the tax paying community. As your project evolves, if needed, we can also assist with community involvement efforts. We guarantee that if selected we will be remembered for our precise estimating, superior work, attention to detail, and our quick response time to your project needs.

We're very familiar with your requested scope of services, as we have worked with many owners - both public and private in developing similar facilities in the past, such as Athletic Park and Leigh Yawkey Woodson Art Museum. We have also assisted in determining the best location for two of our most recent projects: the City of Green Bay- Bay Beach Wildlife Sanctuary- Large Bird Aviary and Washington Island EMS Facility Study- Schematic Design in Door County. Lastly, we especially love bringing visualization to our client's project through 3D conceptual drawings and fly-throughs. We invite you to read more about our project experience within this proposal.

We are excited for this opportunity to make a difference in the City of De Pere. We look forward to meeting with you to discuss our experience and share ideas to ensure your project is successful. Please contact me at 715.218.3762 or email kberner@samuelsgroup.net to discuss any questions you may have. We appreciate the opportunity and are excited to work with you!

Sincerely,

Kurt Berner
Vice President



BACKGROUND AND INFORMATION

The Samuels Group is a preferred Midwest commercial design/construction company. Our team has decades of experience and provides a true turn-key approach to your building needs. From pre-construction, to design, construction, and interior furnishing solutions (from Environments, a division of The Samuels Group), our team will work with you from conception to completion. The Samuels Group leads the way in providing project cost savings and environmentally sound solutions.

WHAT MAKES US DIFFERENT

The Samuels Group is not your typical designer/contractor, we are Innovators and Over Achievers! We offer our clients trusted and personalized solutions by learning about their project and approaching it based on their specific needs. Each project is evaluated so that the right team is assembled to deliver an exceptional project experience to all stakeholders. Our team will bring experience and passion to your project and we will go the extra mile to meet your needs.

SERVICES

Design-Build	Tenant Improvements
Construction Management	Sustainable Design/LEED
Negotiated Gen. Contracting	Facilities Maintenance
Owner Representation	Build/Finance Lease Back
Integrated Project Delivery	Commercial Furniture

PRIMARY MARKET FOCUS

Government	Education
Healthcare/Assisted Living	Corporate/Commercial

OFFICE LOCATIONS AND SIZE

Principal / Contact Office:

311 Financial Way, Wausau, WI 54401 715.842.2222

West Des Moines, Iowa 515.288.0467

Size of Organization: 51 employees

HISTORY

The Samuels Group has been in business since 2005, but has performed work under the A&P name since 1993.

CONTACT INFORMATION

Kurt Berner, Vice President
311 Financial Way, Wausau, WI 54401
(T) 715.218.3762 (F) 715.848.8088
kberner@samuelsgroup.net
www.samuelsgroup.net





CONSULTANTS

Based on the scope of work outlined in the RFP, we do not anticipate a need for consultants on this project. However, if required The Samuels Group can team with the following engineers:

Oneida Total Integrated Enterprises (OTIE)

Professional engineers providing mechanical, electrical, and plumbing/fire protection engineering for a maintainable, sustainable, and energy-efficient design.

Role: MEP Evaluation

B.T. Gerold Structural Engineering

Calculates loads (such as snow, wind, etc.), fits the structure to the architecture, and determines what structural systems should be used. Also performs structural assessment of existing conditions.

Role: Structural Engineer





PERSONNEL

Kurt Berner is Vice President of The Samuels Group and will provide pre-construction services for your project. He works closely with the design team, project managers, and on-site superintendents through the pre-construction phase of your project. Kurt utilizes our PACE (Preparing Ahead for Construction Efficiencies) program to ensure every project begins in an efficient manner. Throughout the construction phase of the project, Kurt also works with the project team to make sure the Owner's expectations are met and client satisfaction is at the forefront of the entire Samuels Group team.

RELEVANT EXPERIENCE

Calumet County Jail Expansion - Chilton, WI
 Oconto County Law Enforcement Center - Oconto, WI
 National Railroad Museum Master Planning - Green Bay, WI
 Forest County Master Planning - Crandon, WI
 Worth County Master Planning - Northwood, IA
 Trempealeau County Law Enforcement Center - Whitehall, WI
 Preconstruction and Community Outreach Services
 Green Lake County Government Center - Green Lake, WI
 Rock County Justice Center - Janesville, WI
 Waukesha County Justice Center - Waukesha, WI
 Forest County Courthouse/Jail Master Planning - Crandon, WI
 Vilas County Courthouse Expansion - Eagle River, WI
 Pierce County Jail Expansion Study - Ellsworth, WI
 Price County Jail Renovation and Addition - Phillips, WI
 Pine Crest Nursing Home Renovation/Addition - Merrill, WI
 Dunn County Community Services Ren. - Menomonie, WI
 Dunn County Healthcare Center - Menomonie, WI
 Bellin Memorial Hospital Vertical Expansion - Green Bay, WI
 Ministry Flambeau Hospital Emergency Dept. Remodel & Expansion (Critical Access) - Park Falls, WI
 Ministry Memorial Hospital - Eagle River, WI
 Sacred Heart Hospital 5 & 6 Floor E Wing - Eau Claire, WI
 Sacred Heart Curtainwall Replacement - Eau Claire, WI

EDUCATION

LEED Accredited Professional Training; Carpenter Apprenticeship;
 ASHE Certification; OSHA 10 & 30 Hour Training; Superintendent
 Training Program (STP) Series

EXPERIENCE

2005-Present	Vice President
2003-2005	General Superintendent
1998-2003	Superintendent
1996-1998	Assistant Superintendent
1993-1996	Carpenter Apprentice



AFFILIATIONS

Wisconsin Healthcare Engineering Association (WHEA)

Children's Miracle Network

Antigo Junior High Basketball

United Way of Marathon County



PERSONNEL

Dan Roarty, AIA will serve as the architect for your project. He will work with our estimating, design, and construction teams to provide you with preliminary assessments, real-time cost estimates, and programming services to help guide the City in deciding the best location and design of the new facility. Dan will also review funding, timing, and next steps for your project. As your Project Architect, he will endeavor to achieve your unique project goals and requirements to ensure an aesthetically pleasing, cohesive and cost effective project is delivered.

RELEVANT EXPERIENCE

Performance Pavilion - Sister Bay, WI
 Bruemmer Park Zoo Master Plan - Kewaunee, WI
 Children's Rest Station at Green Bay Botanical Garden (The Hobbit)
 North Fond du Lac Community Center - North Fond du Lac, WI
 Ice Cream Parlor at Bay Beach Amusement Park - Green Bay, WI
 Presque Isle Community Library - Presque Isle, WI
 J.E. Hamilton Community and Senior Center - Two Rivers, WI
 Gibraltar Community Center Renovation and Addition - Gibraltar, WI
 Suamico Municipal Services Center - Suamico, WI
 Astor Park Shelter Replacement - Green Bay, WI
 Ryan Park Nature Center - Kewaunee, WI
 Price County Fairgrounds Building Replacement - Phillips, WI
 Manawa Municipal Building - Manawa, WI
 Egg Harbor Fire Department (Assessment) - Egg Harbor, WI
 Liberty Grove Public Works Addition and Remodel - Liberty Grove, WI
 Baileys Harbor Public Works Storage Facility - Baileys Harbor, WI
 Gibraltar Fire Station - Gibraltar, WI
 Brown County Reforestation Maintenance Facility (Assessment)
 Creekside Senior Housing - Green Bay, WI
 Brookview Meadows Senior Housing - Green Bay, WI
 St. John the Baptist Catholic Church - Green Bay, WI
 Incarnation Lutheran Church Addition / Remodeling - Green Bay, WI
 Our Savior Lutheran Church Remodeling and Addition - Denmark, WI

EDUCATION

M.B.A., U.W.-Oshkosh, 1999
 M. Architecture., University of Illinois, 1986
 B.S. (Architecture), U.W.-Milwaukee, SARUP
 B.A. (SpeechComm), U.W.-Milwaukee, 1978
 Continuing education seminars / research

CREDENTIALS

Licensed Architect: (w/ NCARB Certificate)
 Active: WI, IA
 Pending: IL, MI, MN, NE
 LEED® Accredited Professional



AFFILIATIONS

American Institute of Architects (AIA)

International Living Future Institute

(Past Memberships/Affiliations):

On Broadway, Inc. - Design Committee, Board of Directors and BID Board

Sustainable Green Bay Task Force

Howard/Suamico Historical Society

WDAC Board of Directors

US Green Building Council

Downtown Green Bay Kiwanis Club



PERSONNEL

Henry Kropp is an Architectural Designer with The Samuels Group. His responsibilities include the design and production of construction documents for commercial, healthcare, education, and government facilities. He also leads the way in helping clients visualize their project through computer graphics and videos. In addition to visualization, he implements Building Information Modeling (BIM) to include creation of building models and coordination/clash detection of models from multiple design disciplines. This identifies issues prior to construction and ultimately saves time and money on the project.

RELEVANT EXPERIENCE

Rib Mountain Town Hall - Wausau, WI
Athletic Park Renovation - Wausau, WI
Leigh Yawkey Woodson Art Museum Art Park - Wausau, WI
Sawmill Brewery - Merrill, WI
Wausau Country Club - Schofield, WI
Wausau West Planetarium - Wausau, WI
Woodson YMCA Renovations - Wausau, WI
Forest County Master Planning - Crandon, WI
Worth County Master Planning - Northwood, IA
Marathon Park Horse Barns - Wausau, WI
Iowa Department of Corrections - Mitchellville, IA
Lisbon Skilled Nursing Center - Lisbon, IA
Furniture and Appliance Mart Renovation - Madison
Wausau Smiles - Wausau, WI
Cloverbelt Credit Union - Wausau, WI
Shopko Plaza Renovation - Rothschild, WI
Wauskin - Wausau, WI
National Railroad Museum - Green Bay, WI
St. Vincent Hospital Bi-Plane Addit. and Remodeling - Green Bay, WI
Howard Young Medical Center - Woodruff, WI
Orthopedics Associates of Wausau - Wausau, WI
VA Outpatient Facility - Amarillo, TX
Sheboygan Optical Clinic - Sheboygan, WI
Saint Kunakunde Church - Sugar Camp, WI
Saint Anne's Church - Wausau, WI
Nativity of Our Lady Parish - Rhinelander, WI
Veterans Memorial Park-Gold Star Mom Tribute - Rothschild, WI

EDUCATION

Bachelor of Science in Architectural Studies
UW Milwaukee School of Architecture
Associates Degree in Architectural/Residential Design
Northcentral Technical College





PERSONNEL

Jennifer Schommer, IIDA, is a Wisconsin Registered Interior Designer at The Samuels Group. She specializes in Revit and provides design-build services for commercial, healthcare, education, religious, and high-end residential projects.

SIGNIFICANT EXPERIENCE

Athletic Park Renovation - Wausau, WI
 Leigh Yawkey Woodson Art Museum - Wausau, WI
 Sawmill Brewery - Merrill, WI
 Cloverbelt Credit Union - Wausau, WI
 Valley Communities Credit Union - Kronenwetter, WI
 Schenck SC Tenant Build Out - Wausau, WI
 SPASH Life Skills Center - Stevens Point, WI
 Williamsburg Clinic - Williamsburg, IA
 First Southeast Bank - Harmony, MN
 Wausau Smiles - Wausau, WI
 Tundra Lodge Hotel and Waterpark - Green Bay, WI
 Sleep Inn - Sheboygan, WI
 Victory's Restaurant & Sports Lounge - Fayette, IA
 Central Wisconsin Agribusiness Innovation Center - Owen, WI
 Noel Residence - Plover, WI
 Greenfield Public Library - Greenfield, WI
 Bank First National - Sheboygan, WI
 Mosinee Elementary School Addition/Renovation - Mosinee, WI
 St. Killians Catholic Church Addition and Renovation - Hartford, WI
 St. Peter's Lutheran Church - Fond du Lac, WI
 Christ of the Bay Lutheran Addition and Renovation - Green Bay, WI
 Walsh Properties Historic Renovations - Waterloo, IA

EDUCATION

Bachelor of Science Degree, Interior Design, UW Stevens Point
 NCIDQ Certificate, 2006

PROFESSIONAL TRAINING

Revit Architecture 2018
 AutoCAD 2018
 Manual Drafting
 Space Planning
 Tenant Improvements
 Interior and Exterior Perspective Renderings
 Color and Design
 Furniture and Fixture Selection
 LEED
 Architectural Specifications



AFFILIATIONS

United Way of Marathon County
 International Interior Design Association - Wisconsin Chapter



PERSONNEL

John Treweek is the Director of Estimating for The Samuels Group. He will work closely with your team in the preconstruction phase of the project and investigates your needs and performs preconstruction services necessary for further design work. He also oversees development of budget analyses, construction costs and schedule requirements to make your project a reality. With over 30 years of industry experience, John can intuitively take an intangible sketch of an idea and create a tangible costing plan. John specializes in computerized estimating, bidding and value analysis. His ongoing daily estimating activities provide him with the relationships, resources and knowledge of current construction costs, supply and demand of specialty contractors, construction materials and their required lead times.

RELEVANT EXPERIENCE

Athletic Park Renovation - Wausau, WI
 Greenheck Field House - Schofield, WI
 National Railroad Museum Renovation & Expansion - Green Bay, WI
 Lac du Flambeau Tribal DNR - Lac du Flambeau, WI
 Upper Iowa University Football Stadium - Fayette, IA
 Calumet County Jail Expansion - Chilton, WI
 Trempealeau County Law Enforcement Center - Whitehall, WI
 Preconstruction and Community Outreach Services - Oconto County
 Clinton County Law Enforcement Center - Clinton, IA
 Cloverbelt Credit Union - Wausau, WI
 Dallas County Law Enforcement Center - Adel, IA
 Oconto County Law Enforcement Center - Oconto, WI
 Green Lake County Government Center - Green Lake, WI
 Rock County Justice Center - Janesville, WI
 Waukesha County Justice Center - Waukesha, WI
 Vilas County Courthouse - Eagle River, WI
 Vilas County Evidence Garage - Eagle River, WI
 Outagamie County Courthouse - Appleton, WI
 Green Bay Courthouse - Green Bay, WI
 Oneida County Courthouse - Rhineland, WI
 Winnebago County Courthouse - Oshkosh, WI
 311 Financial Way Office Building - Wausau, WI
 Corporate Cove Office Tower - Wausau, WI
 The Lang Office Building - Wausau, WI
 SPASH Life Skills Center - Stevens Point, WI

EDUCATION

B.S. Degree, Construction Management, Business
 Administration Minor, University of Wisconsin - Stout





UNDERSTANDING OF PROJECT

Understanding of Project: The Samuels Group (TSG) understands the City of De Pere is seeking conceptual design for a new multi-purpose building in Voyageur Park. At a minimum, the City expects The Samuels Group to:

- Gather information from staff regarding the project, especially the current concept design preferred by the Board of Park Commissioners and information about potential locations for the facility within Voyageur Park.
- Work with Commissioners to develop a schematic facility plan.
- Determine potential facility locations for consideration by the Commissioners and City.
- Present facility plan and location to the Commissioners.
- Revise the schematic plan (and location) based on the recommendation of the Commissioners.
- Provide a plan showing the site layout with building location and the building layout/plan; a 3D computer model rendering of the facility and an opinion of probable construction costs for final review by the Board of Park Commissioners.
- Make final revision from the Commissioners to drawings and estimate.

The Samuels Group further understands there will be a final design meeting with the City Staff.

The materials generated through this planning process may be used in the future by the City of De Pere to determine how best to fund the project, timing for the RFP to solicit services for Technical Design and Construction Management and ultimately bid out the project. The goal is to fund this project as early as 2021.

What Needs to be Done:

1. Gather the necessary information about needs/functions and look of a multi-purpose building and its location in Voyageur Park.
2. Develop a plan that best meets the needs/functions of the multi-purpose building in the proposed location.
3. Determine what this project costs.

The Samuels Group design team has a proven process for doing what needs to be done. Our process for determining the scope and budget for construction projects starts when the necessary designers (architects, engineers, technicians, and other consultants), constructors and estimators come together with the Owner at the start of the project.





UNDERSTANDING OF PROJECT

"All" come together at the start of the project. We may not **all** be in every workshop and meeting, but having the team most appropriate to the work of the project **all** available from the very start is key to a successful design that is within budget and meets the goals of the Owner.

This group will draw from what is known (and fill in blanks of what still needs to be known) to establish the **goals and expectations** of the project as well as the roles responsibilities of the participants. A **program** will be developed to be the measuring stick for all decisions related to the desired outcome. A scope plan showing the **initial concept** will be formulated that meets the expectations of the program at the highest possible level. And finally, a **cost estimate** will be made based on the established scope of the project for budgeting and scheduling purposes.

The process works around four meetings or workshops. These can be condensed or expanded depending on the specific circumstances of the Owner and the project. Four has become a good number for projects of this size and a plan for accomplishing this work follows.

Meetings/workshops can be face-to-face or by video conferencing and we find with a blend of the two, we can increase time we have with each other. In the "Timeline" section of this proposal is a suggested mix for in person and video meetings.

How We Plan to Accomplish:

Workshop 1 - Kick-Off: At the kick-off, introductions are made and participants for future workshops are identified, the expectations and requirements of the project are explained, the process, schedule, and budget are determined, the decision criteria is discussed, inspiration is shared and an inventory is made of what data, documents, maps, surveys, existing conditions and other materials are available. The items that are missing from this inventory are then pulled together before the next workshop by the appropriate party.

Workshop 2 - Programming: This workshop starts with an overview of the process and introduction of participants but quickly jumps into identifying the activities and uses of the building / site and the characteristics that support those activities and uses. Preferences are thoroughly discussed for size, organization, relationship to other spaces and the outdoors, materials, level of sustainability and energy efficiency, flexibility, expansion, parking, utilities, and the aesthetics of the interior and exterior. This information will become the foundation of the initial design.





UNDERSTANDING OF PROJECT

Workshop 3 - Initial Design: This workshop captures the Program from the previous workshop. A site plan, a floor plan and an elevation of the main view are presented for discussion / revision. The group evaluates how well the design meets the program, discusses each identifiable part (strong, weak or wrong) and measures the satisfaction of the group with the design.

Workshop 4 - Scope & Budget: The Scope & Budget are the roadmap for the future professional services proposal for the Technical Design. The final concept and budget are compared to the Program from the Second workshop, final revisions are agreed upon, and the options and next steps are identified.

Handoff: The final scope plan, 3D rendering, site layout, and cost opinion are given to the Board. The Final Design meeting with the City Staff occurs. The schedule for the project is set at the kick-off meeting. This work could be as short as eight weeks, though three months is more comfortable.





PRE-CONSTRUCTION SERVICES

Pre-construction is an integral part of the construction management process as it ensures your project is built in the most efficient and cost effective manner. The Samuels Group will lead you through this process providing the necessary expertise every step of the way. We are confident your project will benefit from our staff and their many years of design and construction experience as they assist you with the items below. The services in "blue" text are especially applicable to this RFP.

Existing Conditions Analysis

Benefit: Evaluating existing conditions of facility and equipment helps determine replacement, major renovation, or minimal renovation. End result is to save dollars.

Cost Estimating (Timberline) and Control

Benefit: Describe your dream project and we put a dollar figure to it. We then work with the owner to expand or reduce costs to meet budgetary goals.

Constructability Analysis and Review

Benefit: Determines if project can be built as desired - often revolves around structural components.

Life Cycle Cost Analysis

Benefit: This evaluation helps determine the value (or loss) that is associated with purchasing decisions. Helps decide if product or service is worth the cost.

Scheduling and Phasing

Benefit: Proper planning, scheduling, and phasing ensures your project becomes a reality in a timely manner and assists with meeting budget requirements as well. When necessary, we work together on a phasing plan that best meets your budget and time requirements.

Bid Packaging

Benefit: First, we will prepare bid packages so that local, qualified trade contractors can submit on your project. This may involve breaking up a bid package into smaller bid packages so that contractors can fairly compete. The Samuels Group then reviews bids and provides summations for review and approval prior to procurement.



Item	Unit	Quantity	Unit Price	Total Price	Notes
1.00	sq ft	100	1.00	100.00	
2.00	sq ft	200	2.00	400.00	
3.00	sq ft	300	3.00	900.00	
4.00	sq ft	400	4.00	1600.00	
5.00	sq ft	500	5.00	2500.00	
6.00	sq ft	600	6.00	3600.00	
7.00	sq ft	700	7.00	4900.00	
8.00	sq ft	800	8.00	6400.00	
9.00	sq ft	900	9.00	8100.00	
10.00	sq ft	1000	10.00	10000.00	





PRE-CONSTRUCTION SERVICES

Subcontractor Pre-Qualification and Selection

Benefit: We will qualify subcontractors by evaluating their experience, safety record, and financial liability. We will ensure that the subcontractor is the right fit for our project - not too small and not too big.

Material Procurement

Benefit: Our staff is trained, experienced and continuously keeps up on market prices to utilize the most cost effective materials on your project. They also search for tax savings components early in the design stage to help save dollars on your project.

Logistic Planning

Benefit: We will manage and coordinate the freight vehicle shipments, and storage, to your project site. Just one more thing you won't need to worry about.

Risk Management

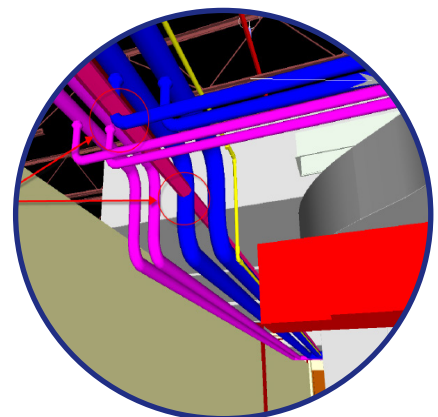
Benefit: There are many components to risk management, including phasing, team formation, contracting, and financing. Our team identifies potential risks upfront and implements a plan to minimize risk.

Building Information Modeling (BIM)

Benefit: Having the system designers on board (early in the schematic design phase) utilizing BIM ensures the building systems chosen fully integrate with the building design. This reduces design conflicts and ensures the most efficient use of building systems. Through this coordination we can define trouble areas and visualize systems to reduce or eliminate the issues found during construction. This saves time and money by eliminating change orders and the down-time and cost implications they carry.

Cash Flow Analysis

Benefit: We will forecast how much money is needed for your project "real time," allowing the owner to only have to finance what is currently being used for the project. This helps with bond planning, reduces interest and helps forecast expenditures for the calendar year.





DESIGN SERVICES

We are passionate about creating buildings and environments that enrich the experiences of organizations and individuals. Our vast portfolio of projects are fostered by our interest in collectively solving design challenges through research, unconventional thinking, and a focus on our clients' goals. When working with The Samuels Group, our staff becomes an extension of your staff and can assist with the services listed below. The services in "blue" text are especially applicable to this RFP.

Architectural

- Full Design (Inception/Schematic/Design/Construction Admin)
- Space Planning
- Tenant Fit-Outs
- Schematic Design
- LEED
- Interior Design
- Wayfinding

Planning

- Programming
- Master Plans (County and Hospitals)
- Phasing Plans
- Life Safety Plans
- Evacuation Plans

Studies

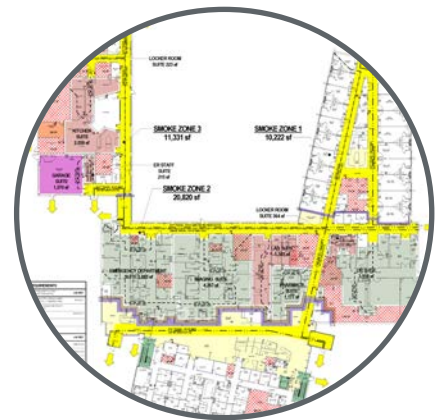
- Life Safety
- Accessibility
- Daylighting
- Energy
- Facility Assessments
- BIM Clash Detection

Visual Communications

- Renderings and Promotional Material
- Videos
- Facility Management (Plans, Elevations, Revit Models)
- Revit Families (Manufacturer)
- Shop Drawings

Additional Services

- Expert Witness
- Owner's Representative
- Design Reviews
- Construction Administration





SIMILAR PROJECTS

Dan Roarty, our proposed architect for your project, previously worked with Dimension IV and provided conceptual design services for several projects including:

Brown County Reforestation - Garage Addition, Green Bay, WI

Provided pre-design services to establish the scope and budget for a maintenance facility addition. The 7,200 square foot addition houses a jib crane, vehicle wash, workspace and vehicle parking. The mezzanine adds another 1,200 square feet for storage.

The planning/budgeting was completed by Dimension IV.

Ryan Park Nature Center, Kewaunee, WI

Initial pre-design services included displays, information center, toilets, small kitchen with outdoor access for concessions and community space. Project was done with/for Architect Tricia Croyle. Final project was scaled back to meet adjusted budgetary requirements.

Project was completed by Tricia Croyle.

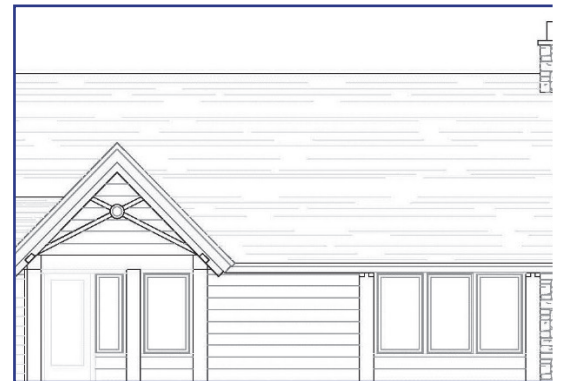
Ice Cream Parlor at Bay Beach Amusement Park, Green Bay, WI

Pre-design services to remodel a portion of the Depot Building to include an ice cream concession for walk up service as well as inside ordering and sit down. Project was an alternate to a larger project but not built.

Documents were completed by Dimension IV.

Price County Fairgrounds Building Replacements, Phillips, W

Pre-design services to establish the scope and budget to replace one exhibition building and one wing of the exhibit barn. Exhibition building replacement will include the inclusion of toilets and catering kitchen for multi-purpose use. *The Samuels Group is currently working on this project.*





SIMILAR PROJECTS

Dan Roarty also previously provided conceptual design and site layout services with Dimension IV for the following similar projects:

Bruemmer Park Zoo Master Plan, Kewaunee, WI

Pre-design services to master plan the Multi-purpose Environmental Education Center, Pheasant Exhibit, The Green, and other future exhibit options into the existing Zoo campus. Also providing concept design and budget for Education Center, Pheasant Exhibit and The Green.

Project was completed by Dimension IV.

Performance Pavilion at Waterfront Park, Sister Bay, WI

Work included the conceptual design for the pavilion and the siting of the building in Waterfront Park. Two locations (and two orientations at the selected location) were considered in making the final decision.

Project was completed by Dimension IV.

Children's Rest Station at Green Bay Botanical Garden (The Hobbit)

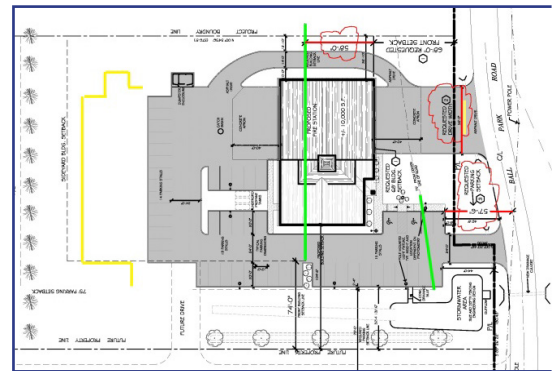
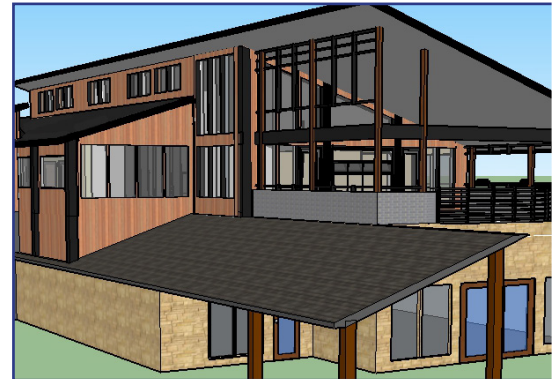
Work included three distinctly different conceptual plans and three different locations.

Project was completed by Dimension IV.

In addition to Park projects, multi-purpose design is a common requirement for other municipal projects as well as church projects and other special uses. All have required conceptual design; most have required site design and location considerations. The following is a list of project experience Dan Roarty brings to our team:

North Fond du Lac Community Center, North Fond du Lac, WI
Hamilton House and Senior Center, Two Rivers, WI
Suamico Municipal Center, Suamico, WI
Manawa Municipal Building, Manawa, WI
Gibraltar Town Center Addition, Fish Creek, WI
Liberty Town Hall Addition and Renovation, Liberty Grove, WI
St. John the Baptist Catholic Church, Green Bay, WI
Incarnation Lutheran Church Addition / Remodeling, Green Bay, WI
Our Savior Lutheran Church Remodeling and Addition, Denmark, WI
Baileys Harbor Marina Building Repair, Baileys Harbor, WI
Hitch Lodge Office/Trading Post, BPSC, Mountain, WI
Astor Park Shelter Replacement, Green Bay, WI
Bay Beach Concession Stand (add to Bumper Cars), Green Bay, WI
Red Smith Toilets / Pavilion Remodeling / Addition, Green Bay, WI
Bay Beach Bathhouse, Green Bay, WI
Wausaukee Club Kitchen / Dining Room Expansion, Wausaukee, WI
Apple Creek Hunting Lodge, Gillett, WI
GB Country Club 19th Hole, Pool Locker Rooms, Green Bay, WI

2.5.h



Attachment: Samuels Group Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)



SIMILAR PROJECTS

Ansay & Associates - Mosinee, WI

The Samuels Group provided demolition and design build services for this 12,568 SF office building. Spaces include a reception/lobby area, break-room, five private offices, 39 workstations, and six different conference rooms varying in size and technology.

Athletic Park Phase 1 - Wausau, WI

The Samuels Group served as design-builder for renovations at Athletic Park, home of the Wisconsin Woodchucks baseball team. Phase I included a team store, concessions, theater-style grandstand seating, luxury suites, a press box, an umpire locker room, restrooms, and an elevator. Coordinating with the project, the City of Wausau also constructed a neighborhood park and provided new sidewalks, lighting, and parking improvements adjacent to the new stadium.

Athletic Park Phase 2 - Wausau, WI

Phase II of this project included a new full-service concession stand, a new group outing area and restrooms, and a complete renovation of the bleacher seating along the third-base side of Athletic Park. The project added another 288 reserved seats with seat-backs and cup holders, a larger and modern concession stand, a group-outing area serving 175 guests and new, larger restrooms.

Furniture & ApplianceMart - Madison, WI

This 67,000 SF interior renovation and new exterior front facade is home to Wisconsin's largest appliance showroom featuring live kitchens and every brand imaginable. It also houses an Ashley Furniture Home Store, with an all new Urbanology department, featuring metro modern and industrial themed furniture and accessories. Lastly, the store includes an Ashley Sleep Mattress Store, an Ashley Youth Furniture section, and a new man-cave area.

Lac du Flambeau Tribal DNR - Lac du Flambeau, WI

This new 7,200 SF facility houses the Natural Resources Department for The Lac Du Flambeau Band of Lake Superior Chippewa Indians. Positioned at the entrance to the Lac Du Flambeau Tribal Campground, the building features office space, laboratories, classrooms and a campground store. Incorporating a multitude of green features, such as photovoltaic and geothermal heating systems and tubular skylights for daylighting, the facility meets LEED certification requirements and is built as a model for future tribal green construction. The Natural Resources Complex was designed and inspected by The Samuels Group who also performed construction management services on the facility. Interior furnishings were provided by Environments, a Division of The Samuels Group.





SIMILAR PROJECTS

Leigh Yawkey Woodson Art Museum - Wausau, WI

This 9,000 SF, two-story addition accommodates the donation of the Owen J. Gromme painting collection that features 43 paintings of Wisconsin birds, wildlife, flora, and fauna. The new space includes a 5,000 SF gallery, 2,500 SF of art storage, new ADA-compliant restrooms, an elevator, and a glass-enclosed stair tower aviary for a future bird display. The stairs and elevators in the addition were designed to accommodate future expansion plans of a third-floor, roof-top development that will house a sculpture garden. The project was the recipient of the 2012 AGC "Build Wisconsin" award. Prior to this project, The Samuels Group worked with the museum for master planning, a lobby upgrade and a new parking lot. The facility was also upgraded for ADA standards and new way finding signage was placed throughout the facility.

Schenck, SC - Wausau, WI

This project was a new 7,151 SF tenant build-out within part of the first floor of the 311 Financial Way building. The project consisted of a reception/ lobby, multiple conference and collaboration rooms, administrative offices, open office workstations, a state of the art corporate training room and a kitchen/break room. Schenck was able to combine their existing Wausau and Plover branches together at this singular location, allowing them to more efficiently serve their clientele and be better positioned for future growth.

Valley Communities Credit Union - Kronenwetter, WI

This 1,500 SF renovation included teller lines, lobby, offices, work room, break room, bathroom, mechanical room, and drive-thru canopy. The Samuels Group provided design build services and Environments, a division of The Samuels Group, provided space planning, interior design and commercial furnishings.

The Noel House - Plover, WI

This stunning 29,838 SF Hampton-style home reveals old world style with modern technology and amenities. The home includes features such as a master suite (with fireplace, walk-in closets and separate his and hers toilet rooms); a master guest suite; eight bedroom suites with full bathrooms; boys and girls bunk rooms with full bathrooms; a two-story entrance foyer, a circular office with a library with ceiling high shelving and rolling ladder; preparation/presentation kitchens; a formal dining room with full bar; a grill house with commercial exhaust system and a moveable commercial grill; a wine cellar; a sunken home theater; a family room with full bar; an exercise room with bathroom and shower room; hot tub room and steam room; a four seasons porch; river-side patio; a large wrap-around porch; and three full-scale mechanical rooms with coordinating decorative flooring and ceiling.





REFERENCES

Kathy Foley

Director

Leigh Yawkey Woodson Art Museum
700 North 12th Street
Wausau, WI 54403
715.845.7010

Client Testimonial:

"The Samuels Group went above and beyond as our business partner. They were incredibly organized and completed the project on an unbelievably tight timeline, with a tight budget. The company also embraced unique requirements of an art museum that might have been lost on contractors, such as lighting, humidity, and temperature controls. In short, The Samuels Group was a pleasure to work with and did a fantastic job."

-Kathy Foley, Leigh Yawkey Woodson Art Museum Director

Mark MacDonald

Owner

Wisconsin Woodchucks
2401 N. Third Street
Wausau, WI 54403
715.845.5055

Paul Chittum

President

Cloverbelt Credit Union
10 Mcindoe Street
Wausau, WI 54403
715.842.5693

Bill Fonti

CEO

Boston, Inc.
D.B.A. Furniture & ApplianceMart and Ashley Furniture HomeStore
2917 Business Park Drive
Stevens Point, WI 54482
715.321.0011

Ken Pabich

(Former De Pere Community Development Director)

Door County Administrator's Office
421 Nebraska Street
Sturgeon Bay, WI 54235
920.746.2552





700 North Twelfth Street | Wausau, WI 54403-5007 | T 715-845-7010 | F 715-845-7103 | www.lywam.org

Accredited by the American Association of Museums



June 21, 2013

Kurt Burner, Senior Vice President
The Samuels Group
311 Financial Way, Suite 300
Wausau, WI 54401

Dear Kurt,

Not a day goes by that a visitor to the Woodson Art Museum doesn't ask about our most recent building addition project or the renovations underway. Of course such questions are well received because they provide an opportunity for me to sing the praises of The Samuels Group!

From the get-go, you and every member of The Samuels Group Team have been the kind of partners that defy stereotypes; you have been ideal! From our earliest planning meetings to our on-going reviews and tweaks of the multiple projects in progress, The Samuels Group has been pro-active, responsive, attuned to the needs of the Museum, and mindful of both financial constraints and our timeframes.

There are many aspects of the building addition project that I am enormously proud of. Among them is the fact that the Museum was able to remain open and serve the community and visitors throughout the construction and this has been true of the subsequent renovations, which in many ways are more obstructive, requiring temporary walls and pathways. The need to remain open has not fazed The Samuels Team; in fact, each and every worker – as well as subcontractors – has been respectful and mindful of our mission and commitment to the public.

When we began the building addition project and quickly ramped up our program of requirements, Samuels Director of Design and Architect Jim Jasper went above and beyond to transform a list of needs and wants into a design that both acknowledged the Museum's historic structure and looked forward with style and finesse. The result is a distinctive structure that meets our practical needs, exceeds our aesthetic aspirations, and is efficient and sustainable, too.

We look forward with great anticipation to the completion of the multiple renovation projects and to enhanced and efficient visitor flow as well as the meticulously restored decorative arts gallery and main entrance area boasting craftsmanship and attention to detail worth crowing about.

Please accept my heartfelt thanks for your commitment to the Woodson Art Museum and share my appreciation with the entire Samuels Group Team.

Sincerely yours,

Kathy Kelsey Foley
Director

WISCONSIN WOODCHUCKS

July 9th, 2016

Sid Samuels, President
The Samuels Group
311 Financial Way, Suite 300
Wausau, WI 54401

Sid,

I am very proud to write this reference letter for the work The Samuels Group has completed at Athletic Park. If I had a nickel for every compliment that I have received on the Athletic Park Renovations, I could have paid the bill. Every night several fans approach me and compliment me on the transformation of Athletic Park. Your team at the Samuels Group took on the challenge of building new facilities, inside a historic park, and knocked the ball out of the park.

In August 2013, the challenge we presented you was huge. The Samuels Group was asked to build a new modern grandstand inside Historic Athletic Park with a short lead time and in the dead of winter. The winter of 2013/2014 turned out to be the coldest in Wisconsin since 1909. You team struggled through 70 days of sub-zero temperature to complete a project that needed warm days to pour concrete. The Grandstand that your group designed was not only more comfortable with great premium seating options, but it enhanced the historic look at Athletic Park. When fans approach the entrance to Athletic Park they make comparisons to Wriggley Field and Fenway Park. At the same time your team designed and built a Neighborhood Park that was attached to the stadium. This new park, which is the first built in Wausau in 20 years, now serves as the entrance to Athletic Park and has received compliments from fans for its design and the enhancements it brings to the atmosphere.

The work continued in the fall of 2015 with Phase 2. Phase 2 was a complete reconstruction of the 3rd base side of Athletic Park. It was challenging, again, because of the narrow work area and the need to bring all the materials over the Historic Wall. The Samuels Group brought the project in on time and under budget. The new Concession Stand and Ministry Health Care Terrace have added to the historic charm of Athletic Park and have received many compliments all over town. The project included a complicated bleacher design that needed to incorporate new bathrooms and cold storage. The Samuels Group creative team accepted the challenge and created a bleacher design that is both functional and attractive.

With both Phases of the Renovation of Athletic Park, The Samuels Group has shown creativity, cost awareness and a genuine pride in the finished project. I have been very impressed with The Samuels Group's response to my concerns, complaints and requests.

Sincerely,



Mark Macdonald
Owner
Wisconsin Woodchucks

TIMELINE

Timeline (starts project week of August 10th)

Week	Monday	Item	Description	Mtg / Place	Project Approach / Task(s)	% of "W
0	10-Aug-20	<u>1</u>	Kick-Off (Meeting 1)	De Pere	1. Goals, Expectations, Requirements 2. Process, Schedule, Budget 3. Decision Criteria / Priorities (Ranked ?) 4. Inspiration 5. Information Inventory (Have / Need)	19%
		1a	Kick-Off Follow Up		6. Review Data / Documents 7. Maps, Surveys, Site Plan - Evaluate existing site conditions 8. Additional Inspiration / Examples 9. Questions / "Holes" (Site visit to occur before or after Kick-off)	
2	24-Aug-20	<u>2</u>	Programming (Meeting 2)	De Pere (vs. Video Meeting)	1. Activities / Uses of Building 2. Site Considerations 3. Aesthetic Preferences (exterior/interior) 4. Preferential Decisions 5. Revisit Decision Criteria / Priorities	23%
		2a	Scope Plan		6. Gross size; Bubble Diagram 7. Floor Plan Concept 8. Building Section / Elevation Concept 9. Site Plan Development	
5	14-Sep-20	<u>3</u>	Initial Design (Meeting 2a)	Video Meeting (Option)	1. Site Plan Discussion 2. Floor Plan Discussion 3. Main Elevation Discussion 4. Parts as "Strong", "Weak", "Wrong" 5. What Is Missing / Ability to Meet Program	27%
		3a	Revisions Estimate		6. Revisions to Initial Site, Plan, Elevation 7. Alternate Design From Comments (Option) 8. Estimate 9. Other (Preliminary Code Review Option)	
8	5-Oct-20	<u>4</u>	Scope & Budget (Meeting 2b)	Video Meeting (Option)	1. Compare Concept / Budget to Program 2. Discuss Options that Emerged 3. Identify Final revisions 4. Other	14%
10	19-Oct-20	5	Handoff (Meeting 3)	De Pere (vs. Video Meeting)	1. Final Scope Plan 2. 3D Rendering 3. Site Layout Plan 4. Cost Opinion	15%
		5a	Final Revisions		5. Final Revisions to Plans 6. Final Update for 3D Rendering 7. Revised Cost Opinion 8. Summary Report (Option)	
12	2-Nov-20	6	Delivery	De Pere	1. Send to De Pere	2%



FEE

Base Fee

Our proposed lump sum Base Fee for services is provided on the Proposed Fee Schedule that follows this page. The lump sum fee has two components:

- The Fee for programming, design and estimating services.
- Reimbursables like large format printing, travel, postage for sending packages and other miscellaneous expenses.

Suggested Cost/Services Not Identified in Scope

Planning projects that are undertaken to establish the scope of a project, (like this RFP) by their very nature can have some things come up that were not considered at the very beginning of the work. The Samuels Group offers for your consideration the following “things” that have come up on other projects that became part of the planning work.

- Preliminary Code Review. Even with such a small project, it is helpful to be sure that at the very least a preliminary review is included to keep the continuing work on course.
- Additional Review Meetings (via video conferencing). This has become a very inexpensive way of getting feedback and moving the project along. We have proposed two possible times for extra discussions of the project.
- Alternate plan and rendering based on feedback in process. Design is the time to uncover the best possible solution. After a good discussion down one approach to the design, another approach may become obvious. A second alternative takes less time to flush out than the first one does. A third or fourth option is even less than the second.
- Communication Campaign. Whether soliciting donations or tax dollars, properly communicating the vision is the root to success. The Samuels Group has a proven record for communicating a construction vision to a tax base. Our skills could be applied here.
- Summary Report. Not requested in the RFP (nor listed on the Proposed Fee Schedule) but included at no additional fee.

Design, Rendering, and Estimates

The biggest advantage The Samuels Group may bring to your project is a comprehensive, accurate and exciting design and rendering with a realistic, workable budget. We have accomplished this with countless clients; we welcome the opportunity to deliver your concept as well.



Proposed Fee Schedule

2.5.h

Company Name: The Samuels Group, Inc.

Company Representative: Kurt Berner

Contact Phone/E-mail: 715.218.3762 / kberner@samuelsgroup.net

Company Address: 311 Financial Way, Suite 300, Wausau, WI 54401

Signature: _____

Item	Unit	Fee
Voyageur Park Multi-Purpose Building		\$13,824.00
Reimbursables		\$1,176.00
Total Fee		\$15,000.00

*Fee should include all travel and/or miscellaneous expenses required to perform the scope of work identified. Please identify costs/services that are not identified within the scope of work that you may suggest.

Item	Fee
Preliminary Building Code Review	\$600.00
Two Additional Design/Review Video Meetings	\$1,200.00
Alternate Plan with 3D Rendering	\$2,000.00
Communications Program (customized to your needs)	Negotiated

Attachment: Samuels Group Proposal for Voyageur Park (9753 : Consider and Approve Firm for Voyageur Park Multi-Purpose Facility Design.)



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Review of Seven Year Capital Improvement Plan.

Normally the Board of Park Commissioners has the opportunity to review, comment and revise the Capital Improvement Plan adopted by the City. Unfortunately, due to the Covid pandemic and timing we were not able to get the item to the board prior to being submitted to the City.

The seven year CIP plan is a planning document for our department and the City as a whole. The proposed layout of projects is a strategic plan and is often changed or altered due to unknown circumstances or conditions, however is a very helpful document to assist during budget time as well as planning for the future.

While we will not be able to change any priorities or projects, I would entertain any comments or suggestions so that we can consider during the coming budget preparations as well as future changes.

ATTACHMENTS:

- Copy of CIP 2021 - 2027 06-17-20 (XLSX)

PARKS CIP 2021 - 2027

FUNDING SOURCES																
Parks PROGRAM / DEPARTMENT	YEAR	PRIORITY	PROJECT / EQUIPMENT DESCRIPTION	TOTAL COST	Tax Levy	Special Assessment	Private Donations	Federal / State Grants	G.O. Bonds	TIF Bonds	Water Fund	Wastewater Fund	Park Fund	Storm Water Utility	Other Intergovernmental Funding	Other (Specify)
Parks & Public Lands	2021	1	Water Cooler replacement program	\$ 3,000	\$ 3,000											
Parks & Public Lands	2021	2	Accessible Route program	\$ 7,000	\$ 7,000											
Parks & Public Lands	2021	3	ADA Sidewalk/Hand Surface replacement program	\$ 20,000	\$ 20,000											
Community Center	2021	4	Maintenance Fund	\$ 10,000												
Parks & Public Lands	2021	5	Open Shelter Repair/Refurb	\$ 60,000					\$ 60,000							
Park Equipment/Veh. Maint	2021	6	Replace Field Trailer	\$ 16,000	\$ 16,000											
Park Equipment/Veh. Maint	2021	7	Replace Truck #13 - 1998 102 ton	\$ 30,000					\$ 30,000							
Parks & Public Lands	2021	8	Refurbish VFW Tennis Courts	\$ 30,000	\$ 30,000											
Parks & Public Lands	2021	9	Replace roof at VFW Softball Field Shelter/Score shed	\$ 5,000	\$ 5,000											
Parks & Public Lands	2021	10	Jim Martin Park - Parking Lot Address	\$ 25,000					\$ 25,000							
Parks & Public Lands	2021	11	Voyager Park - Western Lot resurfacing	\$ 70,000					\$ 70,000							
Parks & Public Lands	2021	12	Voyager Park - Trail (accrete)	\$ 2,000	\$ 2,000											
Park Equipment/Veh. Maint	2021	13	Voyager Park -Western Street Overlay	\$ 40,000					\$ 40,000							
Parks & Public Lands	2021	14	Southwest Park -Crescent/Seaboard	\$ 20,000	\$ 20,000											
Parks & Public Lands	2021	15	Electric upgrades to Veterans Park	\$ 15,000	\$ 15,000											
Parks & Public Lands	2021	16	Replace Ballards at Riverwalk	\$ 40,000	\$ 40,000											
Parks & Public Lands	2021	17	Replace Williams Playground (1995)	\$ 80,000					\$ 80,000							
Park Equipment/Veh. Maint	2021	18	Replace Truck 39 (102 Ton)	\$ 30,000	\$ 30,000											
Parks & Public Lands	2021	19	VFW Pool Parking Lot	\$ 100,000					\$ 100,000							
Park Equipment/Veh. Maint	2021	20	Replace Truck #13 (102 Ton)	\$ 48,000	\$ 48,000											
Boat Launches	2021	21	James Street Boat Dock extension	\$ 20,000	\$ 20,000											
Parks & Public Lands	2021	22	Replace Logan Park Playground (Wood/1999)	\$ 125,000					\$ 125,000							
Parks & Public Lands	2021	23	Foundry & Price Park (Optimized)	\$ 17,000	\$ 17,000											
Parks & Public Lands	2021	24	Urban Soccer Complex	\$ 150,000			\$ 150,000									
TOTAL				\$ 963,000	\$ 235,000	\$ -	\$ 150,000	\$ -	\$ 578,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks PROGRAM / DEPARTMENT	YEAR	PRIORITY	PROJECT / EQUIPMENT DESCRIPTION	TOTAL COST	Tax Levy	Special Assessment	Private Donations	Federal / State Grants	G.O. Bonds	TIF Bonds	Water Fund	Wastewater Fund	Park Fund	Storm Water Utility	Other Intergovernmental Funding	Other (Specify)
Community Center	2022	1	Maintenance Fund	\$ 10,000	\$ 10,000											
Parks & Public Lands	2022	2	Accessible Route program	\$ 7,000	\$ 7,000											
Parks & Public Lands	2022	3	ADA Sidewalk/Hand Surface replacement program	\$ 20,000	\$ 20,000											
Park Equipment/Veh. Maint	2022	4	Replace 306 - 40000 Litter monitor	\$ 85,000					\$ 85,000							
Park Equipment/Veh. Maint	2022	5	Replace #1 - 2010 Hyster	\$ 130,000					\$ 130,000							
Parks & Public Lands	2022	6	Water Cooler replacement program	\$ 9,000	\$ 9,000											
Swimming Pools	2022	7	Lagoon Access Facility	\$ 6,000,000					\$ 6,000,000							
Park Equipment/Veh. Maint	2022	8	Replace #1 motor (102T)	\$ 40,000	\$ 40,000											
Park Equipment/Veh. Maint	2022	9	Replace #301 Slammer	\$ 45,000	\$ 45,000											
Parks & Public Lands	2022	10	Replace VFW Outdoor Building	\$ 100,000					\$ 100,000							
Ice Arena	2022	11	Replace ceiling insulation	\$ 35,000												\$ 35,000
Parks & Public Lands	2022	12	Patton Park Basketball court resurfacing	\$ 12,000	\$ 12,000											
Parks & Public Lands	2022	13	Lagoon field resurfacing	\$ 10,000	\$ 10,000											
Parks & Public Lands	2022	14	Replace Lawson Park Playground (1998)	\$ 75,000					\$ 75,000							
Parks & Public Lands	2022	15	Replace Carney Park Playground	\$ 80,000					\$ 80,000							
Parks & Public Lands	2022	16	Replace Fairbairn Park Playground (1998)	\$ 130,000					\$ 130,000							
Parks & Public Lands	2022	17	Replace Patton Park Shelter	\$ 180,000					\$ 180,000							
Park Equipment/Veh. Maint	2022	18	Voyager Park - Overlay	\$ 49,000					\$ 49,000							
Parks & Public Lands	2022	19	Overlook Parking Lot resurfacing	\$ 17,000					\$ 17,000							
TOTAL				\$ 7,141,000	\$ 160,000	\$ -	\$ -	\$ -	\$ 6,956,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,000
Parks PROGRAM / DEPARTMENT	YEAR	PRIORITY	PROJECT / EQUIPMENT DESCRIPTION	TOTAL COST	Tax Levy	Special Assessment	Private Donations	Federal / State Grants	G.O. Bonds	TIF Bonds	Water Fund	Wastewater Fund	Park Fund	Storm Water Utility	Other Intergovernmental Funding	Other (Specify)
Community Center	2023	1	Maintenance Fund	\$ 10,000	\$ 10,000											
Parks & Public Lands	2023	2	Accessible Route program	\$ 8,000	\$ 8,000											
Parks & Public Lands	2023	3	ADA Sidewalk/Hand Surface replacement program	\$ 25,000	\$ 25,000											
Community Center	2023	4	Maintenance Fund	\$ 5,000												
Park Equipment/Veh. Maint	2023	5	Replace Truck #18 - 2004 Syd Dump	\$ 65,000					\$ 65,000							
Park Equipment/Veh. Maint	2023	6	Replace Waterline Van	\$ 35,000					\$ 35,000							
Parks & Public Lands	2023	7	Water Cooler replacement program	\$ 6,000	\$ 6,000											
Boat Launches	2023	8	Patton Park resurfacing	\$ 203,000					\$ 203,000							
Parks & Public Lands	2023	9	Replace Chavira Playground (2003)	\$ 155,000					\$ 155,000							
Parks & Public Lands	2023	10	Kenneth Shelters/restrooms	\$ 150,000					\$ 150,000							
Parks & Public Lands	2023	11	Neighborhood Park - Land Acquisition	\$ 200,000									\$ 200,000			
Parks & Public Lands	2023	12	ICE Community Park Land Acquisition	\$ 500,000									\$ 500,000			
Community Center	2024	13	Community Center Expansion	\$ 900,000			\$ 900,000									
Parks & Public Lands	2023	14	Samantha Park - Restrooms	\$ 150,000					\$ 150,000							
TOTAL				\$ 2,012,000	\$ 54,000	\$ -	\$ 500,000	\$ -	\$ 789,000	\$ -	\$ -	\$ -	\$ 705,000	\$ -	\$ -	\$ -
Parks PROGRAM / DEPARTMENT	YEAR	PRIORITY	PROJECT / EQUIPMENT DESCRIPTION	TOTAL COST	Tax Levy	Special Assessment	Private Donations	Federal / State Grants	G.O. Bonds	TIF Bonds	Water Fund	Wastewater Fund	Park Fund	Storm Water Utility	Other Intergovernmental Funding	Other (Specify)
Community Center	2024	1	Maintenance Fund	\$ 10,000	\$ 10,000											
Parks & Public Lands	2024	2	Accessible Route program	\$ 8,000	\$ 8,000											
Parks & Public Lands	2024	3	ADA Sidewalk/Hand Surface replacement program	\$ 25,000	\$ 25,000											
Community Center	2024	4	Maintenance Fund	\$ 5,000												
Park Equipment/Veh. Maint	2024	5	Replace Truck #18 - 2004 Syd Dump	\$ 65,000					\$ 65,000							
Park Equipment/Veh. Maint	2024	6	Replace Waterline Van	\$ 35,000					\$ 35,000							
Parks & Public Lands	2024	7	Water Cooler replacement program	\$ 6,000	\$ 6,000											
Boat Launches	2024	8	Patton Park resurfacing	\$ 203,000					\$ 203,000							
Parks & Public Lands	2023	9	Replace Chavira Playground (2003)	\$ 155,000					\$ 155,000							
Parks & Public Lands	2023	10	Kenneth Shelters/restrooms	\$ 150,000					\$ 150,000							
Parks & Public Lands	2023	11	Neighborhood Park - Land Acquisition	\$ 200,000									\$ 200,000			
Parks & Public Lands	2023	12	ICE Community Park Land Acquisition	\$ 500,000									\$ 500,000			
Community Center	2024	13	Community Center Expansion	\$ 900,000			\$ 900,000									
Parks & Public Lands	2023	14	Samantha Park - Restrooms	\$ 150,000					\$ 150,000							
TOTAL				\$ 2,012,000	\$ 54,000	\$ -	\$ 500,000	\$ -	\$ 789,000	\$ -	\$ -	\$ -	\$ 705,000	\$ -	\$ -	\$ -
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Community Center	2024	1	Maintenance Fund	\$ 10,000	\$ 10,000											
Parks & Public Lands	2024	2	Accessible Route program	\$ 8,000	\$ 8,000											
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Community Center	2024	4	Maintenance Fund	\$ 5,000												
Park Equipment/Veh. Maint	2024	5	Replace Truck #18 - 2004 Syd Dump	\$ 65,000					\$ 65,000							
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Parks & Public Lands	2023	10	Kenneth Shelters/restrooms	\$ 150,000					\$ 150,000							
Parks & Public Lands	2023	11	Neighborhood Park - Land Acquisition	\$ 200,000									\$ 200,000			
Parks & Public Lands	2023	12	ICE Community Park Land Acquisition	\$ 500,000									\$ 500,000			
Community Center	2024	13	Community Center Expansion	\$ 900,000			\$ 900,000									
Parks & Public Lands	2023	14	Samantha Park - Restrooms	\$ 150,000					\$ 150,000							
TOTAL				\$ 2,012,000	\$ 54,000	\$ -	\$ 500,000	\$ -	\$ 789,000	\$ -	\$ -	\$ -	\$ 705,000	\$ -	\$ -	\$ -
Parks PROGRAM / DEPARTMENT	YEAR	PRIORITY	PROJECT / EQUIPMENT DESCRIPTION	TOTAL COST	Tax Levy	Special Assessment	Private Donations	Federal / State Grants	G.O. Bonds	TIF Bonds	Water Fund	Wastewater Fund	Park Fund	Storm Water Utility	Other Intergovernmental Funding	Other (Specify)
Community Center	2024	1	Maintenance Fund	\$ 10,000	\$ 10,000											
Parks & Public Lands	2024	2	Accessible Route program	\$ 8,000	\$ 8,000											
Parks & Public Lands	2024	3	ADA Sidewalk/Hand Surface replacement program	\$ 25,000	\$ 25,000											
Community Center	2024	4	Maintenance Fund	\$ 5,000												
Park Equipment/Veh. Maint	2024	5	Replace Truck #18 - 2004 Syd Dump	\$ 65,000					\$ 65,000							
Park Equipment/Veh. Maint	2024	6	Replace Waterline Van	\$ 35,000					\$ 35,000							
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Boat Launches	2024	8	Patton Park resurfacing	\$ 203,000					\$ 203,000							
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Parks & Public Lands	2023	10	Kenneth Shelters/restrooms	\$ 150,000					\$ 150,000							
Parks & Public Lands	2023	11	Neighborhood Park - Land Acquisition	\$ 200,000									\$ 200,000			
Parks & Public Lands	2023	12	ICE Community Park Land Acquisition	\$ 500,000									\$ 500,000			
Community Center	2024	13	Community Center Expansion	\$ 900,000			\$ 900,000									
Parks & Public Lands	2023	14	Samantha Park - Restrooms	\$ 150,000					\$ 150,000							
TOTAL				\$ 2,012,000	\$ 54,000	\$ -	\$ 500,000	\$ -	\$ 789,000	\$ -	\$ -	\$ -	\$ 705,000	\$ -	\$ -	



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Report on Status of Legion Pool Operations.



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Update on Park Tour for Park Board members - Scheduled Date of July 23.



City of De Pere, Wisconsin

Request For Board of Park Commissioners Action

MEETING DATE: July 16, 2020

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Update on Status of VFW Aquatic Facility Construction.
