



Board of Park Commissioners

Regular Meeting

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

Agenda

Thursday, May 18, 2017

6:30 PM

De Pere City Hall Council Chambers

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 **May 18, 2017** at **6:30 PM** in the **De Pere City Hall Council Chambers, 335 S. Broadway Street, De Pere, WI 54115**.

This meeting can be viewed LIVE at www.depere.tv. This meeting is also rebroadcast on TW 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 4-20-17.
2. Consider location of future bandshell/ampitheater.
3. Consider Proposal for Aquatic Design.*

III. Public Comment Period

IV. Future Agenda Items

V. Staff Updates

1. Voyageur and VFW playground Request for Proposal review.
2. Big Rig Gig review.

VI. 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
Alderspersons
Mayor Michael J. Walsh
Larry Delo, City Administrator
Judy Schmidt-Lehman, City Attorney
Definitely De Pere
Marty Kosobucki
John Zegers, WDP High School District
De Pere Rapides Youth Soccer
Ella Buboltz, Teen Advisor
Martin Riley
GRAEF
Zimmerman Architectural Studios

De Pere Youth Hockey
Tod Maki, De Pere Select Soccer
Shana Ledvina, City Clerk
City Hall 1st and 2nd Floor
De Pere Area Chamber of Commerce
Brown County Library – De Pere
TV & Radio Stations
Ben Villaruel, Unified School District
De Pere Baseball
Rachel McMorrow, Teen Advisor
Ayres Associates
Rettler
Definitely De Pere

Celebrate Committee

De Pere City Band

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: May 18, 2017

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Approve Board of Park Commissioners Minutes from 4-20-17.

ATTACHMENTS:

- Draft Minutes 4-20-17 (PDF)



Board of Park Commissioners

Regular Meeting

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

Draft Minutes

Thursday, April 20, 2017

6:30 PM

De Pere City Hall Council Chambers

I. Call to Order

The meeting was called to order at 6:30 PM by Board Member George Brown

Attendee Name	Title	Status	Arrived
Ryan Jennings	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Dean Raasch	Aldersperson	Excused	
George Brown	Board Member	Present	
Sue Schinkten	Board Member	Present	
Randy Soquet	Board Member	Present	
Bill Volpano	Board Member	Excused	
Ella Bublotz	Teen Advisor	Excused	
Rachel McMorrow	Teen Advisor	Present	

II. Action Items

1. Approve Board of Park Commissioners Minutes from 3-16-17.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Randy Soquet, Board Member
SECONDER: Sue Schinkten, Board Member
AYES: Jennings, Lueck, Brown, Schinkten, Soquet
EXCUSED: Dean Raasch, Bill Volpano

2. Consider draft request for proposals for Aquatic Center.

Marty Kosobucki reviewed the Request for Proposal with the board. Marty took questions and suggestions from the board in reference to the RFP.

Sue Schinkten made a motion to accept the Request for Proposal for the Aquatic Center with the change of the relocation information, seconded by Randy Soquet.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Sue Schinkten, Board Member
SECONDER: Randy Soquet, Board Member
AYES: Jennings, Lueck, Brown, Schinkten, Soquet
EXCUSED: Dean Raasch, Bill Volpano

3. Consider draft request for proposal for Voyageur Park Playground.

Marty Kosobucki reviewed the Request for Proposal for Voyageur Park Playground. Marty took questions from the board in reference to the proposal. There was discussion from the board in reference to the proposal.

Attachment: Draft Minutes 4-20-17 (5855 : Approve Board of Park Commissioners Minutes from 4-20-17.)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Schinkten, Board Member
SECONDER:	Randy Soquet, Board Member
AYES:	Jennings, Lueck, Brown, Schinkten, Soquet
ABSENT:	Dean Raasch
EXCUSED:	Bill Volpano

4. Request from Dairy Cares to have a petting zoo in Voyageur Park for the "Kickin it with Cows" event.

Marty Kosobucki reviewed with the board the request from Dairy Cares to have a petting zoo with the run event. Marty took questions from the board. Marty explained the Health Department was contacted and the event will stay within the Health Department guidelines.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Schinkten, Board Member
SECONDER:	Ryan Jennings, Alderperson
AYES:	Jennings, Lueck, Brown, Schinkten, Soquet
ABSENT:	Dean Raasch
EXCUSED:	Bill Volpano

5. Consider and approve the Urban Orchard for VFW Park.

Marty reviewed the location with the board and took questions in reference to the Urban Orchard at VFW Park.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Randy Soquet, Board Member
SECONDER:	Sue Schinkten, Board Member
AYES:	Jennings, Lueck, Brown, Schinkten, Soquet
ABSENT:	Dean Raasch
EXCUSED:	Bill Volpano

6. Approve alternate replacement plan for Truck 68.

Marty Kosobucki reviewed the replacement plan of Truck #68 with the board and took questions from the board. Marty distributed another handout and explained the options for the replacement. Staff is recommending option #2. There was discussion on the replacement by the board.

George Brown made a motion to use option #2 for the replacement of Truck #68, seconded by Randy Soquet.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	George Brown, Board Member
SECONDER:	Randy Soquet, Board Member
AYES:	Jennings, Lueck, Brown, Schinkten, Soquet
ABSENT:	Dean Raasch
EXCUSED:	Bill Volpano

III. Public Comment Period

None

IV. Future Agenda Items

Larry Lueck asked if the bubbler at Fox Point Boat Launch was going to be fixed. Marty Kosobucki stated the bubbler was fixed and then broke again. Marty stated the bubbler was being worked on today and should be fixed by tomorrow.

Marty Kosobucki stated the band shelter would be coming to the next Park Board meeting. Staff has met with the user groups and there should be a proposal at the May meeting.

V. Staff Updates

1. Update on Positions at Community Center/Recreation Dept.
Paula Rahn introduced Dawn Barron, the new Activities Coordinator for the City of De Pere. Paula also stated the Community Center hired Emily Baugnet as the new Office Assistant at the Community Center.
2. Park Laborer positions
Marty Kosobucki announced the retirements of Bob Cuene and Roy Geurts from the department, both retired in March. Marty stated there were two new employees hired, one started this week and the other will be starting next week.
3. Senior Picnic Donations
Marty Kosobucki and the board stated how thankful they are for the donations from all the different groups in the De Pere.
4. Summer Meal Program at Optimist Park
Marty Kosobucki spoke with the board about the summer meal program at Optimist Park. He stated the City is partnering with the De Pere School District to offer free lunches at Optimist Park during the summer months.

VI. Adjournment

Sue Schinkten made a motion to adjourn the meeting at 7:02 p.m., seconded by Randy Soquet.

Respectfully submitted,
Debbie Zierson

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: May 18, 2017

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Consider location of future bandshell/ampitheater.

Staff has met with Definitely De Pere, Celebrate De Pere and City Band to obtain as much information as possible. Staff's goal was to determine a location and type of bandshell that would be beneficial to all groups. I have included a summary of information that we have gathered about locations. Staff would like the Park Board to settle on one location, however it is possible more discussion will be needed.

ATTACHMENTS:

- All.Options (PDF)
- Bandshell.Options (DOCX)
- Map.old bridge layout (PDF)
- Option 2 (PDF)
- Option 3 (PDF)
- Option 4 (PDF)
- Option1 (PDF)

<Title>



Attachment: All.Options (5696 : Consider location of future bandshell/ampitheater.)



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Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



03/36/2017

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Bandshell/Ampitheater Locations

Option 1

Location: Located along the river in the southwest part of the park.

Stage size: 45x 30 approximately

Pros:

- This location is the exact location of where Celebrate De Pere places their small stage.
- The location provides a strategic location for music entertainment along the water. Events could grow into having people drive their boats to concerts because of the close proximity to the water and docks.

Cons:

- Parking would be a concern for this location, as no parking stalls are located in close proximity to the stage. (We believe there is the ability to put a few parking stalls along the turn around, however this would not be significant.)
- Delivering of equipment could be challenging but not impossible.

Opportunities:

- Celebrate De Pere could use during festival.
- Riverfront Concert series could be developed that would embrace the use of the Fox River and boat docking facilities next to band shell.
- Riverfront creates a unique environment for concerts.

User Groups:

- Celebrate De Pere and Definitely De Pere are in favor of this location.
- City Band did not rank this location high on their list due to parking concerns.

Option 2

Location: On the bowl (exact location to be determined, however likely on the south or southeast corners of the bowl)

Stage Size: 60' x 40' approx.

Pros:

- This location would be utilized as the main stage for Celebrate De Pere festival.
- Stage could be utilized for City Band.
- Stage is close to parking.
- Stage could be utilized for Yoga in the Park or other larger events.
- Access to stage would be convenient.

Cons:

- Cost of this type of stage will be much more than the allotted money from the Stadium Tax funding. While projecting a cost is difficult at this time, we could assume the cost would range somewhere between \$
- Due to its size, it's probably not conducive for smaller concert series.
- Does not take advantage of water and docking facilities.
- Least favorite site for Definitely De Pere.
- Although large concert series is certainly an option, there are concerns about the financial sustainability of such programming. Oshkosh Parks department indicated their programming/concert series at Leach Amphitheater struggles.

Opportunities:

- Creation of a larger concert series, similar to what Oshkosh Waterfest.
- Celebrate De Pere festival.
- City Band would utilize.

Option 3

Location: Current location of the playground.

Stage Size: 45'x30' approximately

Pros:

- Location is conducive to City Band and its participants.
- Possible the stage can be adjusted in a manner that could be used by Celebrate De Pere.

- Has potential for a mini- concert series.
- Parking is conducive to the location.

Cons:

- Location does not take advantage of Fox River and boaters.
- Celebrate is uncertain at best if they would utilize the stage.
- Will displace the location of the playground, and with the licensed landfill it makes finding another location for the playground difficult.

Opportunities:

- City Band concerts.
- Mini-concert series from Definitely De Pere.

Option 4

Location: west side of park, between the bowl and the Fox River

Stage Size: 45'x30' approx.

Pros:

- Location takes full advantage of Fox River
- An aesthetically good location
- Has built in slope that is conducive to positive viewing experience.
- Definitely De Pere ranks this as the best location for a concert series along the River.

Cons:

- Is the furthest distance away from parking.
- Does not rank high on City Band's list of locations.
- Celebrate De Pere would likely not use, as the direction of the music would conflict with the main stage.
- Walking distance is likely to be an issue for elderly and others.

Opportunities:

- Mini concert series along the River.

Option 5

Location: Old Bridge approach (not in Voyageur Park)

Stage Size: 45'x30'

Pros:

- Location takes advantage of Fox River and creates an aesthetically pleasing venue in the downtown.
- Location has a natural slope that can be taken advantage of for a positive viewing experience.
- Creates a venue/attraction in the downtown area.

Cons:

- City Band is not in favor of the location and feels they would not use the location because of parking concerns.
- Potential conflict with RiverThyme boat and parking.
- Likely not to be used by Celebrate De Pere.
- Cost of developing the site so a stage could be utilized, would be much more than the \$125,000 allotted for a stage. We do not have estimates at this time.

Opportunities:

- Mini-concert series in downtown area.
- Exercise/Yoga in the Park depending on number of participants and make up of the park.
- If appropriate parking can be arranged, it becomes a viable option for City Band.

Staff Recommendations:

While the goal is to create a band shell/amphitheater that would be useful to all our user groups, I am not sure that is 100% possible. Our next goal is to determine the best possible scenario that would have the most benefit to the City. Here is our analysis.

Option 5 (Consider)(Old Bridge approach) – Staff feels this would be an excellent location for a small/moderate size concert series. As with many venues, location is key and we believe this location would create a very unique and positive viewing experience for people. It is located in the downtown district, overlooks the Fox River, and can become a centerpiece for a variety of activities. Unfortunately, there are two drawbacks. The first is cost, and the second is parking. If appropriate and convenient parking can be addressed, this becomes a very viable option for consideration.

Option 3 (Eliminate) (Current playground in Voyageur Park) – Staff investigated the licensed landfill that is on site. The licensed landfill is toward the northerly section of the park however, does come very close to the current playground. If the band shell were to be located close to the current playground, it would mean we would have to find an alternate location for the playground. This would prove to be challenging because of the boundaries of the licensed landfill. While there are some locations the playground could go, staff believed it is imperative the playground is located in close proximity to parking and is visible from the parking area for safety concerns. While City Band ranks this location high

on their preference, it is low on Definitely De Pere and Celebrate De Pere, and would cause us difficulty in placing the new playground.

Option 4 (Eliminate)(West side of the bowl, between bowl and Fox River) – While we feel this location creates one of the better aesthetic pleasing environments, it does not appear to have enough support from all the stake holders. Definitely De Pere ranks this site very high on their list, however City Band and Celebrate De Pere have indicated it is very low on their list and would not likely use. A main concern of this location is the walking distance from our parking. Due to its location, there really are not any options to increase or address parking concerns.

Option 2 (Consider)(South/Southeast corner of Bowl in Voyageur Park) – This location appears to have support from City Band and Celebrate De Pere. Definitely De Pere has indicated they are not against the location, however the location does not appear to be conducive to their mission and goals for programming the downtown. While staff feels we should consider this option, there are a number of concerns to address and/or continue to look into. Cost is a major concern. While we would not have an exact budget estimate until an actual band shell would be designed, we project a band shell this size with amenities will cost around \$250,000 - \$450,000 (depending on amenities, style, etc...). In addition, more research would be needed to uncover other uses. A band shell of this size is conducive for larger events, which by indications from other communities is challenging at best.

Option 1 (Consider)(Along river in southwest corner of park) – This location is the same location Celebrate places their Riverfront stage. It is in the southwest corner of the park. This site creates an aesthetic pleasing location for a riverfront concert series and other potential uses such as weddings and/or yoga in the park. The main drawback of this location is parking. While there is parking close to the site, the distance of walk is not conducive to City Band and its participants.

<Title>



Attachment: Map old bridge layout (5696 : Consider location of future bandshell/ampitheater.)



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03/29/2017

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<Title>



Attachment: Option 2 (5696 : Consider location of future bandshell/ampitheater.)



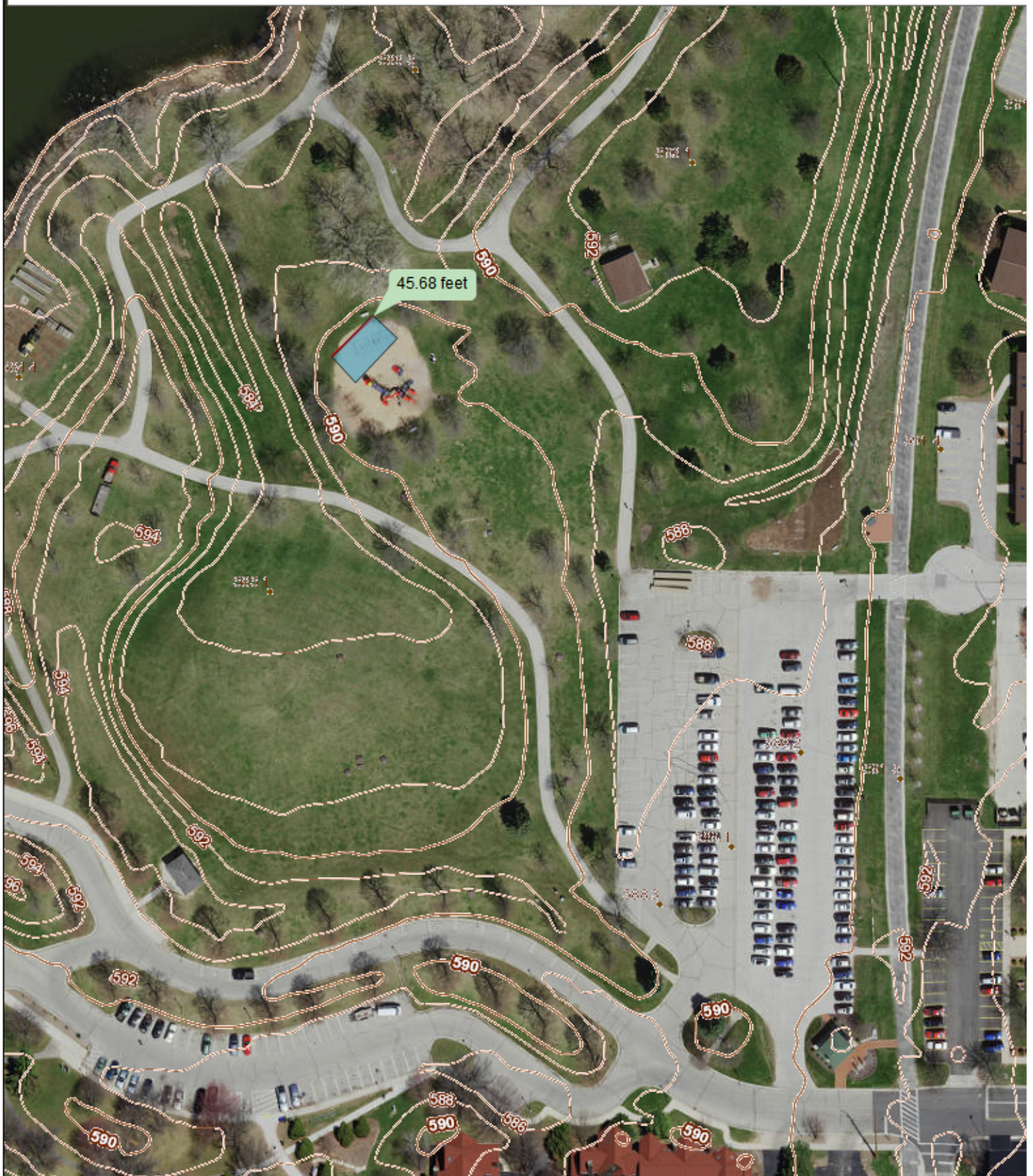
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Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



03/28/2017

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Attachment: Option 3 (5696 : Consider location of future bandshell/ampitheater.)



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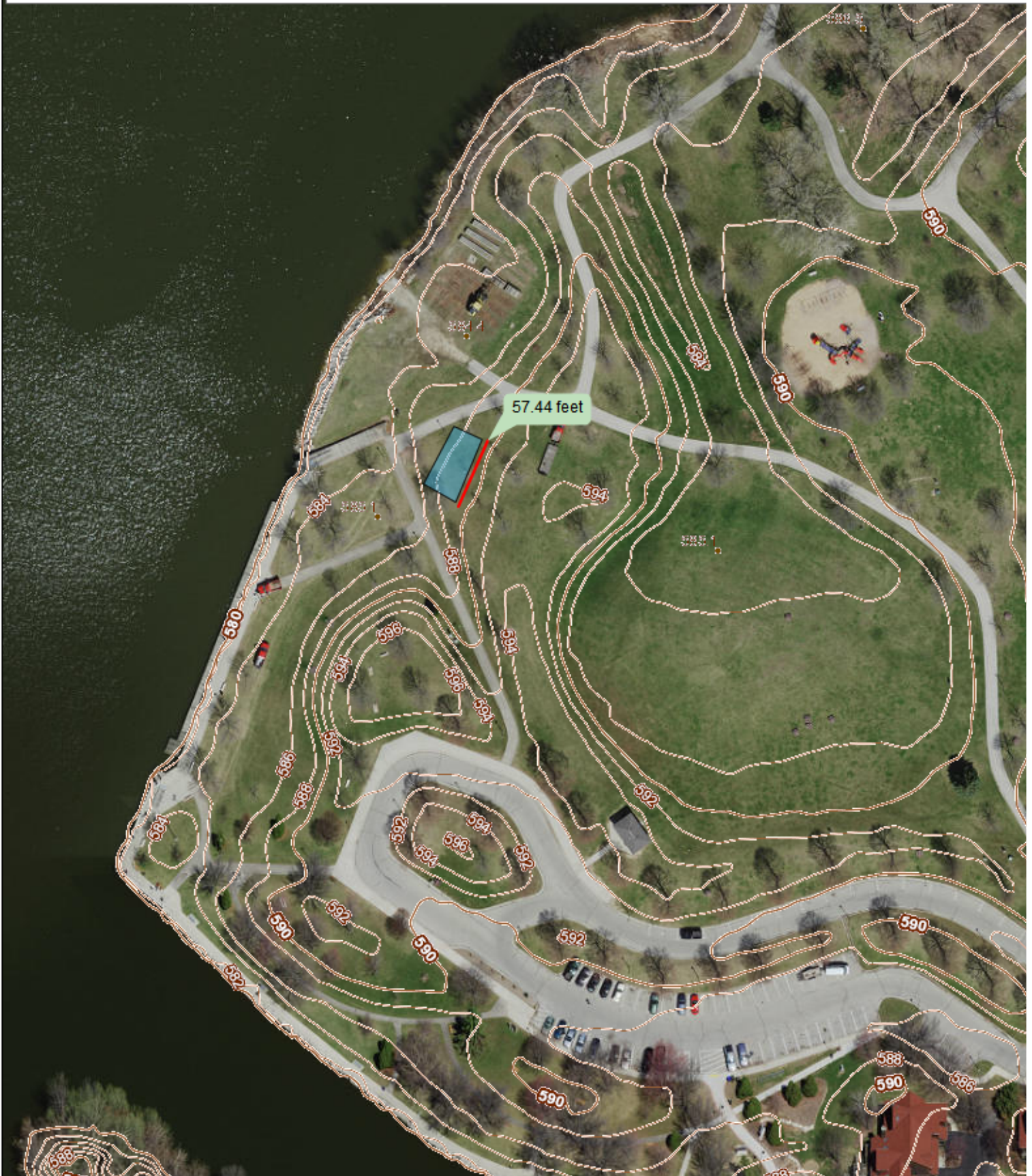
Map of De Pere, WI Provided By The De Pere Planning/GIS Department 2010



03/28/2017

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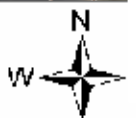


Attachment: Option 4 (5696 : Consider location of future bandshell/ampitheater.)



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03/29/2017

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Attachment: Option1 (5696 : Consider location of future bandshell/ampitheater.)



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03/28/2017

Packet Pg. 18

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: May 18, 2017

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Consider Proposal for Aquatic Design.*

Included in the agenda packet are copies of the proposals for the Aquatic Center Design. Our approved budget for the design is \$200,000, however we are not including technical specifications at this time. Staff will be analyzing the proposals over the next week and will bring an analysis to the Park Board meeting.

ATTACHMENTS:

- Proposal.Martin Riley (PDF)
- Proposal.Ayres (PDF)
- Proposal.GRAEF (PDF)
- Proposal.Rettler (PDF)
- Proposal.Zimmerman (PDF)
- VFW Aquatic Center.Design RFP-EPR (PDF)

Proposal

Aquatic Center Design at VFW Park

Prepared for

CITY OF **De Pere**
W I S C O N S I N



Counsilman - Hunsaker
AQUATICS FOR LIFE



MARTIN RILEY
architects • engineers

9 May 2017

VFW Aquatic Center Bid
925 S. Sixth Street • De Pere, WI 54115

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Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)





09 May 2017

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

Re: Services for the Aquatic Center Design at VFW Park

Dear Mr. Kosobucki,

MartinRiley architects-engineers, along with Counsilman-Hunsaker is pleased to submit a proposal of services for the VFW Park Aquatics center study. MartinRiley has worked successfully with Counsilman-Hunsaker on past projects and as a team brings all of the experience and knowledge required to successfully complete this project which is certain to impact the City for generations. Counsilman-Hunsaker is one of the leading aquatics consultants in North America and has the experience necessary to ensure the validity of the study and the success of the project. MartinRiley is a full-service A/E firm employing talented and dedicated architects, engineers, interior designers, roofing and building envelope specialists, LEED accredited professionals, asbestos inspectors, and cutting edge technologists. For over 30 years MartinRiley has been providing design services throughout the Midwest and beyond, holding licenses in 22 states and three Canadian provinces. Our clients include state and county agencies, housing authorities, municipalities, public and private school districts, higher education institutions, private corporations, and not-for-profit organizations. Our focus on client satisfaction has given us a high rate of return with which we have developed long-term, trust based relationships some of which are as old as our company.

The team will be led by George Deines of Counsilman-Hunsaker who will be in attendance at meetings as outlined in this proposal. I will represent MartinRiley at each project meeting and will work with Counsilman-Hunsaker as we have in the past to ensure aspects of the design related to the buildings and physical structures are efficient and aesthetically pleasing within the park setting.

The replacement of the VFW Park Pool with a new aquatic center can be an exciting transition. It is likely to impact the frequency of use and the variety of uses at its sister facility of the same age, the Legion Park Pool. Our team will definitely seek information from the City of De Pere about the current services offered at each, the current usage of each and what the future holds for the Legion Park Facility. Counsilman-Hunsaker will lead the initial fact-finding mission including the development and implementation of the survey. MartinRiley will develop multiple plans including 3D renderings of both the outdoor aquatics and the indoor amenities such as locker rooms, restrooms, offices and (if desired) concessions. Our team will develop opinions of probable costs for each aspect of the aquatic center to ensure the public understands both the costs and the benefits.

The experience of our team means you receive the expertise of not only a leading aquatics consultant but also building envelope, mechanical, electrical and plumbing professionals to ensure all aspects of the project are considered and all pertinent factors are included in the final report. We are very interested in this project and hope that this letter and the attached proposal of services highlights our expertise and how we may help you with these important decisions.

Sincerely,

A handwritten signature in black ink that reads "Matthew Wiedenhoef".

Matthew Wiedenhoef, AIA, LEED AP
MartinRiley architects-engineers

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)



WISCONSIN LOCATION
2169 Carlton Road
Oshkosh, WI 54904
920.267.3600

INDIANA LOCATION
221 West Baker Street
Fort Wayne, IN 46802
260.422.7994

FOUNDED IN 1986, **MARTINRILEY** is most often recognized for a strategic blend of 'right' and 'left brain' specialties; knowing that encouraging free thinking and creativity while remaining grounded in the fine details and hard facts, produces the best and most innovative solutions and spaces.

A partnership formed between founders Vic Martin, and John Riley, and over 30 years the firm grew and expanded to multiple locations and to offer the full spectrum of architectural and engineering services.

New leadership has brought forward the firms' historic dedication to creativity, quality solutions, technical excellence, and dedication to building lasting trust-based relationships with our clients. We continue to grow and acquire both talented professionals and cutting edge industry technology in order to deliver the absolute best to our clients.

OUR MISSION is to respect the client's vision, budget and schedule while creatively offering design solutions that enhance the quality of life within the built environment.

OUR PHILOSOPHY: INTENTIONAL DESIGN, reaches across disciplines and informs the business and design model to create environments that are purposeful, that reflect a focus on aesthetics, ecology, and the human psyche. We create space that feeds the body and soul and balances the needs of the user groups.

QUESTIONS + CONTRACT NEGOTIATION

Matthew Wiedenhoef, AIA, LEED AP / 920.267.3600 / mwiedenhoef@martin-riley.com

INSURANCE: Certificates of Insurance available upon request.

MARTINRILEY IS A FULL SERVICE FIRM

ARCHITECTURE

- Programming
- Codes/regulation studies
- Feasibility/reuse studies
- Master planning
- Facility assessments
- Contextual Architecture
- Sustainable Design
- Integrated Project Delivery
- 3D Renderings

BUILDING ENVELOPE

- Registered Roof Consulting
- Masonry Design
- Destructive Testing
- Water Infiltration Testing
- Independent Roofing Audits
- Life Cycle Cost Analysis
- Green Roof Design
- Building Envelope Assessment Reports

ENGINEERING

- Structural
- HVAC Systems
- Energy Audits
- Life Cycle Cost Analysis
- Lighting
- Power
- Sustainable Design
- Geothermal
- Solar Thermal

HISTORIC PRESERVATION

- Rehab / Restore / Reconstruct
- Historic Structures Report
- Feasibility Studies
- Façade Renovations
- Section 106 Compliance
- Historic Preservation Certification
- Applications
- National Register Nominations
- Determination of Eligibility

INTERIOR DESIGN

- Conceptual Design
- Programming
- Space Planning
- Sustainable Design
- Finish Selection
- Interior Specifications
- Furniture Specifications
- Cost Analysis
- 3D Interior Renderings

For more information, visit our website: martin-riley.com

MARTINRILEY TEAM

Registered Architects..... 9
Professional Engineers..... 1
LEED® Accredited Professionals..... 3
Graduate Architects..... 2
Interior Designers..... 1

Registered Roof Consultants 1
Registered Roof Observers..... 3
Graduate Engineers or EIT..... 4
Project Assistant/BIM Technicians..... 6
Administrative Team..... 3



MARTINRILEY LEADERSHIP

JACK E. DANIEL

RON ROSS II

MATTHEW WIEDENHOEF

MIKE HAMILTON

AIMEE SHIMASAKI



Counsilman · Hunsaker

AQUATICS FOR LIFE

History

Counsilman-Hunsaker was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes. In his extensive coaching career and subsequent writings, James E. “Doc” Counsilman, Ph.D., revolutionized competitive swimming through research and innovation, along the way training numerous Olympic and National champions. One was Joe Hunsaker, a former three-time National Champion and World Record holder. With Doc Counsilman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today’s foremost authorities on design, construction, operation and management of aquatic facilities.

What Sets Us Apart

With more than 45 years of experience in designing thousands of national and international aquatic projects of every size and complexity, our experience includes newly designed and renovated pool projects for all market sectors: Park & Recreation, Education, Hospitality and Wellness. Our project types include competition venues, leisure pools, waterparks, therapy pools and spas.

We have completed hundreds of Facility Audits of existing facilities and Feasibility Studies for the development of new or existing facilities. To complete this work effectively, our firm has studied more than 1,000 facilities to help benchmark the creation of your new facility.

Our firm consists of an integrated team of designers, engineers and operational specialists with unrivaled aquatic industry experience. Our team brings exceptional collaboration skills and new project designs for the delivery of a high quality, creative aquatic facility. Our operational specialists will be there to assist you in preparing for a successful grand opening and will be your aquatic knowledge partner to ensure your facility achieves operational success for years to come.



Full Circle of Services

Counsilman-Hunsaker offers a full circle of aquatic services from an existing facility evaluation to comprehensive concept development; from project visioning through design, engineering and construction administration to business management and aquatic operations. These services are completely customized and configured in a variety of ways to precisely fit the needs, desires and objectives of the owner/operator and the project team.

Design Services - From project visioning and development through sealed engineering drawings. We do it all. Our success is based upon our understanding that our mission is to provide a result that is exceptional within your budget and to maximize the design process among the other team members.

Feasibility Study - A comprehensive approach that is used to analyze the operational and economic impact that would result from the creation and operation of a new or renovated facility. It provides the due diligence on the “think- it- through” side and reveals valuable insights and information before groundbreaking.

Aquatic Operations - At Counsilman-Hunsaker, our goal is to positively affect our client's day- to- day operations and to maximize the ability to serve aquatic users. Our in-house swimming pool operators can assist with on-site facility operations, provide site specific business plans, educate future pool operators in industry required training and certification as well as prepare a facility-specific standard operations procedure manual. In fact, our experience in the operations of aquatic facilities has armed our professionals with the ability to evaluate the overall efficiency of your aquatic program. We understand that success doesn't end with an award-winning design.

Facility Audit - Many existing facilities appear to be on the brink of demise but frequently there are years left of productive life. Counsilman-Hunsaker's evaluation of an existing pool and/or natatorium can provide a valuable professional analysis to give you the information to make a knowledgeable decision regarding repair, renovation or replacement.



Choosing Counsilman-Hunsaker assures that your new aquatic facility will be innovative, attractive, manageable, and will also enhance the lives of the users.



MATTHEW WIEDENHOEFT

AIA, LEED® AP

Principal in Charge

Matt serves as a corporate officer, and managing partner at our Oshkosh office. As a registered architect and LEED Accredited Professional (among other certifications) with over 20 years of experience in the industry, he offers our clients the absolute best. From multi-million dollar projects to smaller commissions, Higher Education to Multi-Unit Housing, studies and planning to execution and over-site Matt takes the time to understand the project, focuses on the needs of the end-user and delivers results that make the client proud.

SELECT PROJECT EXPERIENCE

Feasibility Study - City of Oshkosh Dept of Transportation - Oshkosh, WI
Programming work sessions, adjacency studies, preliminary design options, and opinions of cost.

Preliminary Study - Indiana University/Purdue University (IPFW) Helmke Library, Information/Learning Commons Study - Fort Wayne, IN
Research at three sites and development of project program, preliminary design options, opinions of cost.

Physical Assessment - Manitowoc Housing Authority - Manitowoc WI
Comprehensive Assessment of buildings & grounds of Manitou Manor 102 unit apartment complex

Assessment - Fort Wayne Housing Authority - Fort Wayne, IN
Comprehensive Needs Assessment of buildings & grounds

Preliminary Study - Brookwood Golf Club - Fort Wayne, IN
Assess buildings & grounds for needs and future conversion by the Fort Wayne International Airport (FWI)

University of Wisconsin

• Oshkosh

- Scott Hall - Window Replacement: \$1.2 M renovation of two 10 story residence towers
- Swart Hall - Roof Investigation and Design

• Milwaukee

- Sandberg Hall* - New \$20 million 17 story residence tower in the Sandberg Hall complex. Project also included the renovation of the existing student services theatre, seating, acoustic treatments, and audio system
- Great Lakes Research Center - Electrical and generator replacement

• Madison

- Bascom Hall - Roof Investigation and Report / Forensic Inspection of Installation

St. Lucy County Jail - Fort Pierce, FL*

\$21 million expansion of existing facility: Two Pods / Four Satellite Control Areas / 574 Beds maximum security pod, and outdoor exercise areas

Indiana University-Purdue University (IPFW) - Fort Wayne, IN

- New Reinhart School of Music Building: \$25M, 1600 seat concert hall, 250 seat recital hall, classrooms, practice rooms, band and choir rooms, recording studios, offices, administrative and support facilities*
- Helmke Library Information Commons - Study and Preliminary Design
- Health and Wellness Clinic Renovation
- Medical Classroom Renovation
- Studio Theatre Renovation

Oshkosh Housing Authority - Oshkosh, WI

Waite Rug Commons: adaptive reuse of former warehouse into 60 units of new housing \$12M, project is scheduled for completion in 2017

Green Lake Schools Renovations - Green Lake, WI

- Kitchen Renovation and Addition: 1,800 SF
- Science Classroom Renovation: 2,750 SF / Addition of Instructional Technology / Additional Lab Stations / Modifications to Casework, Walls, Floors, Electrical, Oxygen and Natural Gas
- Tech Ed renovation: 6,000 SF / Upgrades to the Tech Ed Classroom and Shop Area
- Roof Replacement – (multiple years) The majority of the schools roofs have been replaced with modifications to drainage in roofs, courtyards, and the playground.

Green Physical Needs Assessments (GPNA)

- | | | |
|--------------------------------------|--------------------------------------|-------------------------------|
| • Oconto Housing Authority | • Algoma Housing Authority | • La Crosse Housing Authority |
| • Abbotsford Housing Authority | • Kaukauna Housing Authority | • Chilton Housing Authority |
| • Wisconsin Rapids Housing Authority | • Prairie du Chien Housing Authority | • Pulaski Housing Authority |
| | | • Merrill Housing Authority |

* Work performed while affiliated with another firm

EDUCATION

University of Minnesota
Bachelor of Science, Urban Studies

University of Wisconsin, Milwaukee
Masters of Architecture

REGISTRATION

Registered Architect

Wisconsin: 9081-5

+ 7 additional States

NCARB - 49628

LEED® Accredited Professional

Licensed Asbestos Inspector

WasteCap Accredited Professional

Demolition Waste Recycling

ASSOCIATIONS

AIA - American Institute of Architects

USGBC - U.S. Green Bldg. Council





ROBERT GRAPENTIN

AIA

Project Manager

Robert brings over thirty years of architectural design and project management experience to our clients. As a registered architect, he has a successful record across a broad range of project type and sizes, from Municipal, Commercial and Multi-Unit Housing to Correctional Facilities and the ever-changing Medical arena. Robert's extensive knowledge and experience are immediately evident and add value to every project. Robert is quick to establish rapport among both clients and contractors, and acts as the owners' advocate through construction administration delivering exceptional results and contributing to our high rate of return clientele.

SELECT PROJECT EXPERIENCE

University of Wisconsin-Oshkosh, Alby Hall Pool - Oshkosh, Wisconsin*

On-Site Inspector (for State of Wisconsin) assigned to \$2.5 million Alby Hall Pool

West YMCA Pool - Oshkosh, Wisconsin*

Robert Grapentin worked for the Design-Build firm that constructed this building, he assisted the project with building code research and research for Slides and Zero Entry Pool

Doty Park Shelter, Neenah Parks and Recreation - Neenah, Wisconsin*

Project architect / project manager for a new 1800 SF park shelter that included event space for 50 people, a serving kitchen and Men's / Women's restroom facilities. Special effort was made to capture the historic look of the original structure that it replaced.

Gold's Gym - Menasha, Wisconsin*

25,000 SF Renovation / Old Grocery Store into a Fitness Facility / New Four Lane Lap Pool Aerobic Studio / New Entry W/Reception + Juice Bar / Work Out Area: Treadmills, Elliptical Machines, Stationary Bikes / Locker Rooms + Showers / Sun Tanning Rooms / Chiropractor Suite / Spin Room and Spin Cycling / Theater Room / Gym + Basketball Court

Ripon Medical Center - Ripon, Wisconsin *

Hospital Expansion & Renovation - \$2.6 million / Included Rehab Expansion with Rehab 'Swimex' Current Pool

Green Lake Schools Renovations - Green Lake, Wisconsin

- Kitchen Renovation and Addition: 1,800 SF
- Science Classroom Renovation: 2,750 SF
- Tech Ed renovation: 6,000 SF / Upgrades to the Tech Ed Classroom and Shop Area
- Roof Replacement (Multiple Years)

Community Memorial Hospital - Oconto Falls, Wisconsin*

- New MOB / Hospital Addition / Modernization: \$9.5 million

Grant Regional Health Center - Lancaster, Wisconsin*

- Renovations and Additions - \$5.6 million

Oshkosh Correctional Institution - Wisconsin Department of Corrections*

- New 400 Bed State Prison
- 400 Bed Expansion / Kitchen Expansion / Utility Upgrades

Green Physical Needs Assessments (GPNA)

- | | |
|--|--|
| <ul style="list-style-type: none"> • Oconto Housing Authority • Abbotsford Housing Authority • Wisconsin Rapids Housing Authority • Algoma Housing Authority • Kaukauna Housing Authority | <ul style="list-style-type: none"> • Prairie du Chien Housing Authority • La Crosse Housing Authority • Chilton Housing Authority • Pulaski Housing Authority • Merrill Housing Authority |
|--|--|

*Work performed while with another firm

EDUCATION

Milwaukee School of Engineering
Architectural Bldg. Construction Technology

Fox Valley Technical College
Mechanical Drafting & Design

REGISTRATION

Registered Architect
Wisconsin: 5321 - 005

ASSOCIATIONS

AIA - American Institute of Architects
WI Healthcare Engineering Assoc.





TREVER BYERLY

CEA (Certified Energy Auditor)

Mechanical/Plumbing Designer

Trever has over 19 years of experience in the industry, expertly designing mechanical and plumbing systems and providing our clients with expertise in HVAC, plumbing, sanitary and air quality issues. He routinely specifies boilers, chillers and air handling units and plumbing fixtures. Trever is a Certified Energy Auditor, has completed training in open protocol temperature control system and is fully familiar with both Lonmark® and BacNET® protocols. The incorporation of such protocols into design enable the easy integration of multi-vendor system solutions for clients. Trever takes great pride in his work and becomes particularly passionate when it comes to energy efficiency. He knows that sustainable solutions aren't a one-size-fits-all program and works hard to find the *right* fit for his clients. Whether that's implementing solar solutions, geothermal applications, off peak metering and/or many of the other exciting techniques available. Additionally, Trever handles the in-house civil engineering that our firm undertakes; site design, parking lots, erosion control, sanitary sewers, detention ponds, storm sewer catch basins, underground piping and related civil engineering issues.

EDUCATION

Purdue University
Associates in Applied Science
Architectural Engineering Technology

Associates in Applied Science
Civil Engineering Technology

Bachelor of Science
Engineering Construction
Engineering Technology

CERTIFICATIONS

CEA - Certified Energy Auditor

ASSOCIATIONS

Member ASHRAE since 1996

CONTINUING EDUCATION

Training in Open Protocol
Temperature Control Systems,
National ASHRAE Conference 1999

Environmentally trained Erosion and
Sediment Control Designer

IDNR and State Soil Conservation Board

SELECT PROJECT EXPERIENCE

Jury Pool Aquatic Facility and Park Renovations / Additions - New Haven, Indiana

Mechanical / plumbing design for \$4 million aquatic facility and park expansion that replaced a 40 year old pool with: 6 lane / 25 yd. competition pool, splash pad, zero entry pool, play structure, 2 slides, vortex and a new deck – all fully accessible. Facility / park expansions included new restrooms, locker rooms, nursing station, concessions, landscaping and more.

Kreager Park Master Plan - Fort Wayne, Indiana

Site design and plumbing / mechanical design for \$3.4 million, 180 acre multi-purpose recreation and athletic park that includes: walking / nature trails; soccer fields; lit baseball / softball fields; tennis courts; playground; concessions; picnic areas; restroom facilities; maintenance building; storm water detention; parking.

Auburn City Pool Assessment and Conceptual Design - Auburn, Indiana

Mechanical / plumbing assessment of a city aquatic venue that includes an outdoor 6-lane 50 meter pool, rectangular kiddie pool, pool mechanical building and chemical storage structure, a large main building that houses the men's & women's facilities, concession stand, lifeguard office, & front entrance ticket office. Conceptual designs for renovation are also in progress for this aquatic facility, they include renovated slide, renovated deck, new zero entry pool, new splash pad, renovated bathhouse and more. The owner will be presented with design options, recommendations, and opinions of cost before proceeding to design development.

Morsches Park Aquatic Center

Feasibility Study and Conceptual Design - Columbia City, Indiana

Conceptual deck design and site layout for projected \$3.4 million aquatic facility that included a new bathhouse and concessions, 5-lane competition pool, zero entry pool with play structure and two slides. The project began with a comprehensive feasibility study that included life cycle costing, public input, assessment of current facilities and more. Three conceptual options were narrowed to one that was fully developed and is awaiting funding to proceed. Additional services included assistance in researching funding sources and help with a public information campaign.

Napanee Soccer Complex - Napanee, Indiana

Mechanical / plumbing design for estimated \$5.4 million soccer complex, includes new 4,600 SF stadium that houses locker rooms, meeting room, restroom/lockers for officials, public restrooms, concessions, ticketing and equipment storage. Also included is bleacher seating for 750-1000, lighted parking for 250-300 vehicles, signage, overall complex lighting, press box, score board and more. This project is awaiting funding for completion.

Green Physical Needs Assessments (GPNA) / Energy Audits

Oconto Housing Authority - Oconto, Wisconsin
Abbotsford Housing Authority - Oconto, Wisconsin
Pulaski Housing Authority - Pulaski, Wisconsin
Merrill Housing Authority - Merrill, Wisconsin
Wisconsin Rapids Housing Authority - Wisconsin Rapids, WI

Algoma Housing Authority - Algoma, Wisconsin
Kaukauna Housing Authority - Kaukauna, Wisconsin
Prairie du Chien Housing Authority - Prairie du Chien, WI
La Crosse Housing Authority - La Crosse, Wisconsin
Chilton Housing Authority - Chilton, Wisconsin





DALE SMUCK

Electrical Systems Designer

Dale has 27 years of experience in electrical design, a bachelor's degree in electrical engineering from Purdue University and an additional 14 years of experience in electrical product sales. He proficiently assesses client, building and site needs, plans optimum solutions and specifies products and equipment in regards to lighting, power systems, cable, telecommunications and security. Additionally, Dale is responsible for electrical code review on projects. Dale's project experience is truly comprehensive from work in historic / adaptive reuse situations, to parks, municipal buildings, education facilities, commercial / retail spaces and more.

SELECT PROJECT EXPERIENCE

• Jury Pool Aquatic Facility and Park Renovations - New Haven, Indiana

Electrical designer - including site lighting - for \$4 million aquatic facility and park expansion that replaced 40 year old pool with: 6 lane / 25 yd. competition pool, splash pad, zero entry pool, play structure, 2 slide, vortex and new deck - all fully accessible. Facility / park expansions included new restrooms, locker room, nursing station, concessions, landscaping and more.

• Napanee Soccer Complex - Napanee, Indiana

Electrical designer for estimated \$5.4 million soccer complex, includes site lighting, field lighting and lighted parking for 250-300 vehicles. Also, a new 4,600 SF stadium that houses locker rooms, meeting room, public restrooms, concessions, ticketing and public storage. Also included is bleacher seating for 750-1000, press box, score board and more. *This project is awaiting funding for completion.*

• Auburn City Pool Assessment and Conceptual Design - Auburn, Indiana

Electrical assessment of a city aquatic venue that includes an outdoor 6-lane 50 meter pool, rectangular kiddie pool, pool mechanical building and chemical storage structure, a large main building that houses the men's & women's facilities, concession stand, lifeguard office, & front entrance ticket office. Conceptual designs for renovation are also in progress for this aquatic facility, they include renovated slides, renovate deck, new zero entry pool, new splash pad, renovated bathhouse and more. The owner will be presented with design options, recommendations, and opinions of cost before proceeding to design development.

• Riverside Gardens - Leo-Cedarville, Indiana

Electrical designer - including site lighting for \$703,000 expansion of 11.3 acre park. Included was a new splash pad and play creek, volleyball courts, new playground equipment, horse shoe pits, upgraded/new walking trails and more.

• Kreager Park Master Plan - Fort Wayne, Indiana

Site lighting and other electrical design for \$3.4 million, 180 acre multi-purpose recreation and athletic park that includes: walking / nature trails; soccer fields; lit baseball / softball fields; tennis courts; playground; concessions; picnic areas; restroom facilities; maintenance building; storm water detention; parking.

• Union City Park Performing Arts Stage - Union City, Indiana

Electrical engineer for 50'x20' stage - provided lighting and receptacle layout for the stage and a conduit path for PV that is being installed by a third party solar panels system.

• Fort Wayne International Airport - Parking Lot and Site Improvements

Electrical designer for new lighting and light control for parking lot, power and communication for remote sensor conduit ticket dispensers, new emergency power distribution circuits, power feed for new irrigation system, and provisions for future electrical considerations to new bus shelters.

• Green Lake School Theatre renovation, Green Lake Wisconsin

Electrical design for project that replaced theatre curtain, rigging and electrical.

• Merrill Housing Authority - Merrill, Wisconsin

- **Jenny Tower Elevator Replacement**
- **Office Renovation** - Mechanical and plumbing design: this project consists of converting an abandoned fire station into new offices and maintenance bays for the Merrill Housing Authority (9,722 SF). Also included is a replacement of the existing roof. The project is currently in the bidding process.

EDUCATION

Purdue University
Bachelor of Science
Electronic Engineering

REGISTRATION

Designer of Electronic Systems
WI: 1978-007





GEORGE DEINES

Project Director

George Deines specializes in aquatic master planning, business planning, feasibility studies, an operational training and development. With 15 years of aquatic operations experience, including the management of a 4-acre waterpark in Garland, Texas, George understands what it takes to successfully conduct master planning and business planning services by presenting clients with option to repair, renovate, or replace. In addition, George has a vast background when it comes to assistin new pool operators and owners with pre-opening management services, including staff training an facility-specific business plans, and presenting clients with operating manuals, lifeguard training, or th phasing of new amenities.

NOBLE PROJECTS

- City of Canyon - TX
- City of Dallas - TX
- City of Doral - FL
- City of Hilliard - OH
- City of Largo - FL
- City of Oklahoma City - OK
- City of Purcell - OK
- City of St. Charles - MO
- City of Wellsboro - PA
- Elmbrook Swim Club - WI
- Great Kanawha Aquatics - WV
- Madison County - AL
- San Jose USD - CA
- Sharon Johnston Park - AL
- Smith College - MA •
- Transylvania County - NC
- Trinity University - TX
- Wheeling Park District - IL

EDUCATION

University of North Texas
2000 Bachelor of Arts

Dallas Theological Seminary
2006 Master of Arts

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2014 - Present

RELEVANT PAST EXPERIENCE

2007-2014
Aquatics Manager , City of Garland, TX
Parks, Recreation & Cultural Arts
Department

2000-2007
Aquatics Coordinator Aquaducks Head
Swim Coach City of Plano, TX
Parks and Recreation Dept.

CERTIFICATIONS/AFFILIATIONS

Aquatic Facility Operator - National
Recreation & Park Association

Certified Pool Operator - NSPF

CONFERENCE SPEAKING

- SPICE Up Aquatic Programs - Association of Aquatic Professionals, 2016
- Improving Your Culture, Communication and Collaboration - TRAPS North Region Conference, 2016
- Effectively Managing Multiple Aquatic Facilities – National Recreation and Park Association Conference, 2016
- Better Employee Behaviors, Better Aquatics Operations - Nevada Parks and Recreation, Texas Public Pool Council, 2016
- Progression of a Rescue - World Waterpark Association Conference, 2016
- Developing KEE Aquatics Staff: Knowledgeable, Efficient, Engaged - Arkansas Park and Recreation Association, 2016
- Three Months of Operation Equals One Year's Worth of Work - Oklahoma Park and Recreation Conference and Texas Park and Recreation Conference, 2016
- The Do's and Don'ts of Aquatic Facility Planning and Expansion - Association of Aquatic Professionals and Texas Park and Recreation Society, 2015

PUBLICATIONS

- "Acronyms We Are Watching," World Waterpark. March 2017: 8
- "What are the Key Qualities to a Great Leader," Athletic Business. January 2016: 24-25.
- "Overcoming the 5 Areas of Guest Complaints." World Waterpark. February 2015: 38-39.
- "Facing the Challenges of Managing Multiple Aquatic Factors." World Waterpark. July/August 2015: 28-29
- "For Safety's Sake." Parks and Rec Business. January 2014.
- "Leadership Pitfalls and How to Avoid Them." Texas Recreation & Park Society. Spring 2013: 40-41.
- "If You Think It's a Rescue, Then It's a Rescue." World Waterpark. July/August 2011: 34-45.



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MIKLOS VALDEZ

Project Manager

Miklos Valdez specializes in aquatic business planning, feasibility studies, and operational training and development. Miklos has over 10 years of experience in recreation and aquatics as a pool and waterpark manager. His experience and knowledge includes indoor and outdoor facilities, competitive pools, swim meet management, customer service and fitness facilities. Miklos' expertise allows him to successfully conduct master planning and business planning services to clients for new facilities and renovations. Miklos also provides clients with pre-opening management services including lifeguard training, customer service training, operating manuals and sustainable programming.

NOBLE PROJECTS

- City of Decatur - IL
- City of Piedmont - CA
- City of Roswell - NM
- Columbia City - IN
- Martin County - FL
- Town of Cutler Bay - FL
- Sweetwater UHSD - CA
- City of Durham - NC
- City of Mitchell - SD
- City of Piedmont - CA
- Cheltenham Township - PA
- Pine Bluff - AR
- City of Edmond - OK

EDUCATION

Baylor University
2006 Bachelor of Arts

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2016 - Present

RELEVANT PAST EXPERIENCE

2014-2016
Aquatics Manager
City of Farmers Branch, TX
Parks and Recreation Dept.

2006-2014
Center Supervisor
Aquatics Supervisor
City of Allen, TX
Parks and Recreation Dept.

CERTIFICATIONS/AFFILIATIONS

Certified Pool Operator – NSPF •
Lifeguard Instructor Trainer •
American Red Cross
Water Safety Instructor •
American Red Cross
Texas Amateur Athletic Federation •
Region VII Swim Commissioner
2011 - 2014

RELEVANT EXPERIENCE

- Supervised construction and the opening of the Farmers Branch Aquatics Center
- Earned several awards during the new facility opening - "Wave Review Award", World Waterpark Association, TRAPS North Region Promotional Award
- Website administration and construction
- Managed recreation and aquatic budgets exceeding 1.7 million
- Administered and negotiated swim team contracts exceeding \$100K
- Swim Commissioner for TAAF Region 7 (over 2,000 swimmers)
- Registration and Programming Network Administrator

CONFERENCE SPEAKING

- Offseason Operations Checklist - Setting up Your Operations for Success - Texas Public Pool Council, Florida Aquatics Council, 2017
- So You've Trained Your Lifeguards - Now What? - Texas Public Pool Council, 2017
- Baytown, TX Expansions, A Case Study - Florida Aquatics Council Revenue School, 2016
- Lessons Learned: Farmers Branch Aquatics Center - North Texas Aquatics Association, 2015

PUBLICATIONS

- "A Community of Blessings." World Waterpark Association. November 2016: 48-54.



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AQUATICS FOR LIFE

Understanding of Project



Our team will meet the objectives set forth in the RFP for the VFW Park Pool. [Counsilman-Hunsaker](#) brings the experience and knowledge you would expect from a nationally recognized leader of aquatic consulting and design. In the pages that follow [Counsilman-Hunsaker](#) will further describe the approach which we will take to ensure public involvement and accurate stakeholder information is applied. As our aquatics consultant they bring time tested methods and expertise to the table to ensure the success of this study and the future reconstruction of the pool and aquatic amenities.

We understand the project to be a study and conceptual design for a new aquatic center to be located in approximately the same location as the existing facility. The existing facility will not be reused, but the surrounding parking lots are to remain and other existing park elements should not be disturbed without reasonable cause.

Our team will gather some of the preliminary information we will need to evaluate the goals and requirements for the proposed facility from the Park Staff, user groups and other organizations that currently utilize the pool, and those the City anticipates will use the pool in the future. We will want to gather as much information as possible regarding the current and anticipated needs of the City in aquatics and other programming areas including possible differences in use between the VFW Park pool and the Legion Park Pool, and any changes expected to the Legion Park Pool (similar age and design) in the future. The project will include the development of a survey requesting information about pool uses, amenities, services and facilities. Our goal is to absorb as much information as is possible regarding existing and developing group uses, facilities, roster levels, fees, programming, capacity issues and any other topics that would affect future facility use. In order to make the most efficient use of time, we will request that the City contact these groups/individuals and reach out to them to determine their interest and willingness to provide input.

As indicated in the RFP a public presentation will be given to educate interested parties in the community about the various possibilities for aquatic features, facility features and pool design. We will take this information and develop these program spaces for approval and consideration by the City before additional work such as project costs and demographic analysis is performed. [Martin Riley](#) will prepare three dimensional renderings displaying three distinct possibilities for both the outdoor aquatics and the poolhouse amenities such as restrooms, changing rooms, office and concessions.

Our team will also require operational information on the historic, current and anticipated operating structure of the facility. This will include any current prepared materials with job descriptions for full-time and part-time city employees that may work at the pool, wage structure, benefit package, overhead allocation and organizational

Understanding of Project



(continued)

chart. Contractual services include risk management and service agreements. Risk management will include such things as insurance. We will need to discuss the insurance requirements of the City and a contact for preliminary pricing information. Commodities include supplies, pool chemicals and marketing. We ask that the city provide a list of current suppliers for pool chemicals and pricing information available. We will contact these individuals to ensure the most accurate cost information is used in our analysis. We are interested in obtaining an average cost per unit for electricity, natural gas, water and sewer services. The most accurate method is to get a copy of existing utility bills over a one-year period.

In addition to the items outlined above, other issues will need to be reviewed that may affect the nature and direction of the proposed facility. Some issues we will wish to discuss during our visit include: What are the goals for hosting competitive events? What is the level of community public support for competitive, recreational, fitness and therapy aquatics? Fees? Schedules? What are the recreation goals for the future aquatic facility and for it's sister facility in Legion Park? What is the potential for public school/industry involvement in the facility's cooperative ownership and operation? What is the City's level of interest in these types of partnerships? These are just some of the many points of discussion that may be addressed in an effort to provide a complete and accurate base from which to develop options for the proposed facility. The following three pages further illustrate our methodology and project approach.

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)



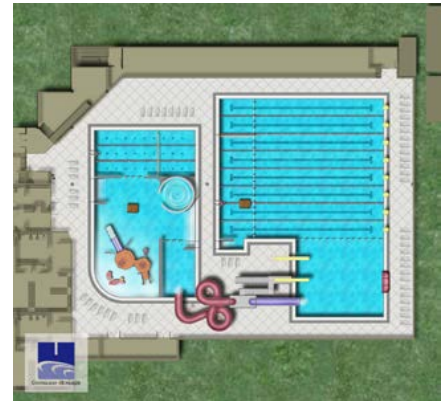
Counsleman Hunsaker

AQUATICS FOR LIFE

FEASIBILITY STUDY METHODOLOGY AND PROJECT APPROACH

Project Planning

Our team understands the project to be a comprehensive study of distinctive factors that will impact the planning and design of a future aquatic center for the City of De Pere. Through a rigorous and rational exploration process, the final planning report will be completely unique to your complex functional design needs. This provides city officials and the public with a clear understanding of the successes and potential challenges of the project. We recognize the value of this project for the City of De Pere community as well as the region in general, and are excited to help formulate this plan within a network of aquatic facilities throughout the City of De Pere area.



Our team believes deeply in creating an in-depth, efficient, open, and citizen-focused community process as part of all public projects. We have developed a detailed, well-researched public and key stakeholder process methodology that helps identify all the needs, issues, and opportunities for your project. Additionally, the team explores knowledge of local issues and concerns that assist in producing useful and pertinent feedback.

The process outlined for each task has proven successful on projects of similar program elements and size. Each phase of process can only be successful if monitored through regular meetings of a consistent group of clients and design team members. The process outlined below is flexible and will be further tailored to fit your scope and schedule of needs.

Needs Assessment and Preliminary Program Development

The answers gained during the needs assessment and program development process establishes the parameters for the long-range plan. We begin by working closely with the city representatives and proposed user groups to identify specific issues while discussing various problem-solving approaches. As a team, we:

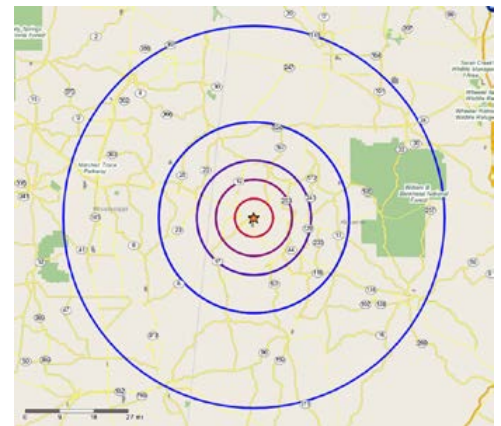
- Combine the expertise of the design/planning team with the client's understanding of issues.
- Seek and value the input of all stakeholders in the project.
- Seek creative opportunities to involve the city's representatives in the project development.
- Evaluate the anticipated parameters for the project (probable funding, administrative support and expectations, specific project needs, and reasonable construction cost ranges).
- Seek and define the best, most effective opportunities for each square foot of space.

To develop a complete understanding and consensus among all stakeholders in the project, we carefully document the process for the participants and provide updates at each meeting. This enhances support for the project by providing a reference document for the process. It also offers a great opportunity for the

city's or representatives to document or highlight particular aspects of the project that will be critical to its successful funding and operation. We summarize our findings in the form of an outline program indicating basic space requirements and net areas. This process may be organized as follows:

Project Orientation/Planning Meeting: As part of the public process and information gathering, we will work to ensure that the future aquatic center integrates information from other recent and/or current planning work. We will meet with the steering committee to define the process, identify known issues and concerns, outline a proposed schedule, and set meeting dates as needed. The planning process consolidates relevant information from these planning documents, budgets, work plans, and funding plans utilized by the City of De Pere to facilitate the comprehensive coordination of direction and recommendations. At this time, we review the details of the work plan and formalize the timeline and details of the creation of a conceptual plan. We will participate in public input sessions where various user groups, special interest groups, city representatives identify all proposed and/or recommended aquatic components.

Market and Competition Analysis: At this stage, we provide an assessment of the current level of aquatic programs and services available within the city. Included is an analysis of the best possible competition of duplication of services through other public and private program providers, along with recommendations for minimizing duplications and/or enhancing possibilities for collaborative partnerships where appropriate. We examine and review the current policies, services, participation levels, operations and structure, and identify opportunities as well as deficiencies for improvements and future needs.



Area Aquatic Provider Analysis: This investigation details operating information, including types of amenities, fee structures, and any other operating data available. A detailed demographic analysis based on service areas outlines trends regarding population, income, and age group characteristics. An overview of trends defines elements proposed in the concepts.

Develop a Facility Program: Based on the steering committee's direction, we will develop a final report that lists brief descriptions of each of the activities/spaces, required areas or critical dimensions, and any specialized needs for each concept. We will produce conceptual project cost estimates that include construction and non-construction costs.

Operations Plan: The operations plan includes a facility labor analysis, contractual services, commodities, and utilities. The labor analysis is based on the City of De Pere pool's current labor structure as well as overhead rates, taking into account any changes in wage structure forecasted for the future. Utility analysis is based on site-specific usage for kilowatt hours and therms to produce an accurate projection of costs. Bringing all this information forward, we present an opinion of financial operations over the first five years.

Revenue Analysis: The revenue model for estimating revenue for major areas first determines facility capacity based on square footage. Projected attendance by option is based on local population trends. Programming revenue is based on user groups and local programming fees. Fee structure is based on fees from daily usage, memberships and other users to project a per capita model. Revenue is estimated, taking recommended fee schedules into account. An analysis of operating expenses includes a detailed budget model for estimating probable expenses for major areas of labor, contractual services,

commodities, and utilities. User projections are made based on programming. Expenses are estimated, taking into account hours of operation, attendance projections, local weather patterns, local utility rates, and other key items. Operating data from other facilities in the area are reviewed and taken into account to form projections.

The facility revenue analysis determines opportunities for cashflow activities and programs. Daily usage rates are identified along with numerous program activities. Activities may include swim team usage, learn-to-swim lessons, instructional classes such as water aerobics, and party and facility rentals.

Conceptual Plan: Once the program has been established from the feasibility analysis, concepts are developed to further test the program and to understand the functional goals. During this time, sketches are developed to illustrate various arrangements and space relationships of the program. These sketches elicit comments and suggestions from the steering committee to make sure we have a common understanding of your goals and objectives. We work during this phase to reach consensus on the overall functionality of the project. This also is a time to challenge your standard operating procedures. We will suggest ideas at this point based on our experience with similar facilities; however, we want this building to be an expression of City of De Pere's priorities, so we invest much of our time listening to you. Based on partnership settings and funding opportunities, we identify methods of bundling community needs and providing the most sustainable methods of aquatic programming.



Estimate Capital Cost: Included with the concepts are detailed site-specific construction costs, showing line item costs for each proposed space. An overview of site requirements outlines criteria for final site selection and implementation.

Final Report

The final report will outline options for the future of aquatic programming for City of De Pere. While the Executive Summary is comprehensive regarding the options, the balance of the report provides detailed backup information.

This document and research is not only meant to facilitate a knowledgeable conversation about the future of aquatics, but is designed to be a working document into the future of the design and operation phase. It is an integral resource for staff to continually update in providing on-going aquatic programming for City of De Pere.

Similar Projects



MARTINRILEY
architects • engineers

- 1) Jury Pool - New Haven, Indiana
- 2) Morsches Park Aquatic Center - Columbia City, Indiana
- 3) Columbia City Parks - 5 Year Master Plan
- 4) Riverside Gardens - Leo-Cedarville, Indiana
- 5) Leo-Cedarville Parks 5 Year Master Plan
- 6) Kreager Park - Fort WAYne, Indiana
- 7) Boy Scouts of America - Anthony Wayne Chapter - Master Plan



Counsilmann-Hunsaker
AQUATICS FOR LIFE

- 1) Aquatic Zoo - Mt. Vernon, Illinois
- 2) Boomtown Bay - Burkburnett, Texas
- 3) Crystal Lake - Urbana, Illinois
- 4) Frontier Pool - Bartlesville, Oklahoma
- 5) Heights Pool - Richardson, Texas
- 6) Jury Pool - New Haven, Indiana
- 7) Lion's Park - Boonville, Missouri
- 8) Pirates Bay - Baytown, Texas
- 9) Rock n' River - Round Rock, Texas

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)

Jury Park and Aquatic Center

New Haven, Indiana



Aquatic Center and Jury Park improvements for the New Haven-Adams Township Parks and Recreation Department included the replacement of their 40 year old pool with: 6 Lane/25 Yd.Competition Pool, Splash Pad, Zero Entry Pool Play Structure, 2 Slides, Vortex, new Deck - all ADA Accessible.

From feasibility to functionality, MartinRiley walked every step of the way with the Parks Department, worked closely with the consultants who developed the marketing study, the fundraising plan and the aquatics design - providing support for each by developing concepts, renderings and opinions of cost at each stage of the effort. The final stage was the design for the new \$4 million aquatic facility and selected park expansions which were completed in early 2011. Facility / park expansions included:

- Covered Entry
- Family Restrooms
- Open Pavilion
- Locker Rooms
- Nursing Station
- Party / Craft Room
- Fully Accessibility
- Pool / Mechanical Building
- Landscaping
- Concessions
- Shade Structures
- Life Guard Room

Owner:
New Haven-Adams Township

Construction Cost:
\$4,000,000
Year Completed:
2011

Reference:
Mike Clendenen
New Haven-Adams Township
Parks / Rec Superintendent
260.749.2212
mclendenen@newhavenin.org



MORSCHES PARK AQUATIC CENTER

Columbia City, Indiana



Three options were initially identified that illustrated the minimum, mean and maximum for size, amenities and cost. Quickly, Option 2 was eliminated as not desirable for improving aquatics offerings, and Option 3 was eliminated due to cost. The community authorized fully developing Option 1 to provide a complete picture of the facility, offerings, amenities, facility operations, facility management, as well as revenue and expense pro forma. The entire process included the following:

Owner:
Columbia City, Indiana

Construction Cost:
Projected: \$3,400,000

Reference:
Mark Green
Director of Parks / Recreation
260.248.5180
mgreen@columbiacity.net

- A community wide survey to gauge the public interest in an aquatic facility
- Assessment of current facility to determine options: repair, replace, or abandon
- Public / community meetings to gain input on what the public desires
- Stake holder meetings to measure support
- Community design charrette
- Opinions of cost for aquatic facility
- Researched other regional aquatic facilities' design, construction cost, and operational cost
- Assist in developing operational and maintenance costs for a new facility
- Develop Master Site Plan
- Developed phasing plan
- Assisted in researching funding opportunity
- Assisted in public information campaign



Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)

COLUMBIA CITY PARKS - 5 YEAR MASTER PLAN

Columbia City, Indiana



The project includes a 5 Year Park and Recreation Plan complying with the guidelines for IDNR. The process includes development of goals and objectives, research on features of service area, supply analysis, ADA information, public participation, needs analysis, new facilities location map, priorities and action schedule.

Surveys were also developed, as part of the process, in several formats; multi page, single page (back pack form), and survey monkey.

As part of the final report a schedule is provided indicating priority, budget costs, and additional funding opportunities. In addition, preliminary schematic plans/drawings/images are included in the plan to help illustrate amenities / improvements to be included in the budget.

Owner:
Columbia City, Indiana

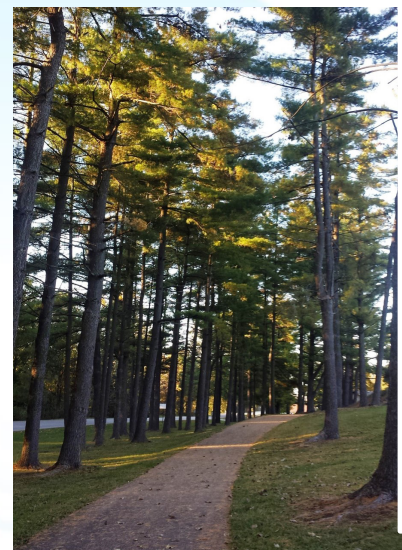
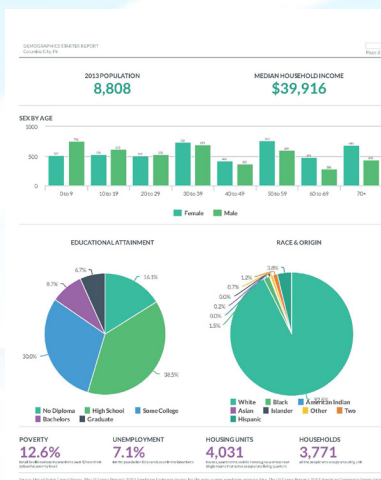
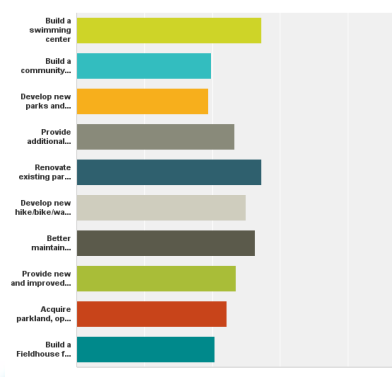
Year Completed:
2015

Reference:
Mark Green
Director of Parks / Recreation
260.248.5180
mgreen@columbiacity.net



Q3 To assist Columbia City in developing future funding priorities, rank how you feel the funding should be prioritized.

Answered: 112 Skipped: 0



Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)

RIVERSIDE GARDENS PARK

Leo-Cedarville, Indiana



The Town of Leo-Cedarville obtained a grant through the Indiana Department of Natural Resources that in part funds the improvements to Riverside Gardens. This \$703,000 project was completed under budget, in May, 2014. MartinRiley provided all architectural, engineering and landscape services as well as construction administration. The improvements to the park added amenities such as:

- Full ADA Accessibility
- Splash Pad
- Play Creek
- Playground
- Sand Volleyball Court
- Horse Shoe Pits
- Maintenance Building
- Shade Structures
- One-Half Acre Pond
- Hard Surface Trails
- Plantings (Including Rain Garden)
- Picnic Tables & Benches
- Site Signage
- Site/Sport Lighting Powered by Solar Panels

*Planned for future: Ice Skating Enclosure
with Fire Pit and Board Walk*

Owner:
The Town of Leo-Cedarville

Construction Cost:
\$703,000

Year Completed:
2014

Reference:
Peggy Garton
Town Manager
260.627.6321 x 2
leocedarville@gmail.com



Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)

LEO-CEDARVILLE PARKS - 5 YEAR MASTER PLAN

Leo-Cedarville, Indiana



The project includes a 5 Year Park and Recreation Plan complying with the guidelines for IDNR. The process includes development of goals and objectives, research on features of service area, supply analysis, ADA information, public participation, needs analysis, new facilities location map, priorities and action schedule.

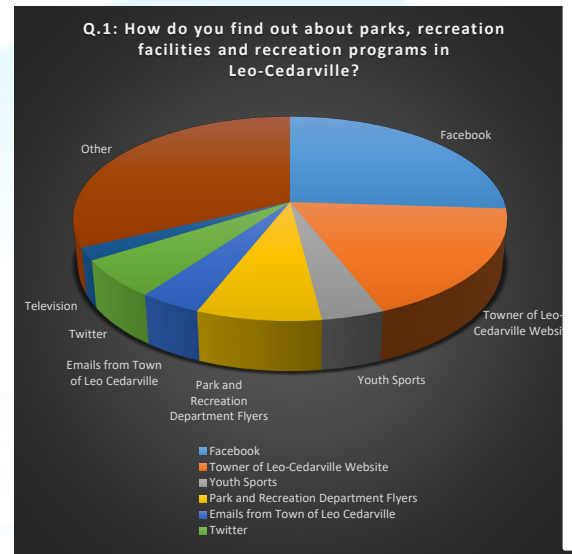
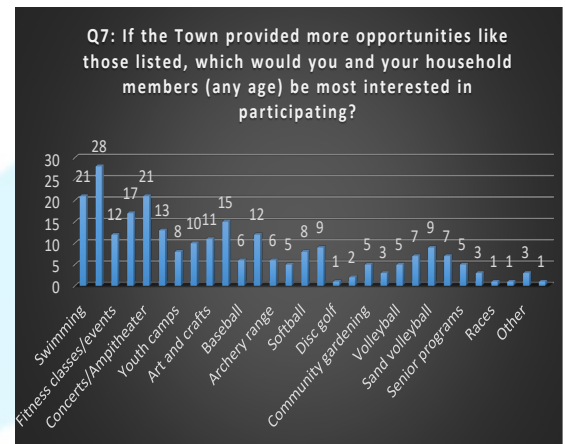
MartinRiley assessed 8 different locations for improvements, as well as 6 privately owned locations which contribute to the park and recreational opportunities provided to the public. As part of the process, surveys were also developed in several formats; multi-page, single page (back pack form), and survey monkey.

As part of the final report, a schedule is provided indicating priority, budget costs, and additional funding opportunities. In addition, preliminary schematic plans/drawings/games are include in the plan to help illustrate amenities/improvements to be included in the budget.

Owner:
Leo-Cedarville, Indiana

Year Completed:
2015

Reference:
Peggy Garton
Town Manager
260.627.6321 x 2
leocedarville@gmail.com



KREAGER PARK MASTER PLAN

Fort Wayne, Indiana



Kreager Park transformed nearly 180 acres of agricultural land that was being surrounded by residential, into a multipurpose recreational and athletic park. MartinRiley worked on this project from Master Planning through final construction. Included in this park:

- Walking / Nature Trails
- Soccer Fields
- Lit Baseball / Softball Fields
- Tennis Courts
- Playgrounds
- Concession Stand
- Picnic Area
- Multiple Restroom Facilities
- Maintenance Building
- Storm Water Detention
- Parking

The plan has allowed for additional amenities to be added to the park such as Taylor's Dream: Boundless Playground.



Owner:
City of Fort Wayne

Construction Cost:
\$3,400,000

Year Completed:
1995

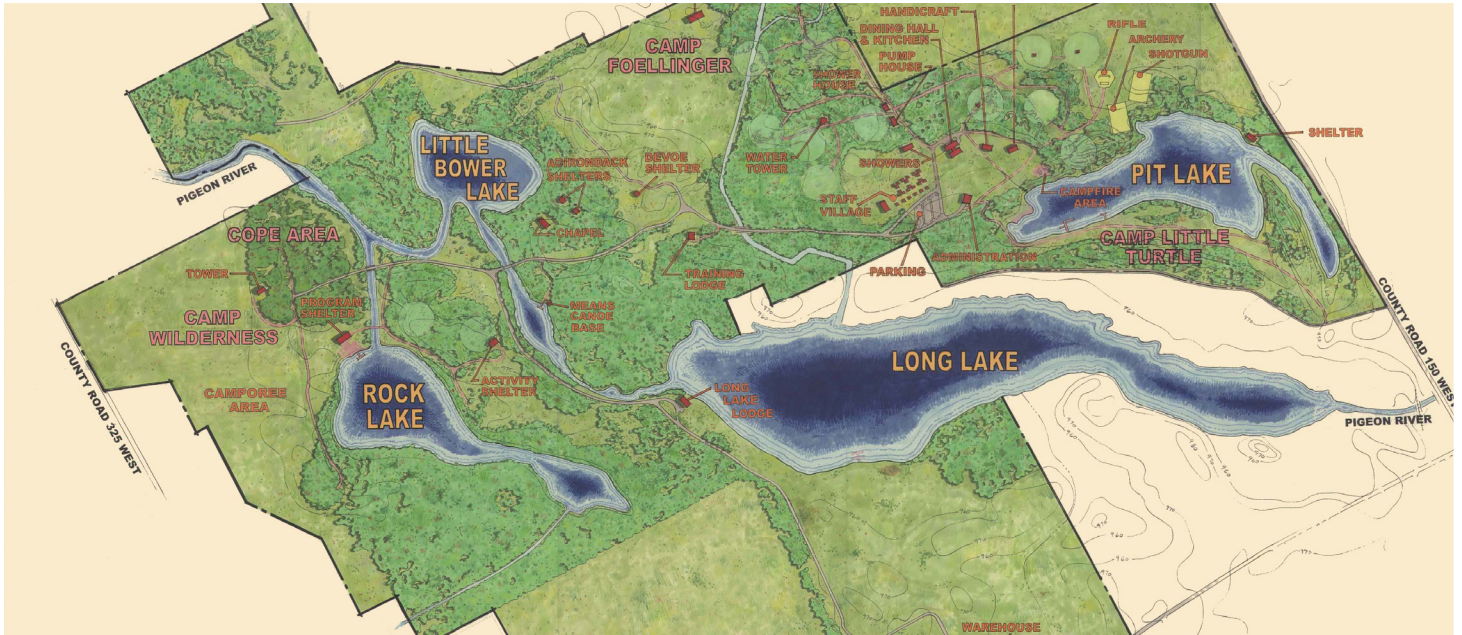
Reference:
Steve McDaniel
Deputy Director of
Park Maintenance
steve.mcdaniel@cityoffortwayne.org



Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)

BOYS SCOUTS OF AMERICA ANTHONGY WAYNE CHAPTER - MASTER PLAN

Fort Wayne, Indiana



MartinRiley has been working with the Anthony Wayne Chapter of the Boy Scouts of America for over eight years on everything from designing the Master Plan for the Anthony Wayne Reservation to designing the new Boy Scout offices and meeting facility in Fort Wayne. The firm has consistently looked at the long term, comprehensive plan for Boy Scout activity within the Chapter, helping to create long term goals, establishing priorities and developing action plans for project fulfillment.

The Anthony Wayne Council of the Boy Scouts of America has a 1,300 acre site for which MartinRiley has developed a comprehensive Master Plan. The plan includes an infrastructure to support a major recreational and educational site, as well as:

- Camp Sites (Primitive & Modern)
- Shower Building
- Dormitories
- Road Access
- Recreation Facilities
- Rope Course
- Athletic Fields
- Native American Village



Owner:
Boy Scouts - Anthony Wayne Chapter

Year Completed:
2000

Size:
1300 Acres

Reference:
John Gilt
Scout Executive / CEO
Boy Scouts - Anthony Wayne Chapter
260.432.9593 x 240

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)



The safari-themed Aquatic Zoo represents the city's long-time desire to develop a unique aquatic experience in southern Illinois. The facility is themed around a zoo atmosphere reflecting the recently-closed city zoo, which was precious to many in the Mt. Vernon area; and therefore, the "aquatic zoo" was born.

The waterpark evolved from public ideas, studies, and numerous planning hours. Multiple bodies of water, such as a lap pool and zero-depth entry leisure pool with engaging activities, were built not only for Mt. Vernon residents, but for the entire region.

Supporting the theme is the park's mascot, Leo the Lion, a drinking fountain and longtime "resident" of the city's Veterans Park. Leo is back-dropped by interactive animal spray features, water geysers, fountains, an alligator walk suspended between two trees, two spiral waterslides that empty into a lazy river, and numerous landscaped areas that allow childlike fantasies to emerge in a jungle of grasses, flowers and trees.

The new 17,000 sq. ft. aquatic center features:

3,500 sq. ft. Competition Pool

- Six 25-yard lap lanes with starting blocks
- One and three-meter springboards

7,500 sq. ft. Leisure Pool

- Lazy river
- 30-foot tall "Jungle Chute" body slide
- 266-ft. "Tropical Cyclone" dual-rider tube slide

3,600 sq. ft. "Rain Forest" Sprayground

- Safari-themed play structure and spray features
- Ground sprays
- Audio-equipped animal spray features

Awards:

'Outstanding Facility and Park' Award
 Illinois Park and Recreation Association

Reference:

Mr. George H. Bryant, CPRP
 Former Parks and Public Facilities Director
 Parks and Recreation Department
 City of Mt. Vernon

Phone: 618.731.3106

Email: gbtreedoc@hotmail.com

Project Cost: \$5,500,000

Aquatics Cost: \$2,400,000

Date Completed: May 2014

Services Provided:

Feasibility Study: 2012

Aquatic Design & Engineering: 2014

Aquatic Operations: 2014

CPO Training

Counsilman-Hunsaker provided a site-specific systems and operations training following the nationally recognized guidelines of the National Swimming Pool Foundation (NSPF) Certified Pool/Spa Operators course. This course emphasized and concentrated on systems and procedures to be used at the Aquatic Zoo.



Counsilmans Hunsaker
AQUATICS FOR LIFE

Boomtown Bay Family Aquatic Center Burkburnett, TX



In 2013, the City of Burkburnett sought a consultant to provide a conceptual design and feasibility analysis for a new outdoor family aquatic facility and related site improvements. The team of Counsilman-Hunsaker and Kimley-Horn and Associates were retained to develop concepts for the city by combining creative water play areas for various age groups in a safe, friendly atmosphere to meet the needs of the Burkburnett citizens and the surrounding communities.

As a result of the study, the project was approved by the citizens and the city decided to move forward with the design of the new 11,000 sq. ft. Boomtown Bay Family Aquatic Center that includes:

2,500 sq. ft. Lap Pool

- Four 25-yard lap lanes
- 1-meter diving
- One open and one enclosed slide

8,000 sq. ft. Leisure Pool

- Zero depth entry
- Participatory play structure and tot slide
- 365 ft. lazy river with various spray features
- Vortex



Aquatic Operation Services:

After completing design services for the aquatic center, the city retained the team of Counsilman-Hunsaker and Sports Facilities Management to provide Pre-Opening Services which included:

- Recruiting an experienced General Manager with experience in the local community
- Developing a Standard Operating Procedures Manual
- Development of Swim Lesson and Instructor Training program
- Developing an organizational chart, job descriptions and accountabilities for key personnel
- Recommendations for selection of vendors
- Facilities training for management personnel
- Grand opening support

Reference
Mr. Gordon W. Smith, CPM
Director of Public Work
501 Sheppard Rd
Burkburnett, TX 76354

Phone: 940.569.2266
Email: gsmith@burkburnett.org

Project Cost: \$4,400,000
Aquatics Cost: \$1,750,000

Date Completed: June 2014

Services Provided
Feasibility Study: 2013
Aquatic Design & Engineering: 2013
Aquatic Operations: 2014



Counsilman Hunsaker
AQUATICS FOR LIFE

Crystal Lake Park Family Aquatic Center Urbana, IL



The Urbana Park District Board of Commissioners committed to replacing Crystal Lake Park Pool through the passage of a property tax referendum. With broad community support, the first step was to create a concept plan to estimate construction and operating costs of the pool and bathhouse footprint with its desired amenities. Staff and citizens worked together in studying other pools in operation to see how their amenities would best suit the citizens of the Urbana Park District.

Counsilman-Hunsaker, in partnership with Ratio Architects, assisted the park district in the collection and evaluation of data and gathering community input. The team developed multiple concepts and analyzed financial impacts to act as a guide for the replacement of Crystal Lake Pool.

Pleased with the results from the study, Crystal Lake Park Family Aquatic Center opened to rave reviews in July 2013. Integrated into Urbana's oldest park, the new \$7.2 million outdoor aquatic center was designed to serve a wide segment of Urbana's population. The resulting 15,000 sq. ft. facility creates a fun and attractive environment including:

- 5,200 sq. ft. Competition Pool
 - Eight 25-meter lap lanes with ADA ramp entry
 - Water basketball
 - Depths ranging from 3 ft. 6 in. to 6 ft. 6 in.

- 7,700 sq. ft. Leisure Pool
 - Zero beach entry
 - Interactive play structure
 - Underwater shelf for sunbathing
 - Vortex
 - Open and closed flume waterslides

- 1,700 sq. ft. Plunge Pool
 - Drop slide
 - One-meter diving board
 - 17-foot-high climbing wall
 - Depths ranging from 12 ft. to 12 ft. 6 in.

Reference:

Mr. Tim Bartlett
Executive Director
Urbana Park District
303 W. University Avenue
Urbana, IL 61801
Phone: 217.367.1544 ext. 208
Email: tabartlett@urbanaparks.org

Project Cost: \$7,200,000
Aquatics Cost: \$3,000,000

Date Completed: July 2013

Services Provided:

Feasibility Study: 2010
Aquatic Design & Engineering: 2013

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Similar Projects ~ Counsilman-Hunsaker

Packet Pg. 47



In March 2008, the City of Bartlesville, Oklahoma commissioned Counsilman-Hunsaker to conduct swimming pool audits for two outdoor swimming pools: Frontier Pool (built in 1970) and Sooner Pool (built in 1979). Recommendations and cost estimates to repair/replace the physically and functionally obsolete pools were provided.

In July 2008, Counsilman-Hunsaker completed a Feasibility Study to educate the city representatives on new aquatic trends and features. From the information retained from this report, the city representatives voted to replace Frontier Pool with a new aquatic center and close the Sooner Pool and add a sprayground adjacent to the pool. The new facility which replaced Frontier Pool, designed by Counsilman-Hunsaker, includes:

5,300 sq. ft. Recreation Pool

- Dual flume waterslide tower
- Participatory play feature
- Vortex
- Current channel
- Zero depth entry
- Water basketball
- Themed tot slide
- 925 sq. ft. sprayground with signature tipping bucket feature
- Shallow water spray features
- Numerous shade structures
- Renovated bathhouse and new concession area

Awards

2010 - 'Build Oklahoma' Award

Reference

Mr. Terry Lauritsen, P.E.
 Director of Water Utilities
 City of Bartlesville
 401 South Johnstone Avenue
 Bartlesville, OK 74003

Phone: 918.338.425

Email: tlaurit@cityofbartlesville.org

Project Cost: \$2,300,000

Aquatics Cost: \$1,200,000

Date Completed: May 2010

Services Provided

Facility Audit: 2008

Feasibility Study: 2008

Aquatic Design & Engineering: 2010

Opening Day Support

Following design, Counsilman-Hunsaker provided construction administration as well as opening day support by being present to assist staff with two soft openings and the Grand Opening. The Counsilman-Hunsaker support included working side-by-side with the pool staff to discuss operational protocols, water chemistry guidelines, pool water balance, and chemical controller operations. A Standard Operating Procedure Manual was supplied for the city which included city procedures, policies, forms, job descriptions, rules, rates, and guidelines required for running an aquatic facility.



Counsilmans Hunsaker
AQUATICS FOR LIFE

Heights Family Aquatic Center Richardson, TX



In 2009, MHS Planning & Design LLC and Counsilman Hunsaker were retained by the city to conduct a feasibility and master planning study for the creation of a new aquatic facility, aiming to meet the needs of their citizens for the next 50 years. The city responded favorably to the recommended strategy to design an outdoor aquatic center largely because families in this progressive community demanded a more interactive and enjoyable experience.

Designed by Brinkley Sargent Architects and Counsilman Hunsaker, Heights Family Aquatics Center opened in July 2013, replacing the existing 50-year-old public pool. Richardson residents achieved a milestone in the renewal of one of the city's more established neighborhoods with something new and blue. It is the first aquatic facility the city has built in decades. The aquatic center is located next to the new Heights Recreation Center, which opened in May 2013. Both facilities were funded through the 2010 Bond Program and are designed to fit with the surrounding neighborhoods' midcentury modern architecture. Amenities of the aquatic center feature:

8,400 sq. ft. Leisure Pool

- Current channel
- Wet deck with multiple lounge chairs
- Vortex
- Water basketball
- Instructional water area
- Zero entry with interactive play unit
- Grand Stair entry
- Four 25-yard lap lanes
- Double-flume waterslide with runouts

660 sq. ft. tot pool with play structure, tot slide, and spray features

Publications and Awards

2014 - 'Architectural Showcase'

Athletic Business magazine

2014 - 'Recreation Facility Design Excellence' Award

TRAPS North Region Conference

Reference

Mr. Chris Cottone

City of Richardson

PO Box 830309

Richardson, TX 75083-0309

Phone: 972.744.7894

Email: christopher.cottone@cor.gov

Project Cost: \$4,400,000; Aquatics Cost: \$1,750,000

Date Completed: July 2013

Services Provided

Feasibility Study: 2009; Aquatic Design & Engineering: 2013

Dallas ■ Denver ■ Los Angeles ■ St. Louis

www.chh2o.com

Similar Projects ~ Counsilman

Packet Pg. 49

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.)



The New Haven Park & Recreation Department has provided quality aquatic facilities and programs for over 40 years. A committee was formed in November of 2000 to study the feasibility of replacing Jury Memorial Swimming Pool, which had pool structural issues, safety concerns, and a growing list of ongoing maintenance costs. Through the survey process, the citizens of the New Haven community identified their wants and needs which included demolishing the existing pool and replacing it with a new outdoor family aquatic facility.

After two summers without a community pool, the residents of New Haven and the surrounding areas were full of anticipation for the June 2011 Grand Opening of the new Jury Memorial Pool. The pool was transformed into an aquatics park showcasing two bodies of water with the latest trend, in combining recreation, competition and instructional water spaces. The pool amenities include:

3,500 sq. ft. Competition Pool

- Six lane 25-yard lap lanes
- One-meter springboard diving

5,400 sq. ft. Recreation Pool

- Two waterslides
- Interactive aquatic play features
- Current channel
- Vortex
- Zero entry
- Children's play feature with waterslide
- Dumping buckets
- Water spray features

Reference

Mr. Mike Clendene
 Superintendent
 New Haven-Adam
 Township Park and Recreation Department
 P.O. Box 15
 New Haven, IN 4677

Phone: 260.749.221

Email: mclendenen@newhavenin.or

Project Cost: \$4,000,00

Aquatics Cost: \$1,500,00

Date Completed: June 2011

Services Provided
 Aquatic Design & Engineering

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.)



Lions Park Aquatic Center is a new \$3.5 million aquatic facility, which replaced the city's outdated swimming pool. The new aquatic facility, designed by Counsilman Hunsaker and Peckham and Wright Architects, has over 9,300 sq. ft. of water.

The Grand Opening of the new aquatic center was held in May 2011. The new facility includes an outdoor multipurpose pool and outdoor water sprayground, a bathhouse complete with men's and women's locker rooms, family changing rooms, operations offices, and a concession stand was also included in the design.

The aquatic complex embodies the community's need and objectives by combining leisure areas and fitness/competitive swimming programming spaces. The family waterpark has something for everyone to enjoy such as:

9,300 sq. ft. Recreation Pool

- Zero entry children's play area with interactive play feature
- Lily pad walk
- Therapy bench seating
- Open flume slide
- Closed tube slide
- Double drop slide
- Six lane 25-meter competition pool with two 1 meter diving boards

1,540 sq. ft. Sprayground



Reference

Mr. Gary Nauman
Director of Park
City of Boonville
1221 11th Street
Boonville, MO 6523

Phone: 660.882.744

Email: gary.nauman@boonville-mo.or

Project Cost: \$3,700,00

Aquatics Cost: \$2,000,00

Date Completed: May 201

Services Provider

Feasibility Study: 200

Aquatic Design & Engineering: 201



Counsilmans Hunsaker
AQUATICS FOR LIFE

Pirates Bay Family Aquatic Center Baytown, TX



2014 Expansion

As identified in the 2007 Baytown Marketing Development Plan, the city residents pointed to a need for a large family aquatic center to draw from inside and outside their community. The Wayne Gray Sports Complex, located near a major highway and an ample footprint to add attractions and accomplished this goal.

From this Marketing Development Plan, Counsilman-Hunsaker was retained to be part of the design team for an addition to the Wayne Gray Sports Complex. The addition includes 22,000 sq. ft. of water space. Amenities include:

- 25-yard lap/fitness pool
- Two pirate-themed children's play features
- Pirate-themed crossing activity
- 670 ft. lazy river
- FlowRider
- Bowl slide
- Four lane mat racer slide
- Two body flume waterslides with run outs
- Two raft waterslides
- Two zero beach entries
- Climbing wall
- Wet deck with bubblers, spraying palms, and pirate-themed features

Following another major expansion in 2014, the facility boasts a new 10,000 sq. ft. wave pool, 700 sq. ft. sprayground, and two signature waterslide rides (Boomerango and Colorado Drop) as well as a new 3,350 sq. ft. concessions building and a 3,300 sq. ft. wave pool building.



Reference
Mr. Scott Johnson
Parks and Recreation Director
City of Baytown
P.O. Box 42
Baytown, TX 77522-042
Phone: 281.420.6591
Email: scott.johnson@baytown.org

Date Completed: May 2011
Expansion Completed: May 2014

Project Cost: \$10,500,000
Aquatics Cost: \$6,100,000
2014 Expansion Cost: \$6,700,000

Services Provided
Feasibility Study: 2007
Aquatic Operations: 2011
Aquatic Design & Engineering: 2010 & 2014

Opening Day Event / Standard Operating Procedure Manual

Counsilmans Hunsaker prepared the City of Baytown with job descriptions, Texas health code requirements, on-site workshops to understand water chemistry and proper use of the pool equipment. A Standard Operating Procedure Manual was written for the new aquatic staff, covering all the necessary information and procedures for a long lasting, properly run aquatic center.



Counsilmans Hunsaker
AQUATICS FOR LIFE

Rock 'N River Family Aquatic Center Round Rock, TX



Before



After



After



After

In 2003, Counsilman-Hunsaker performed a feasibility study to evaluate options for developing a new outdoor aquatic center in Old Settler's Park. Each approach was analyzed for the required scope of work, programming benefits, and project costs. Based on the analysis of the study, the community voted to build a new outdoor aquatic center, which completed in 2006.

Over the years the facility experienced overcrowding and the need to expand had become inevitable. In 2014, the Parks and Recreation Department once again retained Counsilman Hunsaker for a much needed expansion; making it a premier waterpark. The expansion increased the park's capacity from 60 to 1,600 guests and was aimed to significantly improve and expand useable program space, and provide upgraded and modernize amenities for the community.

The 113,000 sq. ft. family-friendly aquatic center boasts the latest in state-of-the-art amenities including:

3,500 sq. ft. Activity Lagoon

- Jumping platform
- Dropslide
- Stair entry
- Waterfall
- Climbing wall
- Water features

5,000 sq. ft. Adult Pool

- Zero entry
- Lounging area
- Swim up bar
- Volleyball and water basketball
- Three stair entries
- Various spray features

300 sq. ft. "Splashville" sprayground

- Includes 51 spray features such as waterslides, tipping buckets, down jet, hose jets, tipping cones, a water curtain, water guns, and net obstacles

Reference

Ms. Aimee C. Reisswig, Project Coordinator
City of Round Rock
P.O. Box 105

Round Rock, TX 7868

Phone: 512.244.060

Email: aimee.reisswig@chasco.com

Original Project Cost: \$2,800,000

Date Completed: June 2006

Expansion Cost: \$6,600,000

Date Completed: June 2014

Services Provided

Feasibility Study: 2003

Aquatic Design & Engineering: 2006 & 2014

References


Mike Clendenen

New Haven-Adams Township
Parks / Rec Superintendent
260.749.2212
mclendenen@newhavenin.org
Jury Pool Aquatic Center
Project Schedule:
Start Date: 06/30/2010 End Date: 11/21/2011

Mark Green

Director of Parks / Recreation
260.248.5180
mgreen@columbiacity.net
Columbia City Pool Feasibility Study
Project Schedule:
Start Date: 04/2013 End Date: 12/2013
Columbia City 5 Year Park and Recreation Master Plan
Start Date: 10/2014 End Date: 04/2015

Kerri Garvin

Town Manager
260.627.6321 x 2
leocedarville@gmail.com
Leo-Cedarville Parks 5 Year Park and Recreation Master Plan
Start Date: 7/25/2013 End Date: 10/01/2014
Leo-Cedarville Riverside Gardens
Project Schedule:
Start Date: 03/2014 End Date: 06/2014


Counsilman - Hunsaker
AQUATICS FOR LIFE

Mr. Eddie Eastes, CPRP

Director of Parks / Recreation
785.587.2757
eastes@cityofmhk.com
City Park Pool
Project Schedule:
Start Date: 02/2009 End Date: 06/2010

Ms. Belinda Hussong

Director, Parks / Recreation
785.662.9931
bhussong@marionindiana.us
The Splash House at Junction Park
Project Schedule:
Start Date: 01/2007 End Date: 07/2007

Ms. Aimee C. Reiswig

Project Coordinator
City of Round Rock
P.O. Box 1057
Round Rock, TX 78680
Phone: 512.244.0600
aimee.reiswig@chasco.com

Mr. Brent Battista

Aquatics Director
City of Burkburnett
501 Sheppard Rd.
Burkburnett, TX 76354
Phone: 940.569.2263
bbattista@burkburnett.org

Mr. Chris Cottone

City of Richardson
PO Box 830309
Richardson, TX 75083-0309
Phone: 972.744.7894
chris.cottone@cor.gov

Timeline

VFW Park Aquatic Center Study & Design Timeline for completion

Tentative schedule to be reviewed and adjusted as mutually agreed upon by both the City of De Pere and the Consultant Team

	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12
Kickoff Meeting with City Staff, site visit												
Gather existing information and information from City staff and stakeholders												
Development and implementation of public involvement survey												
Summarize the results												
Information gathering meeting with Park Board, Staff, Stakeholders, Public												
Develop three concepts for the aquatic center and VFW Park Master Plan												
Present Concepts to the Park Board and Public at a Meeting												
Develop one concept based on meeting												
Develop capital costs, operational budget, projections, and staffing plan												
Present refined concept at a Park Board Board meeting												
Make any changes and compile the final document submittal												

 = Site Visit

Attachment: Proposal.Martin Riley (5820 : Consider Proposal for Aquatic Design.*)

The **MartinRiley/Counsilman-Hunsaker** team will provide the services as described in this proposal and as understood from the request for proposal for a fee of twenty nine thousand three hundred and fifty and no one hundredths dollars (\$29,350.00)

This fee includes four (4) visits to De Pere for meetings and interviews with user groups and other stakeholders and to perform on-site fieldwork. Fieldwork and interviews will be scheduled before or after meetings. Additional visits would be invoiced as a reimbursable expense as indicated below.

The City of De Pere shall provide the current master plan for the park in AutoCAD or Revit format for use by the consulting team in creating the two dimensional rendering of the aquatic facility within the park.

Overnight and special delivery services if desired would be invoiced as a reimbursable expense.

ITEM	
Aquatic Center Design for VFW Park, De Pere, WI	
DATA COLLECTION/PROJECT KICKOFF	
Kickoff meeting with City staff, information gathering, site visit	2,800
Development of a public involvement survey & summarizing the results	700
Needs analysis, demographic research, community outreach, area provider analysis	2,800
CONCEPTUAL OPTIONS	
Prepare three conceptual options	10,150
Presentation of conceptual options to public and park board	2,800
PRESENT FINAL REPORT	
Development of final concept, capital costs, operational budget, staffing plan	8,500
Final changes to conceptual plan	1,600

Additional Services Rates:

Principal	\$200.00/hour
Director	\$175.00/hour
Project Manager	\$150.00/hour
Project Engineer/Architect	\$125.00/hour
Design Associate	\$110.00/hour
Administrative	\$70.00/hour
Site Visit	\$1,500.00 /day excluding travel expenses

Expenses for additional services may include travel expenses, fees to entities having jurisdiction, printing, shipping and other similar and customary items.

Proposal



City of De Pere
VFW PARK AQUATIC CENTER DESIGN

May 9, 2017

Hire *Smart*[®]

AYRES
ASSOCIATES


ICONICA[™]

Attachment: Proposal.Ayres (5820 : Consider Proposal for Aquatic Design.*)

May 9, 2017

VFW Aquatic Center Bid
 Marty Kosobucki
 925 S. Sixth Street
 De Pere, WI 54115

mkosobucki@mail.de-pere.org

Re: RFP for Aquatic Center Design at VFW Park

Dear Mr. Kosobucki:

Thank you for the opportunity to submit a proposal in response to the Request for Proposal for design of a new VFW Park Aquatic Center. We have developed a comprehensive team to address your project. Together, the Ayres and Iconica team have extensive experience in pool and aquatic facility design and construction. With the recent surge in aging aquatic facilities across Wisconsin, we have completed multiple evaluations of existing pool facilities and understand the elements involved to provide accurate cost analysis for repair/replacement.

This team is currently working with the Cities of Burlington and Marshfield to complete analysis and concept plans for pool renovation projects very similar to your scenario. Ayres and Iconica also recently completed a very similar process for the Wisconsin Department of Natural Resources. Our team developed a feasibility and concept study for the Blue Mound State Park pool facility and provided construction documents for a complete reconstruction of the pool, addition of an interactive splashpad, and interior renovation to the bath house. The goals of this project were parallel with yours and included ADA compliance upgrades, basic safety improvements, reduction in operation costs, respectfully avoiding disturbance to existing recreational offerings within the park, and the creation of a more inviting and aesthetically pleasing community attraction.

Our team is comprised of architects, engineers, landscape architects, and aquatic design specialists. We believe that the combination of Ayres and Iconica provides a strong team to address your specific planning and feasibility study needs and offers the design, estimating, and construction experience needed to enhance the VFW Park Aquatic Center to a modern and inviting facility.

We look forward to the opportunity to further present our credentials and demonstrate our ability to help the City of De Pere find the best solution for the Aquatic Center. If you have any questions regarding our proposal, please feel free to contact us at your convenience to discuss.

Sincerely,

Ayres Associates Inc



Blake Theisen, PLA, ASLA, CPSI
 Landscape Architect

608.255.0800
 Direct: 608.441.3569
 Cell: 608.886.6808
 TheisenB@AyresAssociates.com



Bruce Morrow, PLA, LEED AP
 Group Manager

608.255.0800
 Direct: 608.441.3573
 Cell: 608.220.0042
 MorrowB@AyresAssociates.com

Attachment: Proposal.Ayres (5820 : Consider Proposal for Aquatic Design.*)

1. Firm Profiles and Team



Blue Mound State Park Pool and
 Splashpad, Blue Mound, WI

Contact/Project Manager:

Blake Theisen, PLA

101 E. Badger Road

Madison, WI 53713

Phone: 608.441.3569

Email: TheisenB@AyresAssociates.com

Introducing Ayres Associates

Ayres Associates is a multi-specialty architectural/engineering firm with just over 280 employees that has assisted public and private clients since 1959, offering transportation, traffic, civil, structural, water resources, levee, and river engineering, as well as services in landscape architecture, energy corridors, architecture, environmental science, land surveying, grants, planning, aerial mapping, and GIS. Our superb project managers build long-term relationships with clients while reliably solving their problems, stretching their dollars, and masterfully navigating regulations.

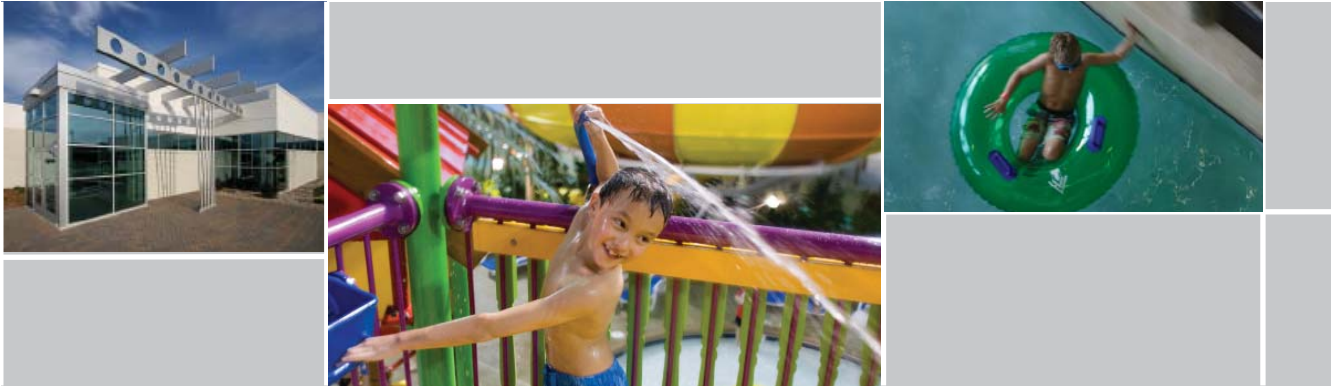
Our clients are served through 13 offices in Wisconsin, Florida, Colorado, Wyoming, and Arizona. The planning and landscape architecture experts at SAA Design Group joined the engineering and architecture professionals at Ayres Associates through Ayres' acquisition of SAA. As a result, Ayres can now deliver consultant services for the entire project cycle, from early planning through construction.

Our staff brings a reputation for leadership in planning and design of urban spaces, parks, campuses, and other open spaces, as well as providing expertise in ecology and bike/pedestrian facilities. This team of design professionals has a documented history of delivering successful projects to clients region-wide, and we believe that a "whole" community is based on the strength of the public green and open space system.

SERVICES WE PROVIDE INCLUDE:

Landscape Design	Park Facility Condition Analysis
Master Planning	Stormwater Management Facilities
Aquatic Facility Design	Playground Assessments
Park Planning/Design	Community Sensitive Design
Recreational Trails	Grant Writing and Funding
Planting Plans	Partnership Assistance
Athletic Fields	Public Process and Consensus Building

ARCHITECTURE, ENGINEERING, CONSTRUCTION



OWNERSHIP

Iconica is a family business owned by brothers Tom and Jim Pientka. Early on, Tom focused on engineering and Jim on construction. In the years since, they both have gained invaluable experience in design, supervision, contracting and running a business, all of which serves customers well because of their overall understanding of what makes a space functional, affordable, and, most of all, enjoyable.

HISTORY AND EXPERIENCE

Iconica's roots date back to 1973 with the founding of a small architectural firm. In later years, the firm added construction services. Both aspects of the business were successful, but it wasn't until they tried to truly combine the two that they found an entirely better way of doing business. They added engineers, interior designers, and quality control managers, and now all disciplines work together, under one roof, from start to finish. They spent countless hours perfecting their processes to take the headaches out of the building process: the delays, the finger-pointing, and the cost overruns. Now, whether tasked with a project piece or the whole thing, on time and on budget live in harmony.

Iconica has a diverse and expert staff including architects, interior designers, engineers (mechanical, electrical, plumbing and structural), estimators and construction personnel. They are experienced in many building types including office, bioscience, housing, healthcare, retail, and hospitality. Adding it up, the firm has over 300 projects and 7 million square feet designed and built since 1994.

AWARDS AND HONORS

Iconica has been recognized for their creative designs, both inside and out, for the value successful design-build projects bring to their clients, and for their business practices, including leadership and philanthropy.

AGC Build Wisconsin Award
 AGC Environmental Excellence Award
 ABC Wisconsin – Project of Distinction – Electrical Engineering
 Salon of the Year – Salon Today Magazine
 Best of Wisconsin Business Award- Corporate Report Magazine
 Best in Business Award - In Business Magazine
 ASHRAE Technology Award
 WGBA SE2 Award of Merit

901 Deming Way
 Madison, WI 53717
 608.664.3500
www.iconicacreates.com





Burlington Pool Charrette

Team Qualifications

Our design professionals have a documented history of delivering successful projects to clients region-wide, and we believe that a “whole” community is based on the strength of the public recreation system. To provide the highest level of service our team will include:

Blake Theisen (Project Manager – Ayres Associates) brings experience with park facility planning, universal and integrated feature design, aquatic facility design, group process, and realistic implementation strategies. Blake, a recognized expert in the field of community park and open space planning, is well-trained in the latest trends, equipment, and coordinated educational programming available to the park and recreation community. He has been responsible for the design and management of 20 pool and splashpad facilities within the last five years in Wisconsin and Illinois. His organizational and public facilitation skills have delivered successful projects to clients for more than 17 years, and he has assisted municipal clients in obtaining more than \$4 million through successful fundraising strategies.

Katie MacDonald (Civil Engineer – Ayres Associates) is an expert in stormwater management, green engineering techniques, and site grading. Her extensive experience with environmental and regulatory permitting will ensure hassle-free coordination with state and local review agencies. Katie also understands the structural requirements of varying soil conditions and associated site design requirements.

Patrick Eagan (Structural Engineer – Iconica) excels in technical design, graphic communication, and facility assessment. His knowledge of the latest construction techniques and material costs provides clients with accurate and dependable forecasting for bidding day. Patrick is responsible for many of the state’s private aquatic facilities.

Bob Feller (Architect – Iconica) offers extensive experience with large-scale aquatic facility design, community activity spaces, and requirements such as impactful design, durability, and cost control, all while meeting needs of stakeholders. He also specializes in site narrative and barrier-free design.

Together, our team will help the City develop an inviting and sustainable facility contextually appropriate for the community of De Pere.

For the past two years I have worked closely with Blake as his firm was hired to provide park design services for the Milwaukee County Department of Parks, Recreation, and Culture. During this time, I have appreciated Blake's professionalism and attention to detail... We have continued to hire Blake for landscape architecture and project management services because we are pleased with the products he has provided to our parks system.

– Sarah Toomsen,
Landscape Architect
Milwaukee County Department of
Parks, Recreation, and Culture



Blake Theisen, PLA, ASLA
Project Manager/ Landscape Architect
Ayres Associates

Project management, concept graphics, site design and layout

Blake has been providing exceptional quality experience in recreational facility site analysis, planning, design and implementation since 1999. His start-to-finish involvement ensures that projects are delivered on time and as envisioned. A skilled and visionary project leader, Blake's project expertise includes comprehensive outdoor recreation plans, park master plans, athletic complexes, community water parks, skate parks, and playgrounds. With a background in botany and ecology, he promotes environmental stewardship that informs creativity and preservation throughout facility planning and design.

Registered Landscape Architect: WI, IA, MI, IN, IL, MN, AZ, and CO;

Related Experience:

Hefko Pool Replacement, Marshfield
Community Pool Design, Burlington
Monona Community Pool, Monona
Pool and Splashpad Feasibility Study, Antigo
Calvin Moody Pool and Splashpad, Milwaukee County
Blue Mound State Park Pool and Splashpad Renovation, Blue Mound
Reston Heights Pool, Madison
Tank Park Pool and Splashpad Conversion, Green Bay
Riverside Park Pool and Splashpad, Janesville
McKee Farms Park Splashpad, Fitchburg
Anderson Pool Splashpad; Petzke Park Splashpad, Kenosha
Goodrich Square Splashpad, Milton
Westlawn Splashpad, Milwaukee
Malone Park Splashpad, New Berlin
Wanick Park Splashpad, Sherwood
Sholem Aquatic Center Renovations, Champaign, IL

Katie MacDonald, PE
Project Engineer
Ayres Associates

Civil engineering and site utility engineering

Katie has 14 years experience in the municipal and civil engineering fields. She has an extensive background designing and drafting parks, streets, utilities, and stormwater management systems for parks, private residential developments, municipalities, and commercial sites. Katie is also skilled at conducting traffic studies and creating traffic impact analysis reports.

Licensed Professional Engineer: WI

Related Experience:

Hefko Pool Replacement, Marshfield
Community Pool Design, Burlington
Monona Community Pool, Monona
Blue Mound State Park Pool and Splashpad Renovation, Blue Mound
Calvin Moody Pool and Splashpad, Milwaukee County
Reston Heights Pool, Madison
Tank Park Pool and Splashpad Conversion, Green Bay
Riverside Park Pool and Splashpad, Janesville
McKee Farms Park Splashpad, Fitchburg
Anderson Pool Splashpad, Kenosha
Petzke Park Splashpad, Kenosha
Wanick Park Splashpad, Sherwood
Sholem Aquatic Center Renovations, Champaign, IL
Buckhorn State Park, Necedah
Poerio Park, Kenosha
Southport Park, Kenosha
Goodrich Square Splashpad, Milton

Bob Feller, AIA, LEED AP, NCARB

Architectural Director

Iconica

Building Evaluation, ADA compliance

As architectural director, Bob is responsible for leading and mentoring the design project managers and architectural team in terms of standards, quality, technical aspects, cost control, and integration so project goals are consistently met. Bob is also an asset in guiding clients through project pre-design phases, including site analysis, existing building evaluations, schematic design, programming, and space planning where his experience ensures projects can meet budgetary restrictions and achieve required agency approvals.

Licensed Architect: WI, IL, MN, NC, WA

Related Experience:

Hefko Pool Replacement, Marshfield Burlington Community Pool Design, Burlington, WI

Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI

Kalahari Resort, Sandusky, OH – Hotel units; condos; indoor waterpark with splash pools, lazy river, wave pool; outdoor pools

KeyLime Cove Resort and Waterpark, Gurnee, IL – Hotel units, food service, lobby, arcade, waterpark

St. Therese Elementary School, Deephaven, MN – Lead architect and project manager; renovation and addition to existing school including code upgrades and energy improvements

Bemidji High School, Bemidji, MN – Lead architect and project manager; 400,000 sf, swimming pool, classrooms

South Milwaukee High School, South Milwaukee, WI – Lead architect and project manager; 390,000 sf of new construction plus renovation of classrooms and existing pool

Patrick Eagan, PE, SE

Engineer

Iconica

Structural engineering

As engineering director, Patrick is responsible for overall management of Iconica's mechanical, plumbing, electrical, and structural engineering teams as well as geotechnical and civil consultants. He makes sure the underlying concepts and designs are solid for all aspects of the engineering systems. He also ensures proper detailing and application of materials and is responsible for the quality of the engineering plans and specifications.

Licensed Professional Engineer: WI

Related Experience:

Hefko Pool Replacement, Marshfield Burlington Community Pool Design, Burlington, WI

Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI

Three Rivers Wellness Center, Three Rivers, MI – Structural engineer; 35,000 sf, running track, aerobic/weight-lifting area, therapy and lap pools, nutrition education wing

Pitt County Wellness Center, Greenville, NC – Structural engineer; 50,000 sf, running track, aerobic/weight-lifting area, therapy and lap pools, nutrition education wing

KeyLime Cove Resort and Waterpark, Gurnee, IL – Hotel units, food service, lobby, arcade, waterpark

Danville Public Safety Building, Danville, IL – Structural engineer; 50,000 sf, 5-story cast-in-place concrete building

Cass County Justice Center, Harrison Township, MO – Structural engineer; straight shaft drilled pier foundation



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2. Approach/Scope

PROJECT UNDERSTANDING

The purpose of this project is to complete the conceptual design for a new aquatic center for the City of De Pere. The existing pool and support infrastructure has exceeded its useful life, and the City desires a new and inviting amenity.

Recreational aquatic facilities have evolved through the years, and the City finds the VFW Aquatic Center to be aged and lacking in modern amenities. The City desires to follow a critical path methodology for replacement of this facility and develop a long-term sustainable model of operation and management.

We understand that aquatic facility users desire more than just a pool. The needs of different age groups must be taken into account for a facility to be attractive for multi-generational gatherings. For example, some parents/guardians may prefer to sit in a quiet shaded area out of the main activity zones. A well-designed facility will also offer interactive experiences for pool users of all abilities and interests. Examples could include a combination of lap lanes, dive well, zero depth zone, lazy river, and splashpad.

PROJECT APPROACH

We believe in an open and transparent planning process with pre-established benchmarks for success. Public investment in terms of both time and dollars is respected from day one, and we pride ourselves on developing a high level of trust and confidence with our clients and their constituents. Keys to our success include:

Plan for implementation. A project's implementation begins with developing the partnerships that forge alliances and create a sense of investment in the outcome. Creating strong partnerships and identifying catalytic start-up projects are vital steps in realizing plan objectives.

Design for ease of maintenance. Ongoing maintenance of facilities requires significant resources. As a result, designing and managing public spaces intelligently can yield dramatic

dividends. Through ongoing coordination with facility maintenance staff, managers, and others, Ayres designs and recommends strategies to minimize future costs while maximizing ecological value and recreational advantage.

Communicate effectively. We work collaboratively and in the trenches with staff and stakeholders to evolve meaningful plan alternatives and final plan recommendations. Communicating the vision and opportunity afforded by a plan requires verbal, written, and graphic communication to ensure project understanding and inspire imagination.

Our first priority is to **listen**. We want to hear the history of this facility to date so we can understand why certain decisions were made and expectations of the community and stakeholders. The project kickoff meeting should include the key City staff with the historical knowledge of the site, as well as those responsible for future programming and maintenance responsibilities for the new facilities. During this meeting we will also review existing materials, establish project goals, formulate a detailed timeline, and tour the site. In order for our team to complete a system analysis, municipal water and sewage treatment rates must be evaluated as well as a staffing level review. These factors help us understand potential costs and maintenance obligations the City will face long-term. We will provide and review examples of several of the area/regional facilities of similar nature to determine successes and failures.

Our team is also in tune with the political implications of these decisions and will involve the elected City officials from the start of the discussions to establish trust in the design team and ownership of the project. We have found that this intimate, face-to-face interaction creates connections and promotes successful partnerships that are beneficial to plan implementation. Our goal is to provide you with a sound and defensible plan and set of recommendations. The results of our analysis will be presented to City staff, with anticipated operational costs, schematic facility layout, and required support system costs.

A proposed design charrette/workshop will allow staff to discuss perceived opportunities and issues with us. This hands-on meeting allows the stakeholders to be a part of the design process. We can use a wide variety of options from our toolbox to engage the participants. **Sensory experiences** such as 3-D model building with the proposed pool elements illustrate spatial relationships and help participants understand opportunities and limitations. Through special design software, we are able to manipulate shapes and spaces on the presentation screen in real time. The end result is a tangible digital site model created by all meeting participants. The results of this meeting will yield design direction for the pool, bath house, and peripheral support areas.

A large part of our success in developing feasible designs is producing accurate construction cost estimates. Because we facilitate projects across the region, we believe it is important to engage with local contractors to gauge regional pricing structures and material costs. The design team will use the strategic partnerships formed with various Fox Valley contractors over many years of successful project implementation in the area to complete this task. We also possess bid tabulations from several recent aquatic facility projects and will incorporate these real-world costs into the estimate.

The project manager will provide bi-weekly updates or as needed during this planning process. Assuming a start date of mid-June 2017, we will submit the preliminary site concepts to the City by August 2017, and final concept design drawings by October 1, 2017.

The design team and the proposed schedule are flexible, and we will modify the phased timeline at the request of the City. Our team is dedicated to producing high-quality, attainable solutions through our design process and has a proven history of delivering completed projects to clients on time and on budget.

Task I. Pre-Planning

- Conduct background research and data collection. Acquire and review existing plans, surveys, reports, and maps related to the project.
- Attend kickoff meeting with City staff (**Meeting #1**). This meeting will address topics including:
 - Design program and budget
 - Project timeline and meeting dates
 - Priorities and restrictions
- Tour project site. Ayres will also photo-document existing conditions during this visit. Elements to be investigated include:
 - Topography
 - Drainage patterns
 - Development limitations
 - Existing adjacent park uses
 - Connectivity patterns and circulation
 - The historic and natural environment
- Complete Public Involvement Plan and associated outreach tools. This will include online survey, project website, and other multi-media tools.
- *Facilitate input meeting with City staff, selected stakeholders, and Park Board (**Meeting #2**) to determine pool layout, theming, mechanical storage enclosure needs, site programming needs, maintenance responsibilities, and other desired amenities.
- Communicate on a regular basis (biweekly minimum) with City staff via conference call and/or email.

Deliverables for Task I (delivered electronically in PDF or native file format as requested):

- One summary memo from kickoff meeting
- One updated project timeline
- One summary of preliminary analysis, findings, and recommendations
- One set of visual preference tools for meeting #2
- Digital site photographs
- One summary memo from workshop meeting
- Field notes and observations

* Extra Scope Item Proposed

Task II. Preliminary Concept Design

- Prepare three preliminary concept design plans. Elements to be addressed include:
 - Site layout and pool amenity layout
 - Building configuration scenarios
 - Design character images
- Prepare preliminary cost estimate for the design development drawings. Our team uses current pricing structures from other recent team project bid tabulations, industry standard costs, and input from local contractors.
- Attend review meeting with City staff and park board to present initial concepts (**Meeting #3A**).
- Facilitate one presentation/public meeting (**PIM #1/Meeting 3B**) to present conceptual design direction and gather stakeholder input using interactive methods such as nominal process and visual preference exercises. Topics to discuss include:
 - Theme, equipment, and materials
 - Site amenities (benches, shade structures, etc.)
 - Access and connectivity
 - ADA accessibility
 - Safety issues
 - Environmental impacts (drainage, noise abatement, light spill, parking, etc.)
- Refine preliminary drawings into the preferred concept option to incorporate public comments and City staff comments.
- Present and review the final concept drawings to City staff and Park Board (**Meeting #4**).
- Refine final concept drawing into Master Plan and develop final graphics package. Package to include 2-D and 3-D renderings.
- Complete staffing and operations projection summary
- Communicate on a regular basis (biweekly minimum) with City staff via conference call and/or email.

Deliverables for Task II:

- Three (3) 11x17 design development plan sets
- Three preliminary cost estimates
- One summary memo from public meeting
- Presentation materials (digital format)
- One summary memo from each review meeting
- Staff review meeting presentation materials (digital format)
- Final Master Plan graphics and cost estimate
- 24x36 color renderings of final concept plan
- Staffing and operations projection summary

3. Similar Experience



HEFKO POOL REPLACEMENT, Marshfield, WI

The City of Marshfield retained Ayres Associates to complete an analysis of the aquatic-based recreation system in the City and surrounding communities. An existing pool in Marshfield had surpassed the useful lifespan, and the community members demanded a new and improved facility. Ayres conducted an in-depth review of the existing facilities and level of service analysis compared with demographic patterns and age cohort distribution. The design team also reviewed the design and types of facilities in the adjacent communities in order to provide Marshfield with a “one-of-a-kind” new aquatic center.

Following the initial study, Ayres developed design plans for the new Aquatic Center and assisted the City with site selection and entitlement process.

Client: City of Marshfield

Services:

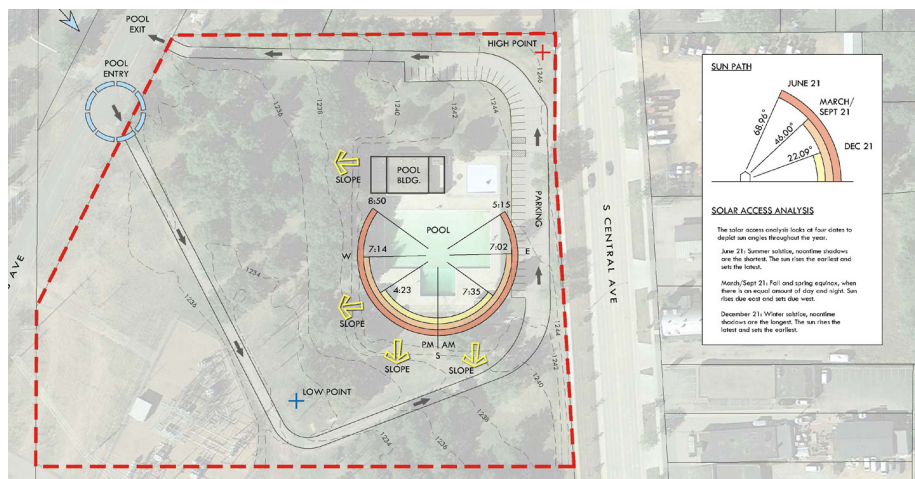
Project Visioning, Analysis,
Design Development, Cost
Estimation

Reference:

Justin Casperson

Parks & Recreation Director
715.384.4642

justin.casperson@ci.marshfield.
wi.us



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DEVOR PARK POOL, Burlington, WI

Ayres Associates led a multi-disciplinary team in the development of a new aquatic complex for the City of Burlington. The existing pool had exceeded its life expectancy, and the City desired a new destination facility.

The team completed a site and facility analysis as well as an assessment of mechanical systems and staffing plan. Concepts and cost estimates were developed for the new facility to reflect three levels of development. The design team led the City through a public education and referendum process, followed by completion of construction drawings and bidding documents.

Project elements included a new lap pool, slides, lazy river, and zero-depth zone with spray structure. The project also included a new bath house with community room and concessions, new parking lot, and utility infrastructure replacement.

Client: City of Burlington

Services:

Project Visioning, Analysis, Design Development, Cost Estimation, and Construction Documentation

Reference:

Carina Walters

City Administrator
City of Burlington
300 North Pine St.
Burlington, WI 53105
262.342.1161
cwalters@burlington-wi.gov

AYRES
ASSOCIATES

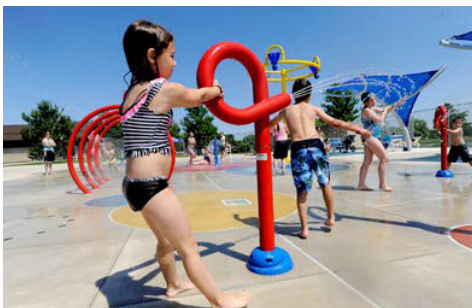
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ICONICA



ANDERSON POOL SPLASHPAD, Kenosha, WI



Kevin Poirier - Kenosha News

Ayres Associates (formerly SAA Design Group) provided concept design and construction documents for the City of Kenosha Anderson Pool complex with the addition of a 3,800-square-foot interactive splashpad. This zero depth water feature replaced the footprint of a deteriorated 33,000-gallon, aluminum-lined intermediate pool.

The concept created a playful, colorful addition that contrasted with the abundance of gray concrete decking. Circular “droplets” of color add a variation to the surface and provide added play opportunities for smaller children, while enhancing the vibrancy of the area during the off-season. Tot areas are spaced around the perimeter with larger water features focused toward the center for older children. The third bay, the family bay, is less definable in space, but exists as a transition between the two zones. Seating areas, shade structures, and improved circulation patterns further enhance this family-friendly aquatic center. Construction was completed in 2013.

Client: City of Kenosha

Services:
Conceptual Plan,
Construction
Documents, Construction
Administration

Reference:
Shelly Billingsley
Director of Public Works
City of Kenosha
625 52nd Street
Kenosha, WI 53140
262.653.4056
sbillingsley@kenosha.org

AYRES
ASSOCIATES



Ayres Associates worked with the Wisconsin DNR to develop a feasibility study for the existing aging swimming pool complex at Blue Mound State Park as well as produce design development and construction documents for implementation. The project is a first for a Wisconsin State Park and had their grand opening on Memorial Day weekend 2015. Life cycle, operation, and maintenance costs were analyzed for the existing facility and used as a benchmark for conceptual alternative designs. The team explored various options for the site including the renovation of the existing facility to code compliance, replacement of the pool in lieu of a splashpad, and a hybrid option establishing a new smaller pool and an interactive splashpad zone. Projected revenue and operation/maintenance figures were established to aid the agency in future funding allocation for the site.

Project elements included a new pool vessel, themed splashpad, bath house renovations, new parking lot, and utility infrastructure replacement.

Client: Wisconsin DNR

Services:

Project Visioning, Design Development, Construction Documents, Cost Estimating, Construction Administration

Reference:

Ken Keeley

Project Manager
Wisconsin DNR
101 S. Webster St.
P.O. Box 7921
Madison, WI 53707
608.267.7466
kenneth.keeley@wisconsin.gov

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ASSOCIATES



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Project Details:

- 50,000 sf indoor waterpark with lazy river, 10 slides, splash play areas
- 3 outdoor pools
- Concession areas
- Locker rooms



Treasure Island Bay Of Dreams

Wisconsin Dells, WI

Treasure Island Bay of Dreams Indoor Waterpark sits on a portion of the site formerly known as Family Land. Family Land featured a number of outdoor amusements along with an adjacent hotel. Iconica provided architecture, engineering and construction to add an indoor waterpark, connect to the existing hotel, and add a number of family suites to the hotel. The waterpark has a lazy river, hot tubs, slides and pools inside and out. Client goals centered around guest entertainment, schedule and cost control. Challenges included air and water quality, durability of materials and site drainage.

During the One-Year inspection at Treasure Island, Iconica identified a pressurization problem within the water park. Iconica took action to resolve this problem by analyzing solutions with the equipment and control systems manufacturers, resulting in the improved performance of the HVAC system and correct pressurization within the water park. The resolution brought to the owner's attention the importance of proper HVAC system maintenance and performance, assuring an enjoyable experience for the water park guests.

4. References



Blue Mound State Park Pool and Splashpad

Wisconsin Department of Natural Resources

Missy Vanlanduyt

Capital Development Specialist

608.266.7617

melissa.vanlanduyt@wisconsin.gov

Anderson Pool and Splashpad

City of Kenosha Public Works Department

Shelly Billingsley, PE

Director of Public Works

262.653.4149

sbillingsley@kenosha.org

Devour Park Pool

City of Burlington

Carina Walters

City Administrator

262-342-1161

cwalters@burlington-wi.gov

Hefko Pool Replacement

City of Marshfield

Justin Casperson

Parks & Recreation Director

715.384.4642

justin.casperson@ci.marshfield.wi.us

Treasure Island Bay of Dreams

City of Wisconsin Dells

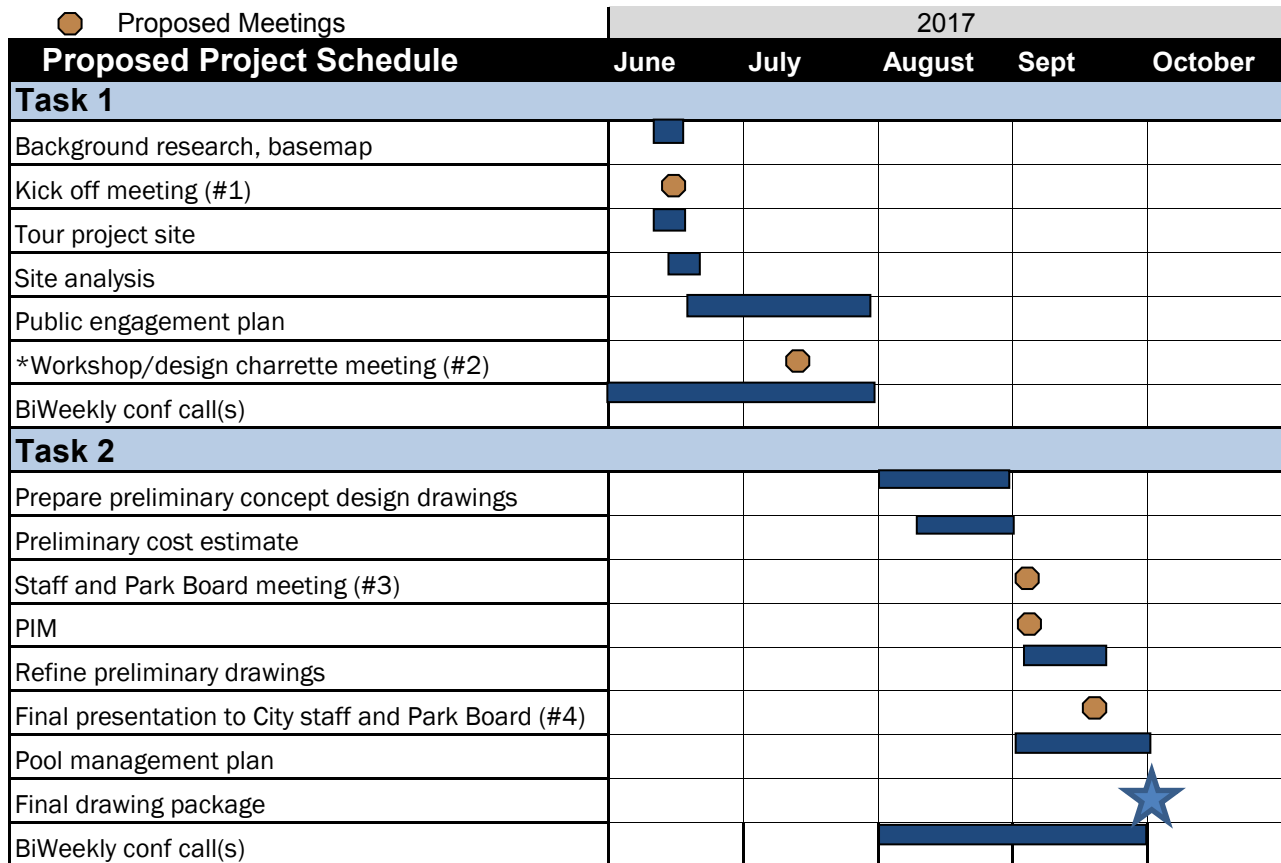
Jim Mattei, Owner

608.393.9841

jim.mattei2@verizon.net

5. Timeline

Ayres proposes the following schedule to complete all tasks required for the City of De Pere Aquatic Center Design project, assuming a start time of June 2017. The proposed schedule is flexible and can change if needed to fully meet your expectations. We have no current workload conflicts and are prepared to begin the project immediately.



Attachment: Proposal.Ayres (5820 : Consider Proposal for Aquatic Design.*)

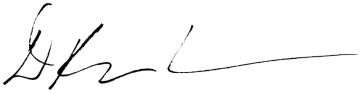
6. Fee

The staff assigned to this project have a documented history of providing successful pool and aquatic center designs to clients. In consideration of the scope of services submitted in response to the request for proposal, we propose a lump sum fee of \$19,936.

Company Address: 101 E. Badger Road

Company Address: Madison, WI 53713

Company Representative: Bruce Morrow, Manager Landscape Architect Group

Signature: 

Item		Fee
Aquatic Center Design at VFW Park		
Kickoff Meeting with City Staff. Gather Existing Information and Perform a Site Visit	\$	\$1,500
Development a Public Involvement Survey. Summarize Results	\$	\$880
Conduct Information Gathering Meeting with Park Board, Staff, Stakeholders and Public	\$	\$3,000
Develop Three Concepts for the Aquatic Center and VFW Park Master Plan, Including Capital Costs	\$	\$8,000
Present Concepts to the Park Board and Public at a Meeting	\$	\$1,040
Develop One Concept Based on Meeting. (Including Capital Cost, operational budget projection, and staffing plan)	\$	\$2,800
Present Refined Concept to the Park Board Meeting	\$	\$1,200
Make Final Changes to the Concept and Prepare Capital Cost	\$	\$1,516
Total Fee	\$	\$19,936



GOT WATER?

Blake Theisen, PLA
Project Manager
608.441.3569
TheisenB@AyresAssociates.com

Attachment: Proposal.Ayres (5820 : Consider Proposal for Aquatic Design.*)



May 9, 2017

prepared for
City of De Pere

PROPOSAL

Aquatic Center Design at VFW Park

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

1150 Springhurst Drive, Suite 201
 Green Bay, WI 54304
 920 / 592 9440
 920 / 592 9445 fax
www.graef-usa.com



collaborāte / formulāte / innovāte

May 9, 2017

Marty Kosobucki, Director
 City of De Pere – Parks, Recreation and Forestry
 925 S. Sixth Street
 De Pere, WI 54115

Dear Mr. Kosobucki:

Imagine a few years from now, when the Aquatic Center at the VFW Park is the place to be on a warm summer day. The new pool is filled with people of all ages—enjoying the many amenities the pool and park have to offer, splashing in the water, relaxing in the shade of umbrellas and trees. The GRAEF team is the right team to help the City of De Pere make this image into a reality and to turn the De Pere Aquatic Center into a vibrant, active, community gathering place.

- We have collaborated with communities on complicated and controversial community parks and aquatic facilities, which has **allowed us to use and master many public information gathering and consensus building techniques.**
- **You will receive unparalleled customer service and local expertise as your project will be led by our Green Bay office,** with many staff who live in Green Bay, De Pere, and the neighboring communities.
- The combination of our national exposure and local knowledge will allow you to contemplate the **latest national trends within aquatics and use our local expertise to develop Opinions of Probable Construction Costs.**
- We have teamed with Water Technology Inc. for their aquatics expertise. Our team is extremely familiar with each other as we have been **working together on aquatic projects for over 20 years and have successfully collaborated on over 450 aquatic projects** throughout North America.

We look forward to the opportunity to work with you and we are confident that we have the expertise, experience and capability to meet your needs, leading to a successful project. Please contact us at 920 / 592 9440 with any comments or questions regarding this proposal. Our goal is to tailor our services to meet your unique needs.

Sincerely,

Patrick J. Skalecki, P.E., LEED AP
 Green Bay Office Manager | Principal

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

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Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)



1.0 Consultant Background and Information

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Consultant Background and Information

our core purpose

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

Office Location: Green Bay

1150 Springhurst Drive
Suite 201
Green Bay, WI 54304-5950
tel 920 / 592 9440
fax 920 / 592 9445

GRAEF is a multi-discipline engineering firm dedicated to serving public and private clients throughout the United States. For 56 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 230 employees in seven offices in the Midwest and Florida, GRAEF offers our clients a full range of consulting services.

We work with clients to solve their specific engineering challenges or we can take on a role to provide full project direction. Our full-service project team provides structural engineering; site/civil engineering; landscape architecture; environmental engineering; mechanical, electrical, plumbing (MEP) and fire protection engineering; surveying; transportation engineering; sustainable design; and commissioning.

GRAEF is ranked in *Engineering News-Record (ENR)* Top 500 Largest Design Firms and is ranked 29th in Building Design + Construction's (BD+C) list of the nation's Top Engineering-Architecture firms.



Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Technical Expertise

Civil

- GIS and Computer Modeling
- Potable Water Systems
- Water Resource Management
- Site Development
- Stormwater 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
- LiDAR Surveys
- 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 Accreditation Services
- Energy Modeling and Audits
- Smoke Control System Inspections
- Construction Management

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

Park and Recreation Planning



GRAEF landscape architects, planners, designers, and engineers have created park plans ranging from small rural areas to large urban active recreational facilities. In each case, successful comprehensive plans depend upon customizing the goals, evaluation, findings, and recommendations to the unique aspects of each community.

Public Involvement

GRAEF works with local staff and citizens to provide a thorough evaluation of existing facilities. Public involvement includes community surveys, demographic analysis, workshops, interviews, open houses, web-based information, and a variety of presentation media.

Evaluation of Existing Conditions

GRAEF analyzes existing conditions in relationship to national, regional, and local standards, best practices, and community concerns. This evaluation includes an analysis of the complex physical conditions of the natural environment and physical facilities that comprise a local system of outdoor recreation and park activities. Buildings are evaluated in terms of structural and mechanical systems, enclosure, energy consumption, and use.



Capital and Operating Costs

For many parks departments, the key issue is the allocation of limited funds across an ever-expanding set of needs for activities, services, physical improvements, and maintenance. GRAEF assists local officials in estimating capital and operating costs and in recommending phasing, priorities, and the distribution of resources. For many organizations, the key factor is defining standards for an appropriate level of maintenance and, where possible, defining low-maintenance options for long-term sustainability of the quality of environmental systems.

Environmental Preservation

Preservation and enhancement of the natural environment should underlie any effective plan for parks and outdoor recreation. GRAEF's scientists, engineers, and landscape architects (many of whom are LEED® AP accredited professionals in sustainability) provide a strong base of expertise to ensure effective environmental conservation and management. This work often involves stormwater planning, mitigation options and remediation plans.



Public Use and Social Activity

Parks and open space derive their value from public use. Uses range from organized recreational activities to informal day-to-day activities in parks and public areas. Many successful parks and public places are those in which social activities occur naturally – walking, jogging, strolling, sitting, listening to music, watching other people, bike riding, playing with friends, picnicking, celebrating a family event, gatherings for social groups, and so forth. Uses also include cultural activities, public art, education, historical markers, and commemorative events.

Park and Recreation Planning

continued



Circulation and Connectivity

Parks and open spaces become useless if the general public cannot access places quickly, enjoyably, and safely. GRAEF considers a wide range of circulation and movement issues in park planning. It is especially important to evaluate the linkages between neighborhoods, user groups and park/recreation facilities. Linkages include trail systems (bicycles, pedestrians), parking and vehicular patterns, service vehicles, connectivity to surrounding movement systems, wayfinding, and signage.

Grants, Sponsorships, Fees, and Fundraising

Outdoor recreation and park spaces are not only functional entities – they become civic symbols that represent the aspirations, pride, and attitude of the community. From this perspective there are numerous opportunities to raise funds for parks and open space, ranging from “buy-a-brick” campaigns to “adoption” of parks by local businesses and/or neighborhoods. Depending on the nature of the facility, sponsorships and user fees are also key sources of revenue. GRAEF often assists in these efforts based on prior experience in other communities.



Integrated Systems of Parks and Places

While most comprehensive park plans focus on the facilities operated by a single public entity, the larger community-wide population actually uses a diversity of facilities such as parks and recreation areas managed by other agencies (state, federal, schools), local home owners associations, private sector entities (e.g., golf courses, resorts), and conservancy foundations. GRAEF assists local municipalities in viewing the full range of parks and open space in order to dovetail facilities offered by local government into the larger community system.



Landscape Architecture

Areas of Expertise

Adaptive Reuse
American Disabilities Act
Aquatic Facility Design & Planning
Budgeting & Programming
Construction Detailing
Construction Management
Corporate Identity & Image
Fountains & Water Features
Hardscaping
Interiorscape
Park Master Planning
Predictive Planning
Rooftop Green Spaces
Schematic Utility Systems
Site & Urban Planning
Site Illumination
Site Irrigation
Specifications

A successful landscape design must incorporate a full understanding of context, desired program elements, attainable design opportunities, potential constraints, attention to site composition and functional requirements in order to truly develop something special and unique. At GRAEF, we strive to create landscapes that blend aesthetics, functional process, accessibility and creativity in a way that best responds to the needs of our clients.

GRAEF provides a broad range of landscape architecture and planning services. Our staff of landscape architects has extensive experience with projects of all scales and varied program elements. Serving municipal, private sector, conservation and governmental client bases, we specialize in providing design services for project visioning, master planning, trail development on conservation lands, streetscapes, urban plazas, sustainable site design, LEED services, land restoration, community identity, waterfronts, parks and open space, project signage and branding, educational campuses, passive and active water theme parks, retail developments, industrial parks, civic facilities as well as providing full construction administration.

Our cumulative understanding of key sustainable site design techniques for storm water management, improved water quality, green building materials and self-sustaining natural systems is a valuable asset to our clients and the projects we cultivate for them.

An additional aspect we strive to incorporate into our designs is project identity. Through collaboration with our in-house design experts, we are able to offer a fully integrated, inter-disciplinary approach to design in order to provide cost-effective, efficient solutions that are creative, fully functional and attractive.



Sports & Recreation Services

Areas of Expertise

Feasibility Studies
 Existing Facility Assessments
 Site Selection/Assessment
 Due Diligence
 Natural Resource Investigation
 Sustainable Design
 Master Planning
 Programming
 Facility Layout
 Municipal Entitlement
 Transportation Planning
 Parking Studies
 Utility Systems
 Irrigation
 Storm Water Management
 Lighting Design
 Structural Design
 Construction Documents
 Permitting
 Cost Estimates
 Construction Layout
 Certification Surveys

Sports and recreational venues can foster school pride, revitalize an urban area or provide an outlet for family recreation. In any case, these venues should be unique and generate excitement.

GRAEF engineers understand the complex nature of sports and recreational venues. Our multidisciplinary team works closely with facility owners to create an environment best suited to our client's desired sports and recreational expectations. GRAEF engineers strive to create an environmentally safe and aesthetically appealing facility that maximizes our client's available resources.



Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Site/Civil Engineering

Areas of Expertise

Site Development
 Utility Design
 Infrastructure Master Planning
 Planning & Relocation Studies
 Surveying & Mapping
 Storm Water Management
 Roadway Design
 Parking Lot & Sidewalk Design
 Permit Coordination
 Construction Inspection
 Water and Wastewater System
 Design
 GIS & Computer Modeling
 Zoning/Annexation Support

Our site/civil engineering team has the expertise and experience needed to provide the innovative and cost-effective solutions demanded in today's marketplace. GRAEF's civil engineers can handle the full array of infrastructure projects from private site developments to large public works projects. Our specialized project managers are supported by technical experts in water, wastewater, storm water management, urban planning, grading and paving, and environmental permitting. Our full service capability also includes survey, construction inspection, traffic analysis, GIS mapping and data management, parking planning, and natural resource assessment using state-of-the-art technology.

Services on the public side include water main, sanitary sewer, and storm water design, public road design, municipal engineering services, pump stations, wastewater treatment, and other areas of public works engineering. We have substantial experience working with city engineers, public works directors, and other governmental officials to help them meet needs of their constituents.

GRAEF's site/civil engineering team is also committed to sustainable design principles. We specialize in the design of green infrastructure, including storm water management, roadway design, street lighting, infrastructure master planning, and reuse/recycling. We have 24 LEED® Accredited professionals ready to help you achieve your project goals.



Structural Engineering

Areas of Expertise

New Building Design
Renovation & Restoration
Parking Structure Design
Feasibility Studies
Structural System Alternative
Analysis
Construction Inspection
Evaluation of Existing Facilities
Vibration Analysis/Mitigation
Building Envelope Evaluation
3-D Computer Modeling

Quality and creativity are integral parts of our designs for buildings and parking structures. Our structural engineers provide a wide range of design and investigative services for all types of projects, with quality being the foundation of every project. Our commitment to creating high caliber, efficient designs is achieved through skilled personnel and personal attention during every phase of the project.

Our experience in structural design for buildings extends from small additions to multi-million dollar structures and, as a result of the variety of projects, we have an extensive background in the economical use of concrete, masonry, steel, and wood structural systems.

Foundation system selection is determined on a cost-effective basis after analyzing soil investigation results to make maximum use of available soils.

In addition to our new design expertise, we also have a comprehensive background in the evaluation and restoration of existing facilities. We work with a variety of materials and are up-to-date on the latest repair techniques and products to apply them to a constructible and cost-effective project.

In the area of bridge design, GRAEF has prepared designs for reinforcing and repairing existing structures, as well as designs for new bridges. Attention to aesthetics has been a key factor in reducing environmental objections, thereby encouraging public approval.



Mechanical, Electrical & Plumbing Engineering

Areas of Expertise

Mechanical

Chilled Water Plant System
Analysis/Design

Steam and Hot Water Boiler
System Analysis/Design

High Pressure Steam Sterilizer
Systems

Built-up and Packaged Air Handling
Units

Exhaust Air Heat Recovery

Fume Hood and HEPA Filtration
Systems

Energy Modeling

Process Piping

Electrical

Primary and Secondary Electrical
Services

Normal Power Distribution Systems

Emergency Power Distribution
Systems and Generators

Lightning Protection

Indoor and Outdoor Lighting Design

Communication and Alarm Systems

Plumbing & Fire Protection

Water Distribution Systems

Domestic Hot Water System

Wet Pipe Fire Protection System

Dry Pipe Fire Protection System

Fire Pumps

Medical Gas Systems and
Equipment

Bulk Oxygen Equipment

The GRAEF team of mechanical, electrical, and plumbing (MEP) engineers provide full service beginning in the initial concept and planning phases and extending through final system start-up. Our MEP staff is experienced in determining system type, system budget and engineering budgets.

GRAEF's MEP experts offer a full array of analysis, design and commissioning services for new and existing facilities. Our varied and diverse experience, coupled with our involvement in the analysis of the project requirements, provides a resource to successfully complete your MEP projects.



Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.)*

WATER TECHNOLOGY, INC



Firm Overview

The WTI team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics. Together, we combine our talents to develop original, aquatic facilities from concept to reality. In addition, WTI maintains solid relationships with other consultants and contractors and continues to set the standards in the aquatic industry across the United States and around the world.

PHILOSOPHY

Water Technology, Inc.'s (WTI) creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live.

COMPANY DETAILS

- Established in 1983
- Largest Aquatic Design Firm in North America, Staff of 50+
- Quality Control Implementation
- Collaborative Team Process
- International Portfolio
- Specialized Aquatic Professionals on Staff:
 - Executive Team (5)
 - Project Development (4)
 - Architects (4)
 - Landscape Architects (2)
 - Engineers (6)
 - - Civil (2), Mechanical (3), Structural (1)
 - Artistic / Creative Design (3)
 - Site Planners / Designers (3)
 - Technical Designers (7)
 - Mechanical Designers (6)
 - Project Managers (8)
 - Administrative (7)

WTI ADVANTAGES

- Solution driven planning and philosophy
- Two-way sharing process between WTI and client
- Forward-looking designs that support dynamic community programs
- Revit / BIM Capabilities
- 150+ AQUATIC Projects Per Year
- Historical database of cost estimates and realistic timelines

EXTENSIVE PORTFOLIO OF PROJECTS OF VARYING VENUES

- Waterparks
- Resort and Hotel Pools
- Competition Pools
- Faith Based Community Centers
- Water Playgrounds
- Public Facilities
- Therapy and Wellness Pools
- Schools and Universities

Locations

HEADQUARTERS

100 Park Avenue
Beaver Dam, WI 53916
T. 920.887.7375

TEXAS

6636 N Riverside Dr.,
Ste 500B
Fort Worth, TX 76137
T. 682.708.7007

DUBAI

Silver Tower - Cluster I
Unit No: AG-PF-314
Jumeirah Lakes Towers
P.O.Box 340505
Dubai, United Arab
Emirates
T. +971.56.7795547

WWW.WTIWORLD.COM

WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Renovate, Revitalize, Replace

Services

Facility Evaluations
Aquatic Programming
Budgeting and Cost
Estimates
Full Design Services
VGB and ADA Compliance
Construction Administration
Start Up Services

A pool evaluation can help operators of aging aquatic facilities determine whether a renovation — or a rebuild — is in order.

The traditional definition of an outdoor public swimming pool used to be a rectangular tank of water (perhaps with a diving well) and a concrete deck, usually surrounded by a chain-link fence. That definition has changed significantly over the years, just as the aquatic recreational and programming needs of the public have evolved to the point where words like “zero depth entry,” “interactive water play structures,” “competitive swimming” and “accessibility” now are all part of the industry lexicon.

For years, facility operators have attempted to blend new concepts into aquatic centers in an effort to serve a multitude of generations and user groups. Yet despite countless surveys that indicate swimming is one of the all-time favorite recreational activities in the United States, attendance at many older public pools continues to decline—in large part because they are failing to meet the needs of their communities.

It is time for operators to reconsider their approach to aquatics and re-evaluate their outdated, underutilized municipal swimming pools. Many of them are in declining physical condition and struggling to compete with new family aquatic centers that likely feature the amenities of full-scale water parks.

A professional, comprehensive pool evaluation will help determine the life expectancy of an existing aquatic facility, as well as inventory a community’s future wants and needs.

The pools of yesteryear cannot satisfy the majority of today’s swimmers, simply because they were not designed for broad, contemporary user demographics. Improvements—mechanical, operational and programmatic—can revitalize an old pool into a robust aquatic center that will improve the quality of life for its staff, patrons and municipal stakeholders. And it will ensure a healthy and vital aquatic recreation environment for future generations of swimmers who have yet to stride through your facility’s main entrance for the first time.

Revitalize an old pool into a robust aquatic center that will improve the quality of life.

Improvements – mechanical, operational and programmatic – can revitalize an old pool into a robust aquatic center that will improve the quality of life for its staff, patrons and stakeholders. WTI’s history and design culture is based on understanding maintenance and repair needs. We can assist the client in making informed decisions regarding innovation and replacement options for an outdated or problem facility; it will ensure a healthy and vital aquatic recreation environment for future generations of swimmers.



Pirate’s Cove in Lorton, VA, saw an increase in season passes – from 47 to 515 – after their outdoor aquatic center renovation.



According to the Director of Parks and Recreation in West University Place, “The new facility promises to eclipse all past years in attendance, membership sales and concession sales!” And in fact, it has. After the first year of operation, the pool’s revenue nearly tripled.

Double-Duty Pools

Alternative Recreation Programming in Comp Pools

Learn to swim
Aqua aerobics and fitness programs
(deep water and shallow water)
Water rescue and safety classes
Snorkeling/Scuba classes
Dive-in movies
Frisbee golf
Kayak classes and training
Stand up paddle boarding
Underwater hockey
Innertube polo

Recreational Equipment in Comp Pools

Basketball
Volleyball
Climbing walls
Rope swings
Floatables
Inflatable water play structure
Slides (drop)
Portable underwater fitness equipment

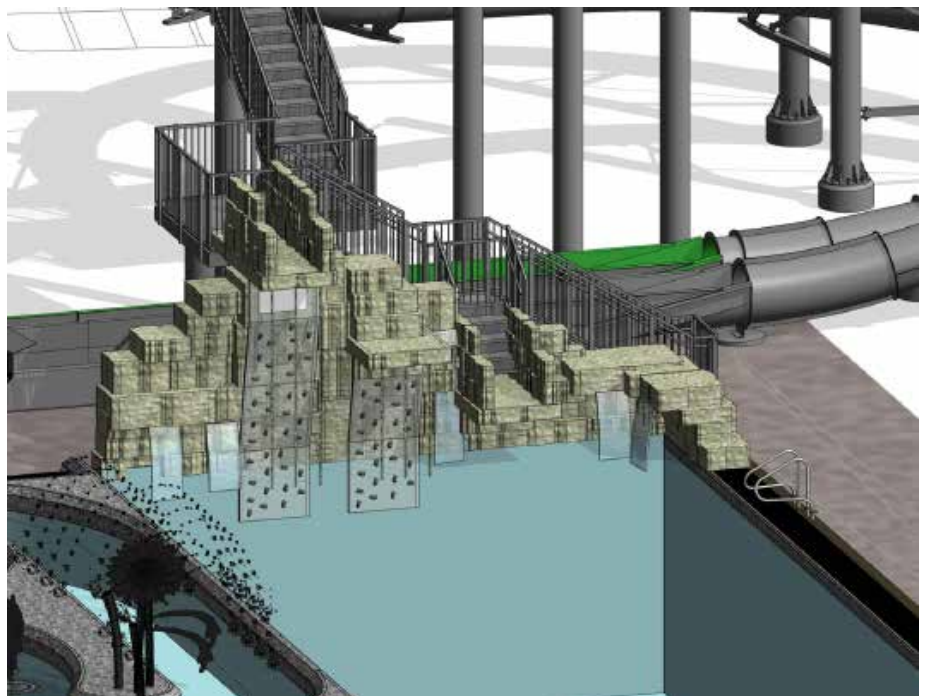
A new pool is an investment into a community that improves the quality of life for all of its residents. A pool can prevent a drowning by teaching a young child to swim, ease pain and give the gift of mobility to a grandmother, introduce a toddler to water, build the self esteem of a teenager on the swim team, and motivate a 12 year old child to simply play. This play can ultimately reduce that child's risk of heart disease. A pool provides a place for families and individuals to play together.

So what if a recreational professional, well educated in the benefits of swimming, is presented with the challenge of operating just one pool that provides all of the above benefits? Recreation professionals are the most resourceful people that we know, but this is a definite challenge. Ideally a multigenerational aquatic center would include multiple pools with multiple temperatures in separate environments; indoor and outdoor.

Alas, in this example our seasoned professional does not have the luxury of multiple pools; they have one single competition pool. We cannot let that preclude the importance of their role in the initial programming. Their early involvement in the design programming of the one new pool will arm the resourceful recreation professional with the necessary input for a successful outcome.

Challenges

First, consider the three specific challenges that one body of water presents; the size of the pool, the water temperature, and the water depth. A competition pool that is designed to accommodate swim teams and meet the requirements of sanctioning bodies defies all of the "design rules" for a leisure or wellness pools. These "rules" include shallower, warmer water, entertainment features like water slides and spraying water, wellness lap lanes, and lazy rivers and vortex channels that can offer both passive and active areas.



Double-Duty Pools

continued



Competition pools are often times larger in size than a recreation pool and they are used by a much smaller percentage of the population than a leisure pools. If the pool is to also host swim meets, the size of the natatorium also increases for spectator seating. Aquatic programming must respond to the size of the pool to realize a return on its investment. Movable bulkheads should be considered to help make the pool function at its best capacity and make it multi-faceted to allow competing programs to happen simultaneously. Maximum utilization of the pool is the ultimate goal.

Ideally different programs require varied water temperatures; a cooler temperature would be preferred for competitive lap swimming or aquatic aerobic exercise. A warmer temperature is more appealing in instances where a patron is attending the pool for therapeutic or recreation programming. The pool program should determine what pool temperatures are required. In the instance of one body of water, concessions will have to be made to accommodate these different programs. Keep this in mind during programming.

A movable floor is an option to overcome the water depth challenge. Different activities require different levels of water depth and this solution could help provide the appropriate depths for competition swimming one hour and small child swimming instruction the next.

Historically competition pool facilities achieve approximately 50 to 60 percent cost recovery per year. Our seasoned recreation professional needs to find a way to increase that

cost recovery. This begins during the initial programming of the new pool.

Program for Success

Programming should always precede design and it should be a very collaborative process. Pool managers should be as intimately involved as possible. The more stakeholders that are involved from the community the better sharing of information, accountability and ownership the project will gain. If this is not done the pool might not meet the goals and expectations of the operator.

When leading a design charrette, Doug Whiteaker, President of WTI, likes to apply a “lens theory” so that the team looks at the project through different lenses. First, begin looking at the design through a competitive swimming lens, and then change lenses and look at the pool through a programmatic lens and a myriad of options will appear. Lastly, look at the pool through a recreation – or water-tainment – lens and ask how to bring recreation fun into this pool.

Programming should start at the spreadsheet level. Document all of the sports swimming functions, including competitive swimming and training, diving, synchronized swimming, water polo, etc. to help you understand the number, length, and depth of lanes that you will need. Each sport has a set of critical requirements, and an estimated numbers of users that will help you determine the number of lanes and depth of water.

- How many users will be using the pool at any one time?
- What percentages of operational hours will each of these groups occupy the pool?
- How many swimmers on are on the competition swim teams?
- Number of lanes required?
- Length and width of lanes required
- Will the pool be available for general recreation or fitness use when the competitive team has training scheduled?
- What provisions will be made for warm up lanes?

With a programmatic lens on discuss what other programs – learn to swim, water aerobics, snorkeling, etc. (see side bar) you would like to offer. Poll your residents to find out what programs they would participate in and what the immediate

Double-Duty Pools

continued

and future needs are in the community. Be creative and be open to suggestions from your collective programming team.

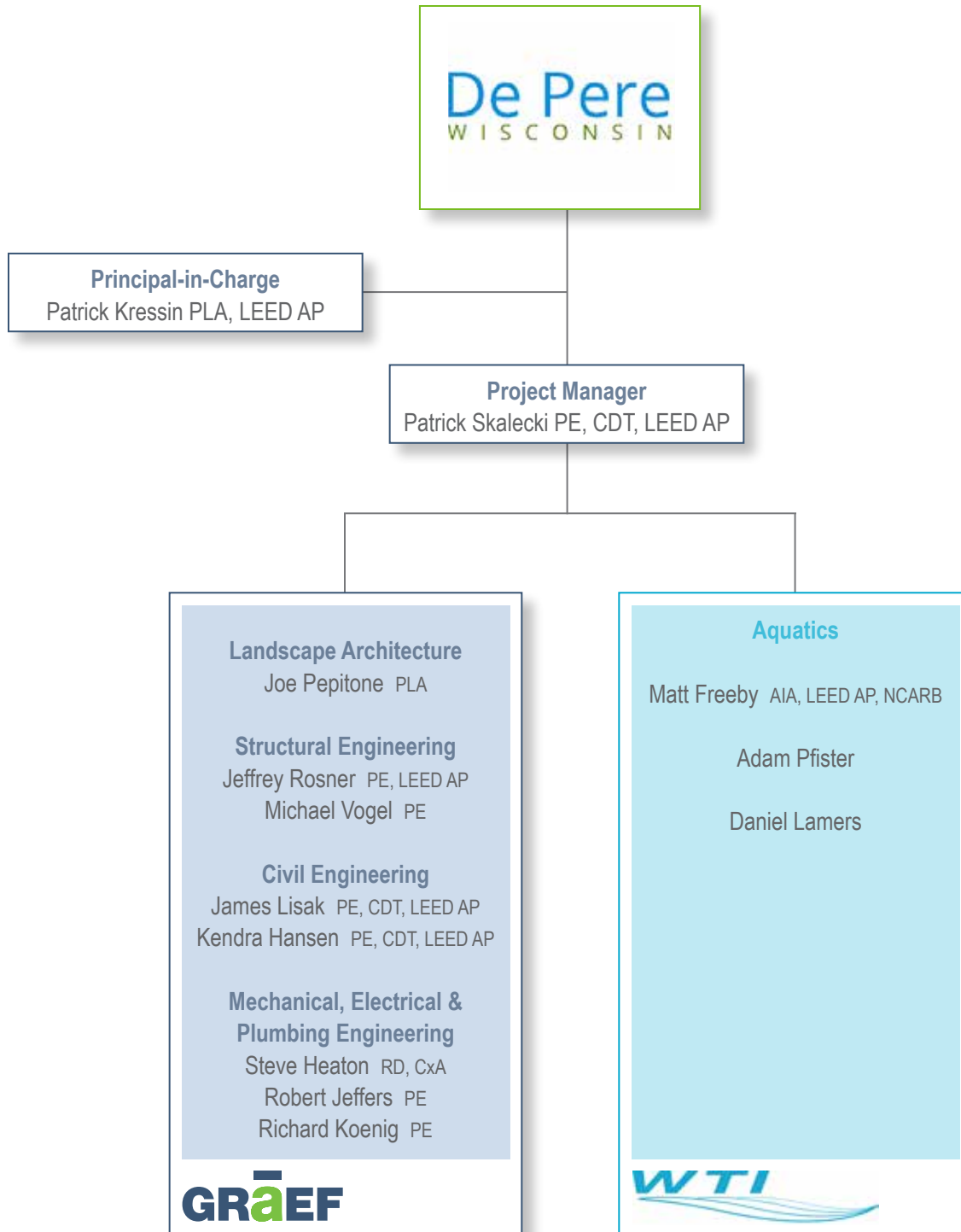
Open discussions with peers operating similar pools will help bring to light favorable and not so successful program offerings. Lastly, look at the pool through the recreation lens. Could the addition of removable floatable play features be a way to add recreation value when meets are not being held? Explore the new innovations in movable aqua climbing walls and determine how they fit into the recreation program. Is the addition of a water dropslide a viable option?

Overlay the sports swimming, programmatic, and recreation spreadsheets to help you visualize how all of them work together. This will help you to determine how many lanes are needed and what depths are necessary.

The last challenge is marketing the new facility. Competition pools do not have the instant “just add water-tainment” attraction like their counterparts. Make sure to communicate the benefits of swimming and the programs that you have successfully compiled to community residents. Saturate each marketplace and reach out to the multi-generations of swimmers that will ultimately keep your new pool afloat.

Participation in the initial programming of the pool is essential to a pool operator’s success. When presented with a challenge recreational professionals know that their actions will ultimately impact budgets and bottom lines, and most importantly, the residents of their communities. Embrace the fact that there is a pool to program and dive into the programming phase of the project with recreation resourcefulness! Appropriate and inclusive aquatic program development of the new community asset will not just be a source of drowning prevention and learn to swim faster sports programs, but will be the catalyst for teaching the “youth” of all ages and abilities in the community the lifelong benefits of aquatic wellness.

Project Team Organization



Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Patrick Skalecki *PE, CDT, LEED AP*

Project Manager | Green Bay Office Manager | Principal



Pat possesses extensive knowledge and technical skills in public infrastructure as well as site engineering including: hydraulic modeling, hydrologic studies, municipal utility design, storm water management and system design, roadway design, complete site development, parking lot design and associated construction engineering on such projects.

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

Erb Park and Swimming Pool Facility Evaluation and Concept Plan Development, Appleton, WI

Project Manager

Hydro Park, Kaukauna Utilities/City of Kaukauna, Kaukauna, WI

Project Manager

Gateway Plaza Park, Neenah, WI

Project Manager

Herb & Dolly Smith Park, City of Neenah, WI

Project Manager

Park Sites #1 and #2, Neenah, WI

Project Manager

East River Trail Preliminary Design Study, City of Green Bay, WI

Principal-in-Charge/Quality Assurance and Quality Control

Park and Trail System Design, Neenah, WI

Project Manager

Akzo Nobel Sports Complex Softball Field Lighting, Howard, WI

Project Manager

Lambeau Field Redevelopment, Green Bay, WI

Project Manager

Neenah Pedestrian Bridge Feasibility Study, Neenah, WI

Site/Civil Engineer

Loop the Lake Pedestrian Bridge, Neenah/Menasha WI

Project Manager

Fox River Boardwalk Bridge Feasibility Study, Little Chute, Kaukauna, WI

Project Manager

Kress Events Center, University of Wisconsin - Green Bay

Project Engineer

Patrick Kressin, PLA, LEED AP

Principal-in-Charge



Pat combines his experience and design expertise with knowledge of social, natural, and behavioral sciences to create functional, aesthetically pleasing and unique master plans and landscape architectural design solutions to meet project budgets and accentuate the building architecture. His design expertise includes developing large-scale spatial plans and designs that integrate active and passive functions within the natural landscape while using the existing landscape as an amenity. He has significant knowledge and experience with the creation of large landmarks and sustainable developments.

Registration

Registered Landscape Architect –
WI, IL

Certifications

LEED® Accredited Professional

CLARB Certified – National

Education

B.S., Landscape Architecture, 1995,
University of Wisconsin-Madison,
Madison, WI

Erb Park and Pool Facility Evaluation and Concept, Appleton, WI
Project Landscape Architect

David F. Schulz Family Aquatic Center at Lincoln Park, Milwaukee, WI
Project Landscape Architect

Lakefront Gateway Plaza, Milwaukee, WI
Principal-in-Charge

Hydro Park, Kaukauna Utilities, Kaukauna, WI
Project Landscape Architect

Gateway Plaza Park, Neenah, WI
Project Landscape Architect

Herb & Dolly Smith Park, Neenah, WI
Project Landscape Architect

Cool Waters Greenfield Park Aquatic Center, West Allis, WI
Project Landscape Architect

Park Arthur, Muskego, WI
Project Landscape Architect

The Legend at Brandybrook Pool & Tennis, Wales, WI
Project Landscape Architect

Milwaukee Art Museum Cudahy Gardens, Milwaukee, WI
Project Landscape Architect

Drexel Town Square, Oak Creek, WI
Project Landscape Architect

Bayshore Town Center, Glendale, WI
Project Landscape Architect

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.)*

Joseph Pepitone Jr. PLA, LEED AP
Senior Landscape Architect | Principal



Joe is a licensed landscape architect with 30 years of landscape architectural design and planning expertise. That expertise includes master planning to incorporate site program elements in a functional and cohesive manner. His thorough knowledge of all aspects of site development allow him to provide complete and thorough documentation which includes site planning, detailed design, landscape design and details, planting design, construction documentation, specifications and on-site construction administration.

Registrations

Registered Landscape Architect –
WI, CA

Certifications

CLARB National Certification
LEED® Accredited Professional

Education

B.S., Landscape Architecture, 1986
University of Wisconsin-Madison,
Madison, WI

Buchner Park Pool Master Plan, Waukesha, WI
Project Manager

I-794 Lakefront Gateway, Milwaukee County, WI
Project Landscape Architect

Hart Park Improvements, Playground and Splash Pad, Wauwatosa, WI
Project Landscape Architect

Salem Community Park, Town of Salem, WI
Project Landscape Architect

Openlands Lakeshore Preserve, Openlands/CorLands, Lake County, IL
Project Manager / Landscape Architect

Concordia University Athletic Fields Master Plan, Mequon, WI
Project Landscape Architect

Wisconsin Lutheran College Athletic Fields Master Plans, Wauwatosa, WI
Project Landscape Architect

Town & Country YMCA, Oconomowoc, WI
Project Landscape Architect

Kettle Moraine YMCA – West Bend, WI
Project Landscape Architect

Door County YMCA Master Plan, Sturgeon Bay, WI
Project Landscape Architect

YMCA at Pabst Farms, Oconomowoc, WI –
Project Landscape Architect

Wildlife in Need Center, Ottawa, WI
Project Manager

Hart Park Rotary Stage and Performance Area, Wauwatosa, WI
Project Landscape Architect and Designer

James Lisak PE, CDT, LEED AP
Civil Engineer | Principal



Jim's project history encompasses design consultation for municipalities and private development firms with engineering needs in the areas of site development, pavement design, water distribution systems, storm water management and collection systems, sanitary collection systems and lift stations, and wastewater treatment.

Tosa Pool at Hoyt Park Family Aquatic Center Replacement, Wauwatosa, WI
Project Engineer

Franklin Woods Park Improvements, Franklin, WI
Project Engineer

I-794 Lakefront Gateway, Milwaukee County, WI
Project Engineer

Cool Waters Greenfield Park Aquatic Center, West Allis, WI
Project Engineer

Carver Park Family Aquatic Center, Milwaukee, WI
Project Engineer

Washington County Fair Park, Washington County, WI
Project Engineer

I-794 Lakefront Gateway, Milwaukee County, WI
Project Engineer

Menomonee River Stream Management Program, Milwaukee County, WI
Project Engineer

Carthage College Physical Education Center Renovation, Kenosha, WI
Project Manager

Carthage College Athletic and Recreation Center, Kenosha, WI
Project Engineer

Drexel Town Square Public Infrastructure and Wetland Park, Oak Creek, WI
Project Engineer

Registrations

Professional Engineer – WI, IN, IL

Certifications

LEED® Accredited Professional
Construction Specifications
Institute – Construction Document
Technologist

Education

B.S., Civil Engineering, 1989
Purdue University, West Lafayette,
IN

Kendra Hansen PE, LEED AP, CDT
Civil Engineer | Associate



Professional Registration
Professional Engineer – WI, IL

Professional Certification
LEED Accredited Professional
Construction Documents
Technology – Construction
Specifications Institute

Education
B.S., Civil Engineering, 2004,
Marquette University, Milwaukee,
WI

Professional Affiliations
American Society of Civil Engineers
“Current” Young Professional
Network, Green Bay Chamber of
Commerce

Kendra has been with GRAEF since 2004. She has extensive experience in both municipal and private design, providing a breadth of knowledge which includes infrastructure design, site development, stormwater management, floodplain and streamflow modeling, and construction oversight. She has completed design for all levels of project complexity, from site repairs and small building additions to large, complex site developments and subdivision layouts. She is well-versed in state, local and federal permitting processes, and has facilitated projects permits covering stormwater management, wetland impacts, contaminated soils mitigation, waterway impacts and many others. Kendra has been involved in multiple roundabout designs, providing services ranging from early-stage scoping layout and intersection alternative evaluation to detailed construction document design and construction oversight. Because of her wide range of technical experience and skills, Kendra has proven to be a valuable resource on the projects on which she works.

Bomier Boat Launch Renovation and Expansion, De Pere, Wisconsin
Project Manager

De Pere 2014 Storm Water Management, De Pere, Wisconsin
Project Manager

De Pere Riverwalk Design, De Pere, Wisconsin
Project Engineer

Colburn Pool Replacement, Green Bay, Wisconsin
Project Engineer

Erb Park and Swimming Pool Facility Evaluation and Concept Plan Development,
Appleton, WI
Design Engineer

East River Trail Preliminary Design Study, City of Green Bay, WI
Project Manager

Herb & Dolly Smith Park, City of Neenah, WI
Project Engineer

Hydro Park, Kaukauna Utilities/City of Kaukauna, Kaukauna, WI
Design Engineer

Neenah Park Site #1, City of Neenah, WI
Project Engineer

Kress Events Center, University of Wisconsin - Green Bay
Design Engineer

Jeffrey Rosner PE

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 in the design of new buildings, building additions, and evaluation and repair of existing buildings. His experience encompasses a wide range of building designs including numerous educational facilities, retail facilities, recreational facilities, office buildings, and water park/pool facilities. Jeff has worked on dozens of indoor and outdoor pools, waterparks, and related park facility projects in Wisconsin and across the country.

- David F. Schulz Family Aquatic Center at Lincoln Park, Milwaukee, WI
- Structural Pool Assessment, Colburn Park, Green Bay, WI
- Fairfax Pool, Eau Claire, WI
- Manitowoc Family Aquatic Center, Manitowoc, WI
- Renovation of Existing Bathhouse and Outdoor Pool Facility, Wheeling, IL
- Renovation of Existing Bathhouse and Outdoor Pool Facility, Bensenville, IL
- Lazy River, Plunge Pool and Adventure Area, Bolingbrook, IL
- Chula Vista Resort Wave Pool, Wisconsin Dells, WI
- New Bathhouse and Outdoor Leisure Pool Facility, Liberty Grove, IL
- Renovation of Existing Bathhouse and Outdoor Pool Facility, Wheeling, IL
- Renovation of Existing Bathhouse and Outdoor Pool Facility, Bensenville, IL
- Indoor Competition Pool with Dive Area, East Lansing, MI
- Outdoor Leisure Pool, LaCrosse, WI
- Indoor Competition Pool with Dive Area, Valders, WI
- Indoor Therapy Pool and Leisure Pool, Tucson, AZ
- Indoor Lap Pool with Dive Area and Activity Pool, Oconomowoc, WI
- Indoor Therapy Pool, Bayley Place, Cincinnati, OH
- Indoor Activity Pool, Powel Crosley Jr. YMCA, Cincinnati, OH
- Indoor Activity Pool, Clippard YMCA, Cincinnati, OH
- Indoor Leisure Pool Supported on Drilled Piers, Broomfield, CO
- Indoor Activity Pool, Family Pool, and Whirlpool, Macomb, MI
- Indoor Competition Pool with Dive Area and Leisure Pool, Ashland Recreation Center, Denver, CO
- Indoor Competition Pool with Dive Area, Leisure Pool and Whirlpool, Perinton Community Center, Fairport, NY
- Indoor Lap Pool with Dive Area and Access Ramp, Chilton, WI
- Indoor Competition Pool with Dive Area and Warm-up Pool, Frisco, TX
- Indoor Competition Pool with Dive Area, Molalla, OR
- Indoor Competition Pool with Diving Area and Leisure Pool, Montclair, CO
- Indoor Competition Pool with Diving Area and Attached Surge Tank, Corunna, MI
- Indoor Competition Pool with Diving Well and Whirlpool, Outdoor Leisure Pool, Houston University, Houston, TX
- Indoor Therapy Pool, Martin Luther Recreation Center, Denver, CO
- Outdoor Wave Pool and Below-grade Mechanical Building, Mahoney, NE
- Small Indoor Pool with Skimmers, Bettendorf, IA
- Indoor Activity Pool with Plunge Pool and River, Sterling, IA –
- Outdoor Activity Park with Plunge Pool, Lap Pool, and Diving Well, Sac City
- Large Indoor Competition Pool with Diving Area and Small Warm-up Pool, South Lake
- Indoor Lap Pool with Deep Well, Small Activity Pool, and Whirlpool, Iola, WI
- Indoor Leisure Pool with a Plunge Pool and Lap Pool, Medina, IL
- Indoor Lap Pool with Lap Area, Plunge Pool and Diving Well, Sheboygan Falls, WI
- Indoor Lap Pool with Diving Well, Rome, NY
- Indoor Lap Pool with Diving Well, Large Indoor Leisure Pool, and a Whirlpool, Westerville
- Activity Pool and Diving Well, Sumner, IA
- Activity Pool, Lap Pool and Diving Well, Nevada, IA
- Lazy River, Plunge Pool and Adventure Area, Bolingbrook, IL
- Activity Pool, Lap Area and Diving Well, Osceola, IA
- Indoor Whirlpool and Outdoor Pond Pool, Kohler, WI
- Indoor River, Plunge Pool, Activity Pool and Whirlpool, Brainerd, MN
- Slide Pool, Children's Pool and Wave Pool, Buena Park, CA
- Activity Pool, Competition Lap Pool and Diving Well, GA
- Activity Pool and Whirlpool, Pleasant Prairie, WI
- Indoor Activity Pool, Lafayette
- Lap Pool and Diving Well, Mequon, WI
- Activity Pool, Camdenton
- Activity Pool and Diving Well, Murphy Chandler
- Pool Rehabilitation and Addition, Prairie View

Michael Vogel PE
Structural Engineer



Mike has an outstanding record of completing a variety of consulting engineering projects. His 18 years of structural project experience includes the design of new buildings, building additions, and evaluation and repair of buildings. Mike has the proven ability to work with owner, architect and contractors on large complex projects. He is experienced in using various structural analysis and design software as well as concrete analysis and design software.

Registrations

Professional Engineer – WI
Structural Engineer – IL

Education

M.S., Structural Engineering, 2005,
Marquette University, Milwaukee,
WI

B.S., Civil Engineering, 1997,
Marquette University, Milwaukee,
WI

Mukwonago YMCA, Mukwonago, WI

Project Manager

Downtown Oshkosh YMCA Modernization, Oshkosh, WI

Project Manager

Rite-Hite Family YMCA (formerly Schroeder YMCA), Brown Deer, WI

Project Professional

Tri-County YMCA, Menomonee Falls, WI

Project Manager

Kalahari Conference Center Expansion, Sandusky, OH

Structural Engineering Project Manager

Sussex Village Hall and Recreation Center, Sussex, WI

Structural Engineering Project Manager

Ripon College Fieldhouse and Recreation Center Renovations, Ripon, WI

Structural Engineering Project Manager

University of Wisconsin-Madison Southeast Recreation Facility (SERF), Madison

WI

Structural Engineer

Carroll University Van Male Field House Renovation, Waukesha, WI

Project Manager

Robert Jeffers PE, LEED AP
Electrical Team Leader



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 including project management of multi-disciplined projects and project engineering functions for design of electrical and lighting systems. Experience includes 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.

Registrations

Professional Engineer - WI

Certifications

LEED Accredited Professional

Education

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

Augustine Preparatory School Natatorium and Athletic Fields, Milwaukee, WI
Senior Electrical Engineer

Drexel Town Square, Oak Creek, WI
Lead Electrical Engineer

University of Wisconsin-Oshkosh, Albee Hall Pool Addition and Remodeling,
Oshkosh, WI
Lead Electrical Engineer

University of Wisconsin-Madison, Kohl Center, Madison, WI
Lead Electrical Engineer

University of Wisconsin-Madison, Camp Randall Stadium Renovations,
Madison, WI
Lead Electrical Engineer

University of Wisconsin-Milwaukee, Klotsche Center, Milwaukee, WI
Lead Electrical Engineer

Racine Festival Grounds, Racine, WI
Lead Electrical Engineer

Corporate Campus Training Center Addition, Verona, WI
MEP Project Manager/Lead Electrical Engineer

University of Wisconsin-Milwaukee Klotsche Center Addition and Remodel,
Milwaukee, WI
Lead Electrical Engineer (with another firm)

University of Wisconsin-Green Bay Kress Center
Lead Electrical Engineer (with another firm)

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Steve Heaton RD, CxA
Mechanical Designer



Steve has over 35 years of experience in the design of heating, ventilating, and air conditioning systems, including energy analysis and feasibility studies of health care, industrial, commercial and institutional projects. Steve is a certified Construction Document Technologist. His responsibilities encompass all phases of project development from existing building and energy analysis, design/construction document phase through construction, formal commissioning and project closeout. In addition to providing quality assurance/quality control project reviews.

Registrations

Registered Designer of Engineering
Systems – Wisconsin
Construction Specifications
Institute – Construction Document
Technologist
Certified Commissioning Authority,
ACG

Water Tech, Inc., Multiple Locations, WI
Mechanical Designer

Milwaukee County Child and Adolescent Treatment Center, Milwaukee, WI
Mechanical Designer

Milwaukee County Parks Greenhouse Complex, Milwaukee, WI
Mechanical Designer

Education

Associate Degree, Air Conditioning
and Refrigeration Technology,
1975, Western Wisconsin Technical
Institute

Wilson Park, Milwaukee County Parks, Milwaukee, WI
Mechanical Designer

**Numerous Park Buildings, HVAC Equipment Replacement Analysis, Milwaukee
County Parks, Milwaukee, WI**
Mechanical Designer

**Aquarium/Reptile House, Aviary, and Other Facility HVAC Design, Milwaukee
County Zoo, Milwaukee, WI**
Mechanical Designer

**University of Wisconsin-Milwaukee, Chiller Condenser Water Strainer,
Milwaukee, WI**
Mechanical Designer

Richard Koenig *PE*
Plumbing/Fire Protection Engineer



Registration

Professional Engineer – WI, NY,
FL, NV

Education

B.S., Mechanical Engineering,
2002, Rochester Institute of
Technology, Rochester, NY

Richard is a licensed professional engineer who has 20 years experience in engineering plumbing and fire protection systems for industrial, medical, commercial and high rise buildings throughout North America and the Caribbean. He enjoys the challenges associated with designing complex plumbing and fire protection systems as his diverse experience shows. Additionally, he has 12 years experience in the construction industry as a journeyman plumber/pipe fitter and foreman on many construction projects.

Restrooms and Concessions Stand Plumbing Design, Waukesha County Parks, Delafield, WI

Plumbing Engineer

Reindahl Splash Pad Park Building, Madison, WI

Plumbing Engineer

Park Arthur Restrooms and Concession Stands, Muskego, WI

Plumbing Engineer

Washington Park Velodrome Restrooms and Concession Stands, Kenosha, WI

Plumbing Engineer

Mukwonago YMCA, Mukwonago, WI

Plumbing Engineer

Milwaukee Public School South High School Stadium, Milwaukee, WI

Plumbing Engineer

Milwaukee Public Schools Custer Stadium Replacement, Milwaukee, WI

Plumbing Engineer

University of Wisconsin-Madison, Gym and Natatorium, Madison, WI

Plumbing Engineer

Big Springs Water Park, Houston, TX

Plumbing Engineer (with another firm)

Reindahl Splash Pad Park Building, Madison, WI

Plumbing Engineer (with another firm)

Beach House Renovation, Great Lakes Naval Base, Chicago, IL

Plumbing Engineer (with another firm)

Oconomowoc Community Center, Oconomowoc, WI

Plumbing Engineer (with another firm)

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

MATT FREEBY, AIA, LEED AP, NCARB

Senior Project Manager



Matthew Freeby has a breadth of experience in the design and construction of numerous building types and structures; with overall responsibility for large project development, he has handled projects ranging from \$1 million to \$100 million. His project experience ranges from conceptual planning to construction management.

Matt is relied upon to define project scope, goals and deliverables that support WTI's business goals in collaboration with senior management. He helps to determine and assess need for additional staff and/or consultants and make the appropriate recruitments if necessary during project cycle. A registered Architect in 22 states and a NSPF Certified Pool/Spa Operator, Mr. Freeby is a LEED Accredited Professional with an advanced depth of knowledge in green building practices and sustainable aquatic design and operations. Matt's attention to detail and persistent pursuit of excellence provides the industry benchmark in aquatic design.

EDUCATION

Master's Degree, Architecture
Washington University
St. Louis, Missouri

Master's Degree, Civil Engineering,
Construction Management
Washington University
St. Louis, Missouri

Bachelor of Arts, Architecture
Washington University
St. Louis, Missouri

REGISTRATIONS

AIA Architect: AL, AR, CA, DE, FL, HI,
IN, LA, MI, MN, MO, NE, NJ, NM, NV,
NY, OK, RI, TN, UT, WA, WI

LEED Accredited Professional

NSPF Certified Pool / Spa Operator
(CPO)

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
National Council of Architectural
Registration Boards (NCARB)
Themed Entertainment Association
(TEA)

INDOOR FEATURED PROJECTS

Erb Park and Swimming Pool - Appleton, WI
Baldwin Medical Center - Baldwin, WI
Baraboo HS Indoor Swimming Pool VGB Review Evaluation - Baraboo, WI
Port Superior Marina - Bayfield, WI
Chippewa Falls - Chippewa Falls, WI
Elm Grove Western Racquet Club Design - Elm Grove, WI
Village Pointe Commons - Grafton, WI
Green Bay Colburn Pool - Green Bay, WI
The Tundra Lodge - Green Bay, WI
Water Feature - Lake Delton, WI
Christmas Mountain Village - Lake Delton, WI
Goeres Park Pool - Lodi, WI
Madison Goodman Pool Expansion Study - Madison, WI
Madison Madison Metropolitan School District - Madison, WI
Manitowoc Family Aquatic Center - Manitowoc, WI
Bay Area Medical Center - Marinett, WI
Bucks Arena - Milwaukee, WI
Columbia St. Mary's Hospital - Milwaukee, WI
Saint John's on the Lake Active Independent Living Center - Milwaukee, WI
South Suburban YMCA - Milwaukee, WI
Oshkosh Family YMCA - Oshkosh, WI
Creekview Aquatic Center at the Evergreen Retirement - Oshkosh, WI
Port Shiloh Swimming Pools - Port Shiloh, WI
UW River Falls - River Falls, WI
House on the Rock Welcome Center - Spring Green, WI
Harbour Village Resort - Sturgeon Bay, WI
VA Medical Center - Tomah, WI
Epic Systems Water Feature - Verona, WI
Edgewater Retirement Community - West Des Moines, WI
West Salem School District - West Salem, WI
Wisconsin Dells Noah's Ark Flow Rider Design - Wisconsin Dells, WI
Wisconsin Dells Municipal Aquatic Center - Wisconsin Dells, WI

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

ADAM PFISTER

Project Designer



EDUCATION

Bachelor of Landscape Architecture,
Iowa State University
Ames, IA

REGISTRATIONS

NSPF Certified Pool / Spa Operator
(CPO)
Revit Certified Professional

PROFESSIONAL AFFILIATIONS

American Society of Landscape
Architects (ASLA)
Themed Entertainment Association
(TEA)

Working within the parameters given, Adam orchestrates a symphony of aquatic elements and features throughout the facility. His designs transform flat, monotonous areas into stimulating aquatic destinations using elevation and unique, custom created structures. Adam's experience in Landscape Architecture includes environmental, urban, commercial and residential design; he also has experience in image editing.

Adam's investigative approach prior to designing each facility includes working with project management and the client to understand the demographics of the area in conjunction with their needs, wants and state codes. Once all the information is gathered, Adam uses his design skills to transform planning and programming notes into a conceptual graphic design, carefully taking into account budget constraints and objectives. Adam's dedication and passion for designing is evident throughout the design process; he works carefully with project managers and manufacturers to make sure the client's vision is seen through to completion. Adam's portfolio includes a variety of aquatic facilities including Olympic level competition, therapy and wellness, hotel, and municipal leisure.

FEATURED PROJECTS

Clareview Community Recreation Centre and Library - Edmonton, AB Canada
East Link Centre - Grand Prairie, AB Canada
Lethbridge AB Crossings Leisure Complex - Lethbridge, AB Canada
Shaw Centre - Saskatoon, SK Canada
Edmonds Aquatic and Community Centre - Burnaby, BC Canada
The Colony at the Grand - Fairhope, AL
Cottonwood Community Recreation Center - Cottonwood, AZ
GWL Southern California - Garden Grove, CA
GWL Colorado Springs - Colorado Springs, CO
City of Greeley Citywide Masterplan of Outdoor Aquatic Centers - Greeley, CO
Lone Tree Recreation Center - Littleton, CO
Dubuque Country Club - Dubuque, IA
Marion IA Linn-Mar Community School District - Marion, IA
Forest City Family Aquatic Center - Forest City, IA
Niles North High School - Skokie, IL
Apple Canyon Lake Property Pool and Bathhouse - Apple River, IL
Des Plaines Park District Chippewa Pool - Des Plaines, IL
Willow Stream Aquatic Center Renovation - Buffalo Grove, IL
Green Lake Family Aquatic Center - River Forest, IL
Prophetstown State Park Family Aquatic Center - Battleground, IN
Salt City Splash Aquatic Center Study - Hutchinson, KS
Lions Water Adventure at the Woodmen Community Center - Kinston, NC
Williston Community Recreation Center - Williston, ND
Las Cruces Regional Recreation & Aquatic Center - Las Cruces, NM
Kalahari Poconos Phase II - Poconos, PA
Aberdeen Family Aquatic Center - Aberdeen, SD
Madison Outdoor Aquatic Center - Madison, SD
Russ McEwen Aquatic Center - Big Spring, TX
NRH2O Waterpark - North Richland Hills, TX
Creskide Family Aquatic Center - The Woodlands, TX
Upton Hill Regional Park Pool - Arlington, VA
Lynnwood Recreation Center - Lynnwood, WA
Kandle Park Pool - Tacoma, WA
Reindahl Splash Pad - Madison, WI
Hoyt Park Pool - Wauwatosa, WI
Erb Park Pool - Appleton, WI
Colburn Pool - Green Bay, WI

DANIEL D. LAMERS

Mechanical Designer



Dan is a vital member of the engineering team and plays an integral role in the aquatic design process. His experience in site and mechanical design, project management and construction of indoor and outdoor aquatic centers brings value to every project. Dan utilizes his background and diverse skill set in Revit MEP and AutoCAD to work with the project team to produce and deliver drawings for the pool filtration and waterpark HVAC systems. Working together with the design and engineering teams, Dan's ability to identify the proper size and locations of ducts, piping and mechanical equipment and clearly communicate findings ensures drawings are accurate.

FEATURED PROJECTS

Seton Community Recreation Centre - Calgary, AB
 Mesa High Regional Aquatic Center - Mesa, AZ
 McClintock Swimming Pool - Tempe, AZ
 William Griffin Community Recreation Centre - North Vancouver, BC
 P705 Fitness Center at Naval Base Coronado - Coronado, CA
 Brighton Oasis Family Aquatic Park - Brighton, CO
 Scott Carpenter Pool - Boulder, CO
 Splashland Pool, Scott Carpenter Park Pool, and Sports Center Pool Renovations - Hyland Hills Park District, CO
 Walsenburg Family Aquatic Center - Walsenburg, CO
 Cherokee County Aquatics Complex - Holly Springs, GA
 Forest City Family Aquatic Center - Forest City, IA
 Linn-Mar High School Aquatic Center - Marion, IA
 Deerfield District 113 - Deerfield, IL
 Moran Waterpark - Lombard, IL
 Mundelein High School Competition Pool Replacement - Mundelein, IL
 Niles North High School - Skokie, IL
 Ping Tom Park Recreation Center - Chicago, IL
 Riverside Brookfield High School - Riverside, IL
 Willow Stream Aquatic Center Renovation - Buffalo Grove, IL
 Clarksville Family Aquatic Center - Clarksville, IN
 Prophetstown State Park Family Aquatic Center - Battleground, IN
 Crawfish Aquatic Facilities - Baton Rouge, LA
 Oakland University Human Health Building Therapy Pool - Rochester, MI
 Troy Aquatic Center - Troy, MI
 Turtle Cove Family Aquatic Center Lower Huron Metro Park - Belleville, MI
 Williston Community Recreation Center - Williston, ND
 James W. Roe Memorial Pool - Wayne, NJ
 Wedgewood Park Aquatic Centre - St. Johns, NL
 East Portland Community Center - Portland, OR
 Aberdeen Family Aquatic Center - Aberdeen, SD
 Hillcrest Family Aquatic Center - Brookings, SD
 Creekside Family Aquatic Center - The Woodlands, TX
 Garland ISD Aquatic Center - Garland, TX
 The Rec Grapevine TX - Grapevine, TX
 the Dixon Family Aquatic Center - Fredericksburg, VA
 Moses Lake Aquatic Center - Moses Lake, WA
 Sammamish Community and Aquatic Center - Sammamish, WA
 South Side Family Aquatic Center - Spokane, WA
 Stanwood-Camano YMCA of Snohomish County - Everett-Stanwood, WA
 Veterans Memorial Pool Rebuild - Walla Walla, WA
 Erb Park and Swimming Pool - Appleton, WI
 Irwin A. Goodman & Robert D. Goodman Community Swimming Pool at Goodman Park - Madison, WI

EDUCATION

Associates Degree, Civil Engineering
 Moraine Park Technical College
 Fond du Lac, WI

REGISTRATIONS

NSPF Certified Pool / Spa Operator
 (CPO)

PROFESSIONAL AFFILIATIONS

Themed Entertainment Association
 (TEA)

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)



2.0 Understanding of the Project

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Understanding of Project

Plan Development Methodology and Work Plan



Plan Development Methodology

VFW Park and Aquatic Center are an important part of the City of De Pere. This 13-acre park includes a large outdoor pool, softball field, soccer field, outdoor basketball court, playground, enclosed shelter used for rentals and pool concessions, two outdoor shelters for rentals, outdoor hockey rink, three tennis courts, Community Center, sledding hill, and unprogrammed open space. The City of De Pere has issued a Request for Proposal for Professional Services to conduct a conceptual design and master plan for the Aquatic Center within VFW Park. Development of the conceptual design and master plan will include gathering and evaluating public and stakeholder input. That information and other data will be utilized in identifying the optimal location for the pool while causing the least impact to current park uses and project cost.

Our approach to this exciting project is to first collect all available data and to thoroughly investigate the existing conditions, listen to key stakeholders and then use our experience to help you determine the right project program and design for the aquatics facility based on your budget and the needs of the City of De Pere.



We will review the existing aquatic facility to understand its features, and research current trends in aquatic facilities and amenities to identify options for the new Aquatic Center. We will investigate the overall park with the intention of understanding the park opportunities and challenges. While investigating we will begin our *listening* process, where we ask questions and listen to key project stakeholders such as the Park Board, elected officials, City Staff, park/pool operations staff, park/pool maintenance staff, major user groups, and the citizens of the City of De Pere. During this initial phase, our team will outline a public involvement plan and develop an email or on-line survey questionnaire. This email or online survey will be released, and after an agreed upon response timeline, our team will review and evaluate the responses and provide a summary to the City staff.



With all of this information, we will proceed into the Programming Phase where we will help you to evaluate what is appropriate for the future of the Aquatic Center in the way of activities and aquatics and within the desires of the overall community and the overall project budget. We will investigate the existing fees and rates as compared to other facilities. Based on this Program, we will work with the Park Board and City staff to develop three conceptual designs/master plans with opinions of probable construction costs and list of Aquatic Center amenities. 3-D renderings of the three Aquatic Center concepts will be prepared along with 2-D renderings of the VFW Park Master Plan. We will coordinate and host one public input meeting to solicit feedback on the three (3) developed concepts. On that same day, the three conceptual designs/master plans will be presented to the Park Board.

Based on the input and feedback we garner from the public input meeting and Park Board presentation, we will develop an overall single conceptual design/master plan and construction costs for the new Aquatic Center and park. This will include updated 3-D and 2-D renderings as well as a new 2-D rendering of the Aquatic Center facility amenities and building floorplan. Projected operational costs will be included. This

Understanding of Project

Plan Development Methodology and Work Plan continued



single updated conceptual design/master plan and supporting info will be presented to the Park Board. Utilizing the final comments from the Park Board and City staff, a final approved Aquatic Center 3-D rendering, VFW Park Master Plan 2-D rendering, and Aquatic Center facility amenities and building floorplan 2-D rendering will be prepared and submitted. This final submittal will also incorporate final updated budget information for construction and operations.

GRAEF is a multidisciplinary engineering and planning firm that has been providing our clients with the highest level of technical expertise since 1961. We have included a diverse team of professionals to serve you including: planning, landscape architecture, civil engineering, structural engineering, MEP engineering, public participation expertise. We have proven experience and success at building a consensus and are very familiar with integrating active park uses within neighborhood parks.

To aid us in providing you with the very best in professional aquatic design services we have teamed with Water Technology, Inc. (WTI) headquartered in Beaver Dam, WI. WTI's creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live. WTI has evaluated, designed and engineered literally hundreds of aquatic facilities throughout North America since 1983. WTI designs are forward-looking, and support dynamic community programs. Another key ingredient to a project's success is our historical database that helps us provide clients accurate cost estimates and a realistic timeline.

Conceptual Design/Master Planning Work Plan

We have outlined an overall work program that we believe will produce a meaningful, cost effective, and responsive conceptual design/master plan. We have divided this project into two phases that will allow us to understand the existing facility and park, what is possible, what is desired by the community, and ultimately it will allow us to create a conceptual design/master plan with associated construction for the future redevelopment of the Aquatic Center at VFW Park. The phases include:

- Phase I – Data Collection and Stakeholder/Public Input
- Phase II – Programming and Conceptual Design/ Master Planning

Phase I – Data Collection and Stakeholder/Public Input

We will work with City of De Pere staff to conduct a thorough analysis and evaluation of the existing VFW Park and an understanding of the existing pool facility within this park. The public involvement approach will be outlined and implemented. Specific tasks for this phase of work include:

- *Project Kick-Off Meeting* – We will coordinate a kickoff meeting with the project team with the following goals:
 - Refine the overall project and approach
 - Refine the work program and deliverables
 - Determine Project Team and Stakeholders
 - Discuss design intent and preliminary program
 - Define project goals and objectives
- *Collect and Review Existing Data and Information* – The City staff will provide us with all of the available surveys, plans, maps, photographs, construction drawings, attendance records and financials of the existing facility for our review and analysis. Our team will complete a site visit to gather field information.
- *Meetings and Interviews with Key Stakeholders* – We will interview members of the Park Board, City Staff, Park/Pool Operations Staff, Park/Pool Maintenance Staff, and any Major User Groups during a one day session.

Understanding of Project

Plan Development Methodology and Work Plan continued



- *Develop a Public Involvement Plan* – including an email or online questionnaire/survey. Release this survey and at conclusion of response period, review, evaluate, and summarize input received.
- *Present Concept Design Options (3) and Cost Opinions* – Prepare three rendered conceptual design/master plans and opinion of probable construction costs for the new Aquatic Center and associated improvements based on the three project programs.
- *Present Concept Design Options to Public and Park Board* – Present each conceptual master plan alternative renderings for review and comment.
- *Revise Conceptual Design Options to Single Version and Update Budgets* – Revise the master plan alternatives into a single option based on comments received and update budgets.
- *Presentation of Refined Single Option to the Park Board* – Present the single refined conceptual design/master plan renderings and updated budget to the Park Board.

Phase II – Programming and Conceptual Design/ Master Planning

We will work with City staff, applicable user groups, and residents to determine the future needs of your community and how this park may be programmed for future generations. Based on the three project programs, we will develop a conceptual master plan and opinions of probable construction cost of each for review and consideration. We will work with City staff to develop and refine these alternatives and, once complete, we will present the three concept 3-D/2-D renderings and budgets to the public and Park Board. Utilizing the input received at the prior public and Park Board meeting, we will develop a single concept plan with 3-D/2-D rendering and budget updates and present to the Park Board. Lastly, comments from the Park Board will be reviewed and final alterations will be made resulting in a Final Concept Design/Master Plan set of renderings and updated budgets. This set of final documents will be submitted to the Park Board. Specific tasks for this phase of work include:

- *Project Program Development* – Based on our project goals, objectives, and desires of the key stakeholders, we will prepare three preliminary project programs. We will work with you to finalize three distinct project programs for the basis of creating the conceptual master plans.

- *Finalize Conceptual Design/ Master Plan* – We will finalize the conceptual design/master plan, opinion of probable construction costs/budgets, and finalize renderings to help convey the design intent. Submit all documents to the City of De Pere Park Board.



3.0 Similar Projects

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Erb Park and Swimming Pool Facility Evaluation and Concept Plan Development

Client: City of Appleton | Location: Appleton, WI



Due to the popularity of this neighborhood park and pool, the City of Appleton is proactively addressing the aging facilities and seeking opportunities for improvements and/or renovations to the facilities. They retained GRAEF, teamed with Water Tech, to complete an investigation and review of the existing facilities and park and to collaborate to develop concept plans for pool improvements and/or renovations.

Efforts included review of design drawings; field inspections of the park, tennis courts, parking lots and driveway, pathways; structural and architectural inspection of the pavilion, bathhouse, maintenance building, and pool shells; review of the mechanical and plumbing systems; and review of the pool components.

The **GRAEF/Water Tech team** listened to user groups and the public through interviews and public involvement workshops. Using the information gathered, GRAEF developed a program of activities and aquatics for the park and pool in concert with City of Appleton staff. With the program outline, we worked together to come up with several concept master plan options and associated budgets. Many discussions and comparisons ensued, resulting in a single concept master plan that was released to the public for comments over the course of the 2015 swim season. At the conclusion of the swim season, the comments were evaluated and the concept master plan was expanded to four different options, along with budgets, to be considered for inclusion in the 2015 city budget.

Ultimately, the City Council approved a \$10.5 million budget item for the new park and pool improvements to be designed in 2016.

Services

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

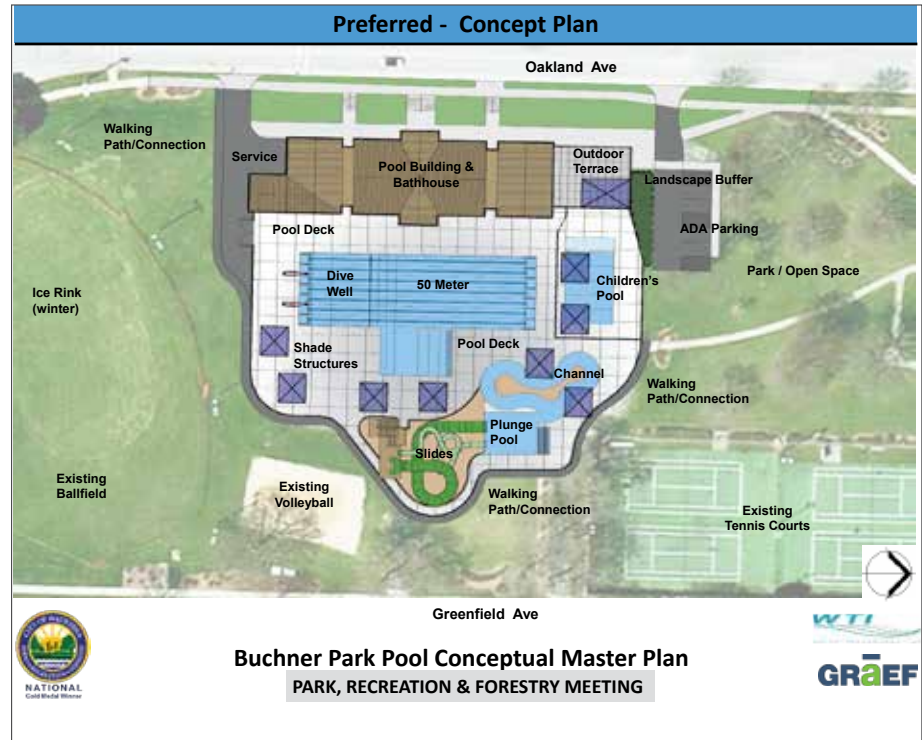
Buchner Park Pool Master Plan

Client: City of Waukesha | Location: Waukesha, WI



Services

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



The project included an analysis and evaluation of the Buchner Park Pool Facility and development of an overall Master Plan which includes future renovations and improvements for the swimming pool and related facilities to meet the current and future needs of the community.

Efforts included review of design drawings; field inspections; structural and architectural inspection of the pool; review of the mechanical and plumbing systems; and review of the pool components.

The **GRAEF/Water Tech team** coordinated and hosted two public information gathering/listening sessions to solicit feedback in a program/activity station format. These sessions included asking questions and listening to key project stakeholders including elected officials, the Waukesha Parks, Recreation and Forestry Department (WPRF), the WPRF Board, other City staff, park/pool operations staff, park/pool maintenance staff, major user groups, and the citizens of the City of Waukesha.

The team worked with the Waukesha Parks, Recreation and Forestry Department and the City to finalize two distinct project programs which formed the basis of the conceptual master plans. After presentation to the WPRF Board and the subsequent public open house and comment period, the information was summarized and the preferred master plan alternative was reviewed and selected.

The preferred conceptual master plan and opinion of probable construction costs will be finalized and presented to the Waukesha Parks, Recreation and Forestry Board for final approval.

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)



Tosa Pool at Hoyt Park

Client: Friends of Hoyt Park/Milwaukee County | Location: Wauwatosa, WI



Services

Civil Engineering
Structural Engineering
Survey
Aquatics (Water Tech)

The Friends of Hoyt Park, a non-profit community organization, teamed with Milwaukee County to rebuild the Hoyt Park Pool, which had been closed for close to 10 years. The \$9 million pool and park opened in 2011, and the complex includes a new lap pool, diving board, slide, and zero-entry design including a redesigned changing complex. The **GRAEF/Water Tech team** was chosen to design the new pool.

GRAEF provided civil engineering services to Milwaukee County to improve all the support infrastructure in the park including a new parking lot, decorative fencing, recreational path, and utility work. The proximity of the pool to the Menomonee River led to innovative storm water design solutions and challenges with utility service, requiring a 1,200-foot directional drill under the river to provide water service to the pool. GRAEF also provided civil engineering services to the design-build team to construct the pool, deck, and building renovations.

The tight budget for the community project challenged GRAEF to analyze the infrastructure thoroughly to determine what existing site could remain to maximize both environmental and cost efficiency.

The pool opened with great fanfare from the local community with local recognition including Wauwatosa Chamber of Commerce Civic Appreciation Award and Milwaukee Magazine's "Best Things in Milwaukee."

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)



Schultz Aquatic Center at Lincoln Park

Client: Milwaukee County | Location: Milwaukee, WI



Services

Project Management
Master Planning
Site/Civil Engineering
Structural Engineering
Landscape Architecture
Aquatics (Water Tech)

Milwaukee County opened a new family aquatic center at Lincoln Park on Milwaukee's north side in 2009. The family aquatic park features the only outdoor "lazy river" in the region as well as the tallest water slides in the County Parks system. The park includes a body slide, tube slide, zero-depth entry interactive children's play area, lap lanes, diving boards and a new 6,200 square-foot locker room building. The pool water is heated to a constant 82 degrees. The project also included the remodeling of the existing Blatz Pavilion to include concessions, lifeguard locker rooms, a first aid room, and staff offices.

GRAEF engineers led The **GRAEF/Water Tech team** with overall project management, master planning, site/civil engineering, structural engineering and landscape architecture for this \$8.6 million dollar aquatic center. GRAEF staff provided multiple site and size preliminary design options, final design services, construction drawings, construction specifications, and construction administration services.

The new facility provides a strong connection to the Lincoln Park, the Milwaukee River, and the Oak Leaf Trail system. The project won an award for Outstanding Aquatic Facility Design from the Wisconsin Park and Recreation Association.

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)



4.0 References

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

References

City of Green Bay

Dan Ditscheit
Design and Development Superintendent
Green Bay Parks, Recreation and Forestry Department
920 / 448 3381
dandi@greenbaywi.gov

City of Neenah

Michael Kading
Director of Parks and Recreation
Neenah Department of Parks and Recreation
920 / 886 6062
mkading@ci.neenah.wi.us

City of Appleton

Dean Gazza
Director of Facilities and Construction
920 / 832 5514
dean.gazza@appleton.org

Milwaukee County

Jim Keegan
Chief of Planning
Milwaukee County Department of Parks, Recreation and Culture
414 / 257 4775
jkeegan@milwcnty.com

Friends of Hoyt Park & Pool

Denise Lindberg
President
414 543 9641
deniselindberg@wi.rr.com



5.0
Timeline

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Project Timeline

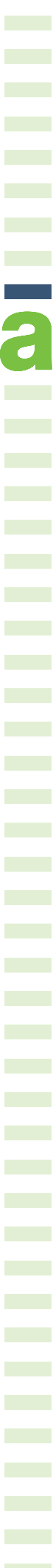
Phase I - Data Collection and Stakeholder/Public Input

- 1 Kick Off Meeting
- 2 Site Visit/Review
- 3 Collect and Review Existing Data and Information
- 4 Meeting and Interviews with Key Stakeholders
- 5 Develop Public Involvement Plan - Public Survey

Phase II - Programming and Conceptual Design/ Master Planning

6	Project Program Development
7	Present Conceptual Design Options (3) and Cost Options
8	Present Conceptual Design Options to Public and Park Board
9	Revise Conceptual Design Options to Single Version and Update Budgets
10	Presentation of Refined Single Option to the Park Board
11	Finalize Conceptual Design/Master Plan

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)



GRAEF

6.0
Fee

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

Proposed Fee Schedule

Company Name: GRAEF
 Company Address: 1150 Springhurst Drive Suite 201 Green Bay, WI 54304
 Company Representative: Patrick J. Skalecki, P.E. - Green Bay Office Manager
 Signature: 

Aquatic Center Design at VFW Park

Item	Fee
Kickoff Meeting with City Staff, Gather Existing Information and Perform a Site Visit	\$ 4,350
Development of a Public Involvement Survey Summarize Results	\$ 1,900
Conduct Information Gathering Meeting with Park Board, Staff, Stakeholders and Public	\$ 3,200
Develop Three Concepts for the Aquatic Center and VFW Park Master Plan, Including Capital Costs	\$17,700
Present Concepts to the Park Board and Public at a Meeting	\$ 2,700
Develop One Concept Based on a Meeting (Including Capital Cost, operational budget projection, and staffing plan)	\$ 9,250
Present Refined Concept to the Park Board Meeting	\$ 2,650
Make Final Changes to the Concept and Prepare Capital Cost	\$ 6,100
Total Fee	\$47,850

Attachment: Proposal.GRAEF (5820 : Consider Proposal for Aquatic Design.*)

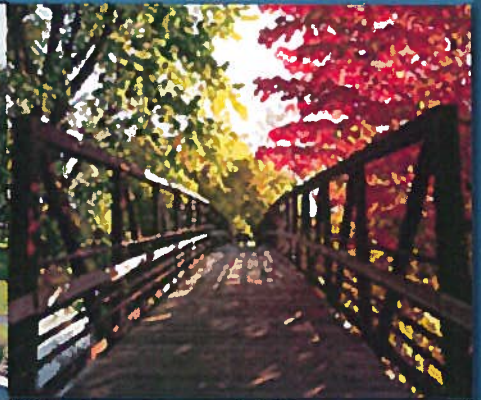


CITY OF DE PERE, WISCONSIN

PROPOSAL FOR:
Aquatic Center Design at VFW Park

MAY 9, 2017

LAND SURVEY
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT



May 9, 2017

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

Re: City of De Pere – Aquatic Center Design at VFW Park
Proposal for Professional Services

Dear Mr. Kosobucki:

Thank you for the opportunity for Rettler Corporation to submit the enclosed proposal for professional design services of the Aquatic Center at VFW Park. We feel our past performance and experience with several projects in the City of De Pere convey our firm's expertise to assist you with your Aquatic Center Design. Our team is looking forward to the opportunity to assist the City of De Pere Parks and Recreation in another successful project for the community.

Our team is prepared to address all aspects of your project Scope of Services. Detailed descriptions of our firm's history and background, along with our proposed sub-consultants, are included in our proposal, along with resumes of key individuals. John Kneer, President and/or Bruce Gerland, P.E., are the authorized representatives for this project.

Upon review of the enclosed information, please contact our office if you should have any questions or require additional information.

We look forward to the opportunity of assisting you, and partnering with the City of De Pere for your Aquatic Center project.

Sincerely,



John Kneer, PLA, ASLA
President



CONSULTANT BACKGROUND & INFORMATION



FIRM HISTORY

Rettler Corporation is a progressive firm specializing in site design and development. Our comprehensive range of services and our commitment to building partnerships provide clients with the expertise they need to turn their visions into reality.

Our services include landscape architecture, sports architecture, civil engineering, land surveying, planning, site construction management, site maintenance, irrigation design, storm water analysis, athletic facility development, downtown redevelopment, shoreline restoration and master planning. Established in 1989 in Stevens Point, WI, Rettler Corporation has provided clients with a variety of design services involving public works, industrial, institutional, school, college, municipal, professional, residential, athletic and commercial projects.

Rettler Corporation stands out for several reasons. Our comprehensive range of services provides greater opportunities for clients, saving time and money. Our multidisciplinary staff has extensive experience and the most up-to-date technology to creatively design projects that meet the aesthetic and functional needs of each client. We insist on quality and clarity. Equally important, we have a passionate commitment to creating solid partnerships with our clients. We strive to understand their needs and work closely together to address them. Many new clients meet existing ones to better understand processes and successful outcomes.

This conscientious, thorough approach, coupled with a sensitivity to offer several design options, makes us a strong partner on any design team. Our goal is simple: to satisfy our client. We welcome the opportunity to serve you with unique freshness in each design.

Contact Information: Rettler Corporation
3317 Business Park Drive
Stevens Point, WI 54482
Phone: 715-341-2633
Fax: 715-341-0431





Firm Overview

The WTI team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics. Together, we combine our talents to develop original, aquatic facilities from concept to reality. In addition, WTI maintains solid relationships with other consultants and contractors and continues to set the standards in the aquatic industry across the United States and around the world.

PHILOSOPHY

Water Technology, Inc.'s (WTI) creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live.

COMPANY DETAILS

- Established in 1983
- Largest Aquatic Design Firm in North America, Staff of 50+
- Quality Control Implementation
- Collaborative Team Process
- International Portfolio
- Specialized Aquatic Professionals on Staff:
 - Executive Team (5)
 - Project Development (4)
 - Architects (4)
 - Landscape Architects (2)
 - Engineers (6)
 - - Civil (2), Mechanical (3), Structural (1)
 - Artistic / Creative Design (3)
 - Site Planners / Designers (3)
 - Technical Designers (7)
 - Mechanical Designers (6)
 - Project Managers (8)
 - Administrative (7)

WTI ADVANTAGES

- Solution driven planning and philosophy
- Two-way sharing process between WTI and client
- Forward-looking designs that support dynamic community programs
- Revit / BIM Capabilities
- 150+ AQUATIC Projects Per Year
- Historical database of cost estimates and realistic timelines

EXTENSIVE PORTFOLIO OF PROJECTS OF VARYING VENUES

- Waterparks
- Resort and Hotel Pools
- Competition Pools
- Faith Based Community Centers
- Water Playgrounds
- Public Facilities
- Therapy and Wellness Pools
- Schools and Universities

Locations

HEADQUARTERS

100 Park Avenue
Beaver Dam, WI 53916
T. (920) 887-7375
F. (920) 887-7999

TEXAS

3010 LBJ Freeway,
Office 1205
Dallas, TX 75234
T. (972) 919-6122
F. (972) 919-6120

DUBAI

Silver Tower - Cluster I
Unit No: AG-PF-314
Jumeirah Lakes Towers
P.O.Box 340505
Dubai, United Arab
Emirates
T. +971.56.7795547

WWW.WTIWORLD.COM



KEY PERSONNEL

John V. Kneer, President

PROFESSIONAL CREDENTIALS

Bachelor of Science, Landscape Architecture, UW-Madison
Registered Landscape Architect in Wisconsin, Illinois, and Iowa

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS

American Society of Landscape Architects
WI, IL, and IA Society of Landscape Architects
Council of Landscape Architectural Registration Boards
City of Waupaca Plan Commission and Park Board

AREA OF EXPERTISE

Project Management
Landscape Architecture
Site Analysis and Site Design
Public Approval Process
Construction Contract Administration

KEY PROJECTS

Appleton Area School District, North / East High Schools - Appleton, WI
Bavarian Soccer Club Stadium Field - Glendale, WI
Bay Port High School Athletic Field - Howard / Suamico, WI
Bloomer School District - Bloomer, WI
Stevens Point Downtown Square - Stevens Point, WI
Center Point Mall Demolition, and 3rd Street Construction - Stevens Point, WI
City of Appleton Parks - Appleton, WI
Hatfield Lake Regional Park - New Richmond, WI
Town of Presque Isle - Presque Isle, WI
Smith Senior Living - Chicago, IL

EXPERIENCE

Mr. Kneer has over 17 years of experience in landscape architecture, site planning and project management. Mr. Kneer began his career in 1999 and 2000 with internships in the public and private sectors. In 2001 Mr. Kneer began work at Linden Lenet Land Design in Chicago, IL and expanded his experience in Landscape Architecture, Urban Design, Zoning and Land Development. He accomplished project design management from conceptual development to construction documentation and supervision.

As Project Manager, Mr. Kneer has excellent experience in client interaction, public presentations, cost estimating and budgeting, and coordination with architects, engineers, contractors and environmental services. He also has experience with Master Planning and Aquatics design. Mr. Kneer brings exceptional experience in project management, landscape architecture, and site design to the team at Rettler Corporation.



Contact Information

Phone: 715-341-2633
Fax: 715-341-0431
Cell: 715-347-6309
jkneer@rettler.com



KEY PERSONNEL

Bruce Gerland, Civil Engineer

PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, Michigan Technological University
Professional Engineer – Wisconsin

AREAS OF EXPERTISE

Project Management
Road and Street Design
Utility Design
Civil Site Design
Storm Water Management

KEY PROJECTS

Crossroads Commons - Plover, WI
Industrial Area Development, Phases 1-3 - Amherst, WI
Northeast Industrial Park Improvements - New London, WI
Wausau West Industrial Park - Wausau, WI
51/29 Trail - Rib Mountain, WI
Doepke Park Phase 1 Site Improvements - Rib Mountain, WI



Contact Information

Phone: 715-341-2633
Fax: 715-341-0431
Cell: 715-340-2098
bgerland@rettler.com

EXPERIENCE

Mr. Gerland has more than 33 years experience in all aspects of the planning, design and construction of municipal and private infrastructure improvements. Mr. Gerland has assisted clients in evaluating the status of existing facilities, establishing long term needs and developing design programs targeted to these needs. He has assisted in preparing funding and permit applications for local, State and Federal agencies.

Mr. Gerland has served as a project manager and project engineer on a variety of utility and transportation projects, including design of rural and urban streets, pavement, water main, sanitary sewer, storm sewer, and grading and drainage plans along with preparation of cost estimates, storm water management studies, and contracts and specifications.



KEY PERSONNEL

Rebecca Ramirez, Landscape Architect

PROFESSIONAL CREDENTIALS

Registered Landscape Architect - Wisconsin
Associate in Applied Science, Civil Engineering Technician,
Mid-State Technical College

AREAS OF EXPERTISE

Renderings and Presentation Materials
Cost Estimates
Park Master Plans
Comprehensive Outdoor Recreation Plans
Construction Documents & Landscape Plans



KEY PROJECTS

- Village of Allouez Comprehensive Outdoor Recreation Plan
- City of Marshfield Comprehensive Outdoor Recreation Plan
- City of Oshkosh South Park and Rainbow Park Master Plans
- City of Oshkosh, Sports Facility Feasibility Study - Oshkosh, WI
- City of Appleton, Lower Telulah Park Master Plan - Appleton, WI
- City of Appleton, Scheig Center Hard Surface Redevelopment - Appleton, WI
- Madison Metropolitan School District Athletic Assessment Book - Madison, WI
- Ministry Westwood Clinic - Wausau, WI
- School District of Superior, Spartan Sports Complex and Softball Field - Superior, WI
- Oconto Falls School District, Abrams Elementary Site Redevelopment - Abrams, WI
- School District of Ashland, High School Addition - Ashland, WI
- Village of Plover, Lake Pacawa Park Master Plan and Band Shell - Plover, WI

Contact Information

Phone: 715-341-2633
Fax: 715-341-0431
rramirez@rettler.com

EXPERIENCE

Ms. Ramirez graduated from Mid-State Technical College in 2007 with an AAS in Civil Engineering Technology. Ms. Ramirez began the engineering technician phase of her career with an internship at the Wisconsin Department of Transportation in 2006 and then joined Rettler Corporation in the fall of 2007.

During her time with Rettler Corporation she has assisted Landscape Architects and Professional Engineers in the development of construction documents, proposals, park master plans, comprehensive outdoor recreation plans, and storm water and erosion control permitting. Other responsibilities include assembling cost estimates and creating presentation materials using AutoCAD, Photoshop, Sketchup, and Microsoft Office tools. In 2016 she achieved state licensure as a Professional Landscape Architect.

Ms. Ramirez is enthusiastic about working with the talented and dedicated team of professionals at Rettler Corporation and the high priority they place on quality. Her ongoing commitment to the firm's clients makes her a valued part of the team.



MATTHEW FREEBY, AIA, LEED AP, NCARB

Senior Project Manager



Matthew Freeby has a breadth of experience in the design and construction of numerous building types and structures; with overall responsibility for large project development, he has handled projects ranging from \$1 million to \$100 million. His project experience ranges from conceptual planning to construction management.

Matt is relied upon to define project scope, goals and deliverables that support WTI's business goals in collaboration with senior management. He helps to determine and assess need for additional staff and/or consultants and make the appropriate recruitments if necessary during project cycle. A registered Architect in 22 states and a NSPF Certified Pool/Spa Operator, Mr. Freeby is a LEED Accredited Professional with an advanced depth of knowledge in green building practices and sustainable aquatic design and operations. Matt's attention to detail and persistent pursuit of excellence provides the industry benchmark in aquatic design.

EDUCATION

Master's Degree, Architecture
Washington University
St. Louis, Missouri

Master's Degree, Civil Engineering,
Construction Management
Washington University
St. Louis, Missouri

Bachelor of Arts, Architecture
Washington University
St. Louis, Missouri

REGISTRATIONS

AIA Architect: AL, AR, CA, DE, FL, HI,
IN, LA, MI, MN, MO, NE, NJ, NM, NV,
NY, OK, RI, TN, UT, WA, WI

LEED Accredited Professional

NSPF Certified Pool / Spa Operator
(CPO)

PROFESSIONAL AFFILIATIONS

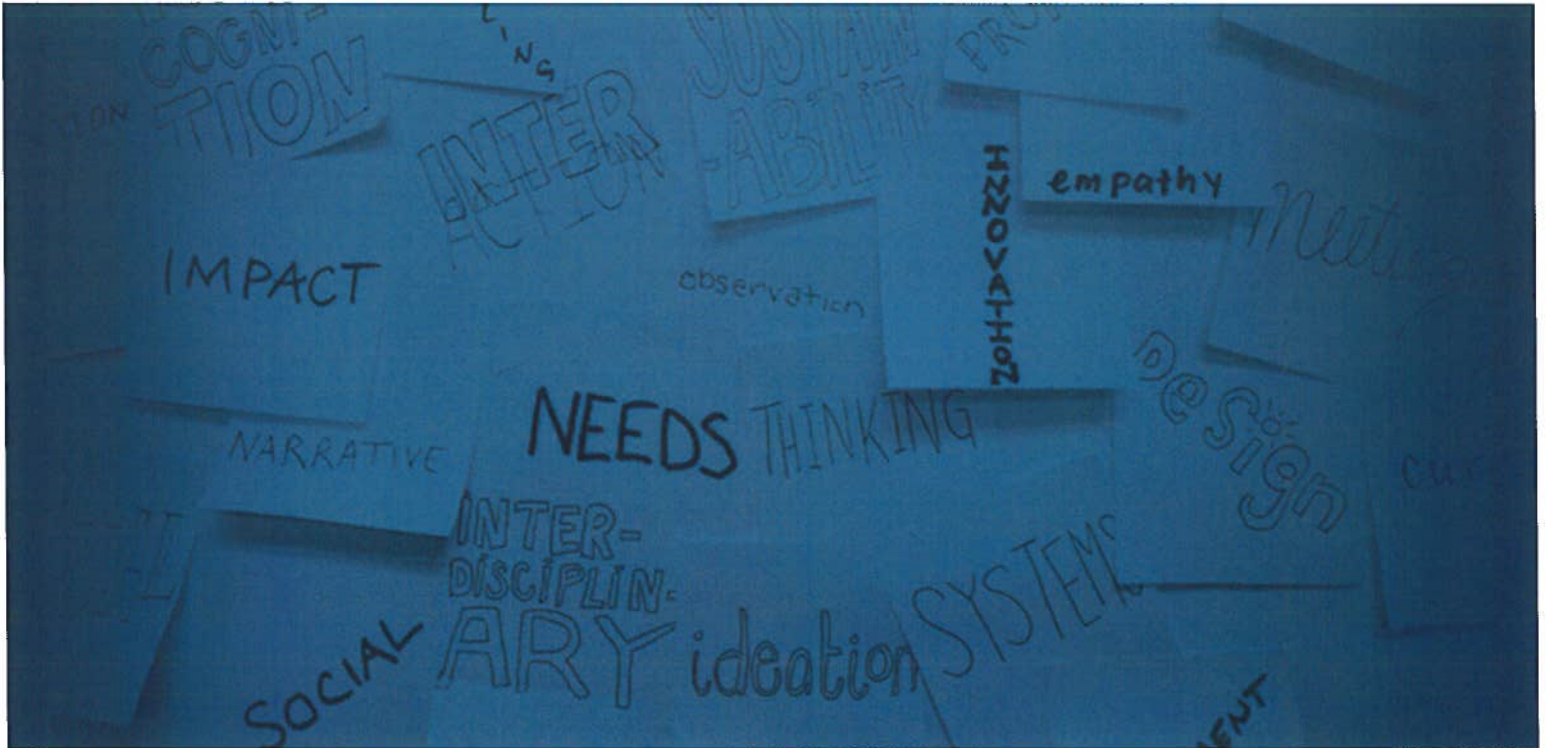
American Institute of Architects (AIA)
National Council of Architectural
Registration Boards (NCARB)
Themed Entertainment Association
(TEA)

INDOOR FEATURED PROJECTS

Alexander Sportplex Swimming Pool - Alexander City, AL
South Boulder Recreation Center Indoor Pool - Boulder, CO
Westport YMCA - Westport, CT
Argo Community High School - Argo, IL
Ping Tom Park Recreation Center - Chicago, IL
Palos Hills Moraine Valley Community College Pool Design - Palos Hills, IL
Ray & Joan Kroc Cops Community Center of Quincy - Quincy, IL
Niles North High School - Skokie, IL
Mattoon YMCA - Mattoon, IN
Sharon Hills Continuing Care Community - Sharon, MA
Charlevoix Area Community Pool - Charlevoix, MI
Boll Family YMCA - Detroit, MI
Alexandria Area YMCA - Alexandria, MN
Helena Pool Study - Helena, MT
Langtree Aquatic Center - Mooresville, NC
West Morris YMCA - West Morris, NJ
Athens Community Pool - Athens, OH
Liberty Township Powell YMCA - Powell, OH
Northam Park - Upper Arlington, OH
Kenwood Country Club - Cincinnati, OH
Swimming Pool Renovations - Athens, OH
Mandel Jewish Community Center - Beachwood, OH
North Canton YMCA - North Canton, OH
Broadview Heights Recreation Center - Broadview Heights, OH
Grandview Heights Pool - Grandview Heights, OH
New South High School / YMCA - Willoughby, OH
Sunriver Homeowners Association Aquatic Center - Sunriver, OR
Clover Aquatic Center - York County, SC
Erb Park and Swimming Pool - Appleton, WI
Baldwin Medical Center - Baldwin, WI
Elm Grove Western Racquet Club Design - Elm Grove, WI
Village Pointe Commons - Grafton, WI
Green Bay Colburn Pool - Green Bay, WI
Goeres Park Pool - Lodi, WI
Madison Madison Metropolitan School District - Madison, WI
Manitowoc Family Aquatic Center - Manitowoc, WI
Bay Area Medical Center - Marinette, WI



UNDERSTANDING OF PROJECT



SCOPE OF SERVICES

VFW Park is approximately 13 acres and has a variety of amenities. It is currently home to one of the City's two pools that were constructed approximately 60 years ago. In addition, the park includes a softball field, medium size soccer field, outdoor basketball court, playground, enclosed shelter used for rentals and pool concessions, two outdoor shelters for rentals, outdoor hockey rink, three tennis courts, a 15,000 square foot Community Center sledding hill, and a variety of open space.

The current pool at VFW Park encompasses approximately 32,000 square feet and includes a 309,000 gallon main pool and a Baby Pool of 3,800 gallons. The main pool features three diving boards and diving well along with a general swim area. The current building includes male and female locker room areas, manager's office, entryway and storage area. The City is not considering salvaging any of the current pool infrastructures for reuse in the new aquatic center.

A 94 car parking lot is located adjacent to the current pool. An additional parking lot of 75 cars is located to the east approximately 600 ft in front of the Community Center. There is a third parking lot of 61 stalls to the west along Allard Street which is approximately 700 ft away. City staff is anticipating to continue to use the existing parking.

The general location of the new Aquatic Center is projected to be the same location as the current pool. The City is also in the process of replacing the playground at VFW Park and its new location has yet to be determined.

The following Scope of Services will assign the City if developing a conceptual design and Master Plan for the new Aquatic Center.

I. Kickoff Meeting

- A. Prepare for and conduct a project kickoff meeting with City staff. The purpose of the meeting will be to establish a project schedule, discuss concepts, identify City goals and objectives and establish a strong line of communication. Existing information on the park will be collected and a site visit will be completed during this meeting.

II. Data Gathering

- A. Obtain GIS parcel boundaries, existing infrastructure mapping, contour data and digital orthophotography.
- B. Collect existing wetland, floodplain, environmental corridor and soils mapping from the City of De Pere, Brown County and WDNR.
- C. Conduct information gathering from Park Board, staff, stakeholders, and



public.

1. Gather information on types of amenities to include in the Aquatic Center ranging from pool features to facility features.
2. Evaluate obstacles and opportunities within the park such as access, ADA accessibility and proximity to other park amenities.
3. Develop a public involvement plan including an e-mail survey. Review the results of the survey and prepare a summary of the survey for staff review and discussion.

III. Concept Development

- A. After a determination of needs is completed, three alternative conceptual site, aquatic and architectural plans for the project will be developed. The plans will initially be presented to staff for review and comment.
- B. An open house public meeting will be held to provide the general public with the concept plans and relevant information that may impact development. The three alternatives will also be presented to The Park Board for additional review and comment.
 1. Each concept will include:
 - a. A 3 dimensional rendering of the Aquatic Facility.
 - b. A 2 dimensional rendering of a VFW Park Master Plan including aquatic center and park alterations, based on the location of the aquatics facility and impacts to existing facilities.
 - c. A listing of Aquatic Facility amenities.
 - d. Lighting, electrical and other utility needs.
 - e. Landscaping.
 - f. Cost estimates for proposed improvements that can be used to support budgeting.

IV. A pre-final concept plan will be developed and reviewed with staff based on input received from the public and Park Board. The pre-final concept plan will include:

- A. A 3 dimensional rendering of the Aquatic Facility.
- B. A 2 dimensional rendering of a VFW Park Master Plan including aquatic center and park alterations.
- C. A 2 dimensional architectural rendering of the Aquatic Facility highlighting facility amenities and building layout.
- D. Lighting, electrical and other utility needs.
- E. Landscaping.



- F. Cost estimates for proposed improvements that include all capital costs associated with project and can be used for budgeting purposes.
 - G. Projected operational budget.
- V. **Develop a final concept plan based on changes or alterations to Aquatic Center layout requested by the Park Board. Submit the final concept plan to Park Board.**
- A. The final concept plan will include:
 - 1. A 3 dimensional rendering of the Aquatic Facility.
 - 2. A 2 dimensional rendering of a VFW Park Master Plan including aquatic center and park alterations, based on the location of the aquatics facility and impacts to existing facilities.
 - 3. A 2 dimensional architectural rendering of the Aquatic Facility highlighting facility amenities and building layout.
 - 4. Lighting, electrical and other utility needs.
 - 5. Landscaping.
 - 6. Itemized budget projection that includes all costs associated with project.



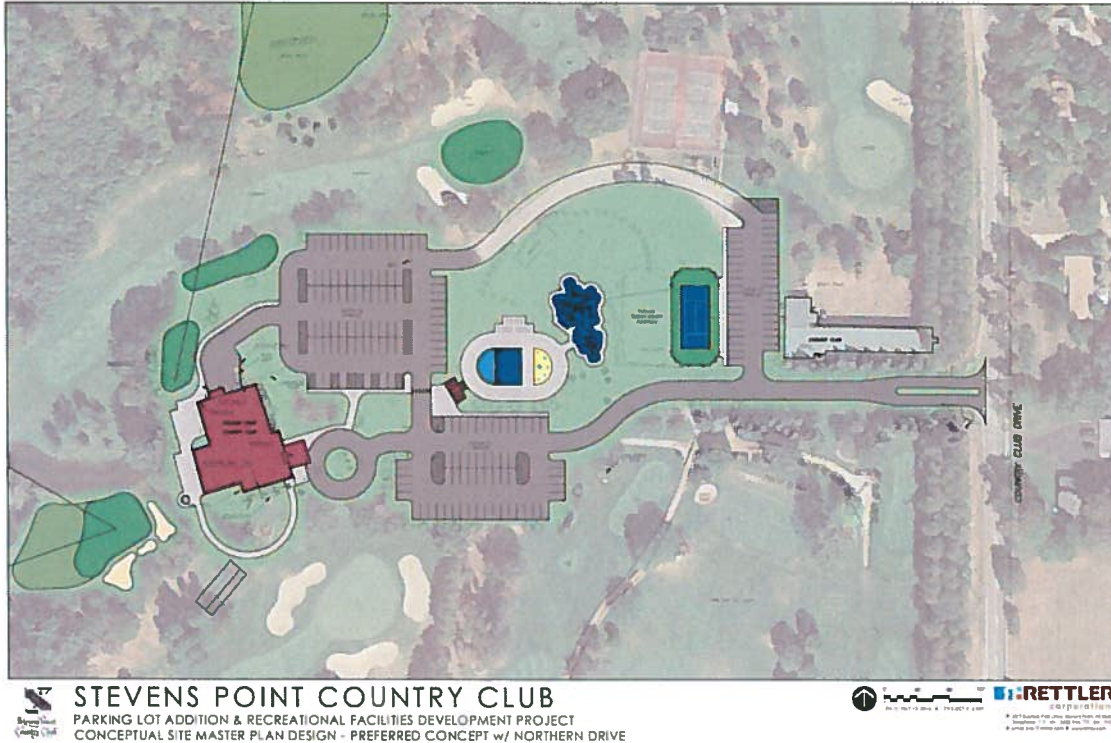
SIMILAR PROJECTS & REFERENCES



PREVIOUS EXPERIENCE

Stevens Point Country Club

Stevens Point, Wisconsin



Stevens Point Country Club – Pool & Recreational Facilities Development

The Stevens Point Country Club retained Rettler Corporation in the Summer of 2016 to prepare a Master Plan for the redevelopment of the entry drive, parking facilities, golf course holes and other recreational amenities including the following.

- Pool Deck & Enclosure Design
- In-ground Pool, Zero-depth Entry, (3) ½ Length Swimming Lanes & Splash Pad
- 5-12 year old Play Ground Structure
- Competition Tennis Court / Flexible Hard Court Use Space
- Club House Vehicular & Pedestrian Access
- Parking and Access Drives
- Cart Path Relocation
- Outdoor Seating & Plaza Spaces
- Storm Sewer, Sanitary Sewer and Domestic Water Utility Design
- Spring of 2017 Completion



PREVIOUS EXPERIENCE

City of Stevens Point Downtown Square

Stevens Point, WI



Working with the City of Stevens Point Department of Public Works, Rettler Corporation's vision for the downtown square focuses on the revitalization and functional improvement to the space. The design is a continuous central space with a water feature for a focal point, visually tying the downtown square to the nearby Wisconsin River. The plaza space is designed to draw visitors year round, and is the new home of the farmers' market, nearly doubling its capacity. Vehicle circulation is rerouted to include a circle drive with parallel and perpendicular parking, creating more exposure to downtown store fronts, and reducing vehicle / pedestrian interaction. The outer walks are expansive with abundant plantings to create visual corridors and welcome shade in the summer. Outdoor café space was created with the expansion of the pedestrian promenades on the perimeter of the square.



Michael Ostrowski
 Director of Community Development
 City of Stevens Point
 715-346-1567



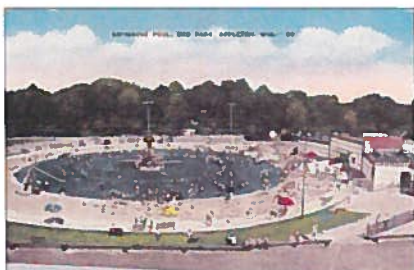
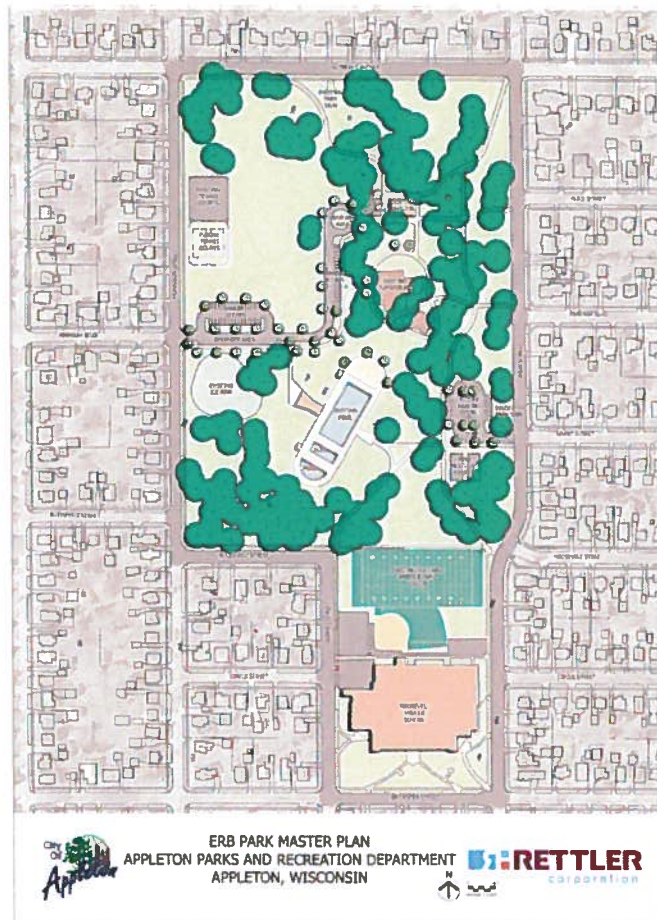
PREVIOUS EXPERIENCE

Erb Park - Master Planning Appleton, Wisconsin

City of Appleton - Erb Park Master Plan

The City of Appleton, Wisconsin, Parks and Recreation Department, retained Rettler Corporation of Stevens Point, Wisconsin in the fall of 2007 to prepare a Master Plan for the existing Erb Park at the current site located south of Glendale Avenue, between Morrison Street and Drew Street.

The principal goal of the master plan was to create a cohesive design that incorporates the needs of the parks district. The master plan design includes locations for site amenities, appropriate circulation for pedestrians and vehicular traffic, as well as providing a cost estimate for the design. The purpose of the master plan was to provide the City of Appleton with a vision for the future site development on this site, while maintaining the historic significance of the space.



Planning Process

The preferred concept was developed from the comments of the public input meeting and the comments of the Appleton Parks and Recreation Department.

- 32 space and 18 space parking lots with drop-off areas.
- Restroom facility.
- Basketball and volleyball courts replaced with two multi-use courts.
- New walks for park accessibility.
- Maintain pool facility to be studied in the future

Dean Gaza

City of Appleton
Director of Parks & Recreation
920-832-5572



CENTENNIAL POOL RENOVATION

Greeley, Colorado



OWNER

Greeley Recreation Department
651 10th Avenue
Greeley, CO 80631

COMPLETED

2006

WEBSITE

www.greeleychamber.com

The Centennial Pool renovation was part of the Greeley citywide aquatic facility masterplan conducted by Water Technology, Inc. The masterplan involved the evaluation and renovation of aging facilities and exploration of future facilities. WTI took a comprehensive approach in reviewing the current and future aquatic needs of Greeley.

Centennial Pool was an existing facility that was in need of improvements and repairs. The project consisted of removing the existing slide, which entered the side of the lap pool and replacing it with a new Splashtacular slide with a runout, removing the kiddie pool, adding new wall suction grates and piping for the slide, adding drain grates for the drain at the end of the runout, adding a new spray pad and complete mechanical, heating, and chemical system for the spray pad, pouring new deck around spray pad, and adding new shade structures.

AMENITIES

Splashtacular Body Slide with Runout
(new)
Repairs to Existing Pool
Spray Pad (new):
Water Jelly
Euler Play
Spray Loops
Safe Swap
Vortex Rain Forest





OWNER

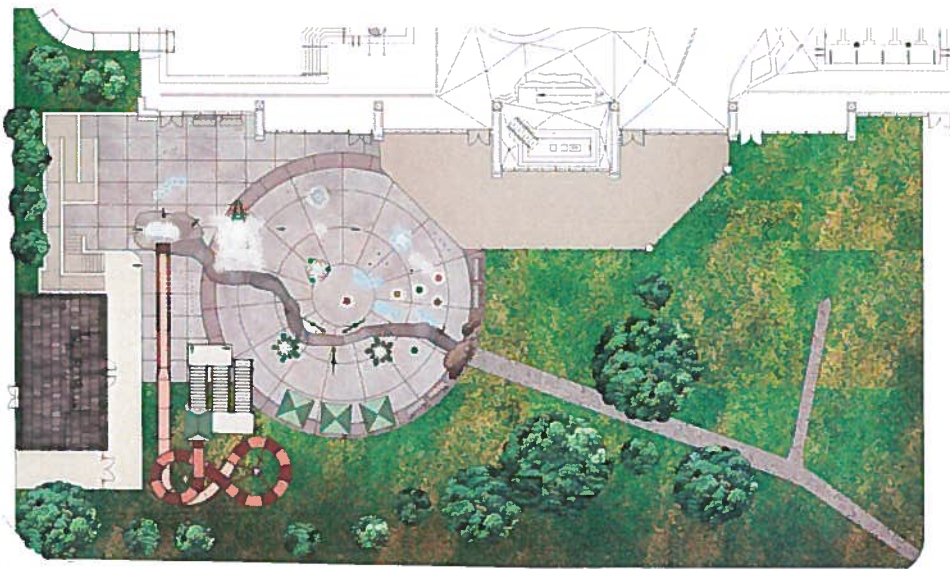
Apex Park and Recreation District
13150 West 72nd Avenue
Arvada, CO 80005

COMPLETED

Design Completed

WEBSITE

www.apexprd.org



Located in Arvada, Colorado, the Apex Center was built with the intent to be the top recreational facility in the region. The Apex Center boasts a wide array of activities available to its guests, including an aquatic area with three pools, two NHL regulation ice rinks, an aerobics and fitness area, a climbing wall, an indoor children's play area and an adult lounge and cafe. WTI worked with Barker Rinker Seacat (BRS) Architects to design the facility which opened in 2000. The team was rehired again in 2016 to design an outdoor splash pad to increase summer user amenities and enhance the aquatic recreation value of the facility.



Madison, Wisconsin



OWNER

City of Madison
210 Martin Luther King Jr. Blvd
Madison, WI 53703

COMPLETED

2014

AWARDS / FEATURES

Aquatic Design Portfolio Feature
Athletic Business, Jan/Feb 2015

WEBSITE

www.cityofmadison.com/parks/

Dozens of children, of all ages, gathered under the interactive features for the inaugural activation of the water sprays at Reindahl Park. The spray ground is free and open to the public throughout summer months.

WTI was hired in 2013 by the City of Madison for the design and engineering of the Reindahl Park Splash Pad, support/concessions building, and Shade Shelters. Through a series of public and staff meetings, WTI developed the design for the new splash park. The 2200 Square foot Splash pad is designed into three connecting spray zones, each appealing to a slightly different age group. Adjacent to the splash pad are shade shelters, designed by WTI, which house 2-4 picnic tables and a mechanical support/concessions building. Uniquely, a remote monitoring system connects to the splash pad for the convenience of the Madison Park Maintenance department to keep an eye on the mechanical systems.

Other improvements expected to take place at the park over the course of five years include athletic facility enhancements and new shelter landscaping. The park is also home to a major soccer complex, reservable shelter, playground, basketball court, community gardens, and tennis courts.

AMENITIES

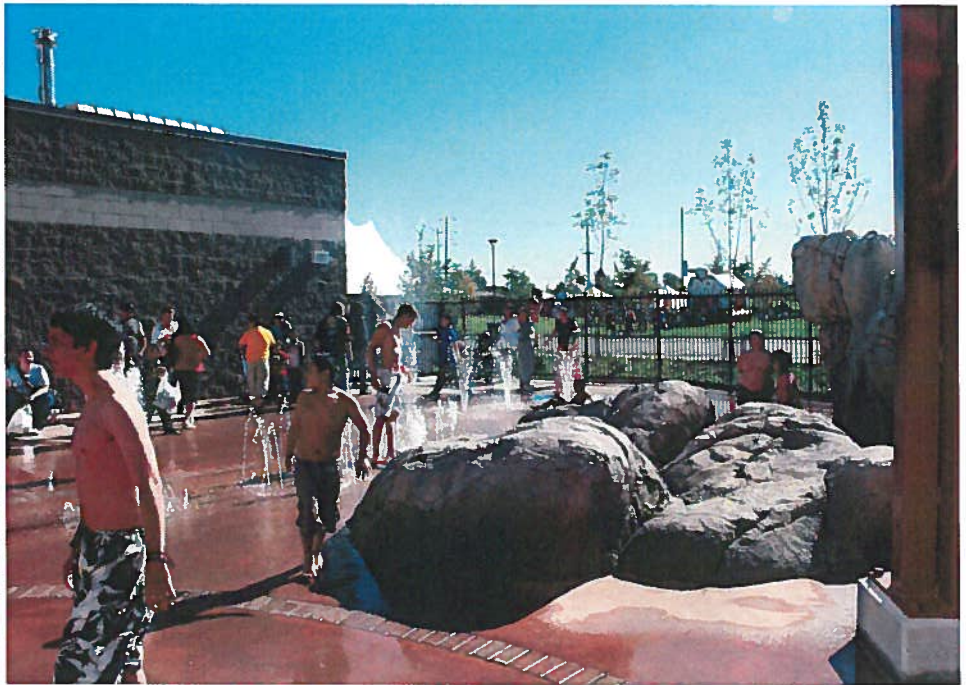
2200 SF Splash Pad
Vortex

- (1) Aqualien PowerSpinner
- (2) Loop No1
- (1) Bamboo No10
- (1) Team Spray No2
- (1) Team Spray No1
- (3) Directional Water Jet
- (1) Ombrello Twirl No1
- (1) Ombrello Twirl No2
- (1) Ombrello No1
- (2) Ombrello No2
- (5) Jet Stream
- (3) Aqualien Flower No1

- (1) Fountain Spray
- (2) Groud Geyser
- (1) Aqua Dome No1
- (2) Spray Loop
- (1) Watergarden Activator No1
- (2) Foot Activator



Salem, Oregon

**OWNER**

The Salvation Army
1865 Bill Frey Dr. NE
Salem, OR 97301

COMPLETED

2009

AWARDS / FEATURES

U.S. Green Building Council LEED®
Silver Certification

Innovative Architecture and Design
Award,
Recreation Management, 2010

American Institute of Architects Award
of Merit,
Salem Chapter of the AIA, 2009

First Place Award - Private Buildings
Category,
Daily Journal of Commerce Top
Projects, 2010

WEBSITE

www.salemkroc.org

Joan Kroc, the widow of McDonald's restaurant founder Ray Kroc, donated \$1.6 billion to The Salvation Army for the purpose of establishing centers that offer opportunity, education, recreation and inspiration throughout the United States to be known as "The Salvation Army Ray and Joan Kroc Corps Community Center."

The Definition: A Ray and Joan Kroc Corps Community Center should consist of facilities and programs of superb quality that provide children, youth, families and individuals with character and confidence building educational recreational, arts and other activities; and it should be a beacon of hope and an agent of change in an underserved community.

The Salem Kroc Center is designed to achieve LEED silver certification. The aquatics, designed by WTI, includes something for everyone with an Oregon landscape themed indoor pool with multiple program zones; one for recreation and program uses, a play structure that straddles the current channel, a waterslide wrapped around a replica of the Yaquina Head Lighthouse, an indoor whirlpool and a Myrtha competition pool with inflatable obstacle course and 1 Meter diving. Outdoors is a spray pad spanning nearly 2,000 square feet with geysers spewing water from the ground.

"When you have a facility like this, kids in a poverty situation get exposed to new options for their future. They don't feel locked into the cycle...you might end up with an Olympic swimmer out of this - you never know."

~ Mayor Janet Taylor as quoted in The Oregonian

AMENITIES

3,582 SF Leisure Pool
Zero Depth Entry
Interactive Play Structure
Kiddie Slide
Geysers
Deck Sprays
91 LF Current Channel
Vortex

Hydrotherapy Bench
Body Slide
194 SF Family Whirlpool
25-Yard X 25-Meter Competition Pool
Inflatable Obstacle Course
(2) 1-Meter Diving Board
Outdoor:
1,951 SF Spray Pad



Kansas City, Missouri



OWNER

Cedar Fair, LP
One Cedar Point Drive
Sandusky, OH 44870-5259

COMPLETED

2015

WEBSITE

www.worldsoffun.com



WTI has designed projects for the Cedar Fair company for over two decades. There have been several projects for the Ocean's of Fun waterpark at Worlds of Fun in Kansas City, including the new Splash Island, a 4,200 square foot interactive water attraction in the Coconut Cove area of the waterpark. This was designed to fit within the existing park and was designed with its own mechanical system. The spray pad is specifically designed attract younger guests and their families and features several interactive play elements.

AMENITIES

4,200 SF Spray Pad

Water Features:

Cylinder Spray

Aqualien Rainforest Spray

Cascade Sprays

Watergarden Turtle

Watergarden Snail

Watergarden Crab

Bloom Sprays (2)

Leaf Sprays

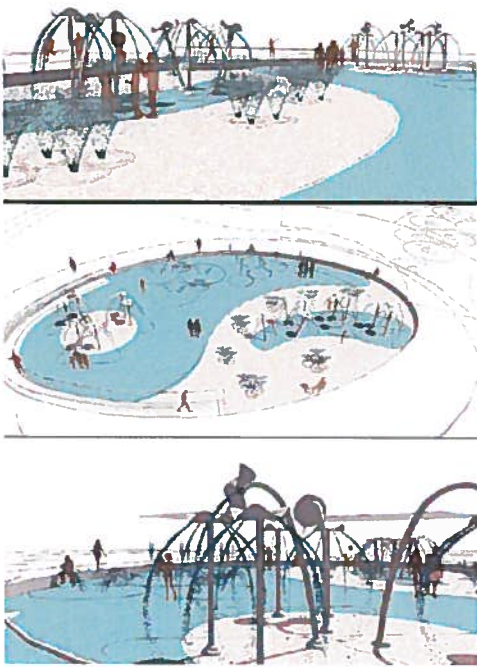
Geysers

Multi-Level Interactive Play Feature w/

Bucket



Gwinnett County, Georgia



OWNER

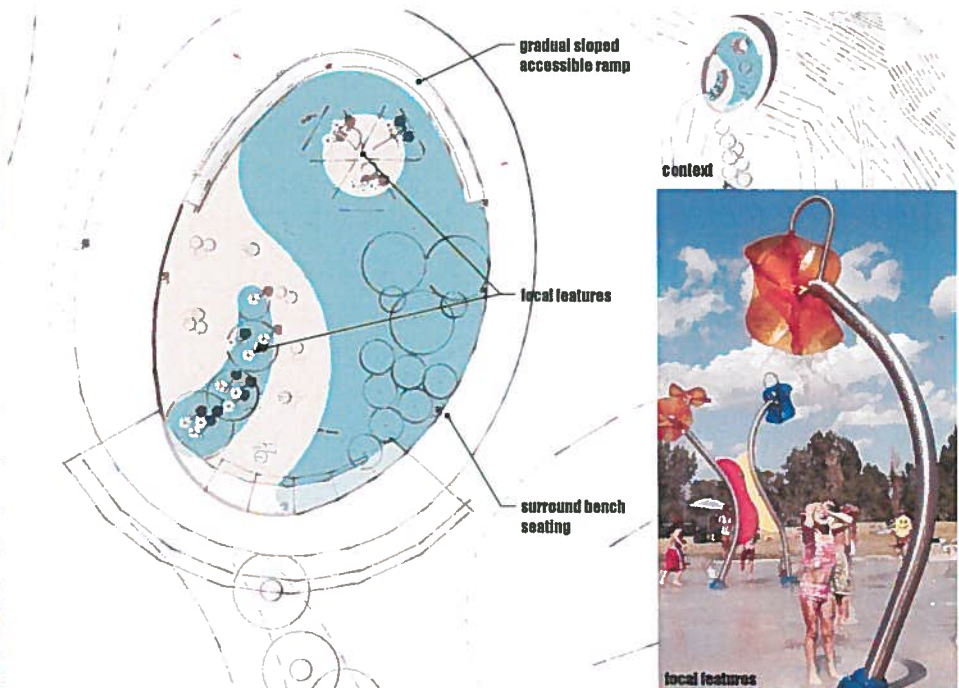
Gwinnett County
Department of Community Services
75 Langley Drive
Lawrenceville, GA 30046

COMPLETED

2015

WEBSITE

www.gwinnettparks.com



Because of the unparalleled growth experienced by Gwinnett County over the past twenty years, the demand for increased and additional recreational facilities has skyrocketed. In 2008 voters of Gwinnett County approved a Special Purpose Local Option Sales Tax (SPLOST) that would include funding for acquisition and development of recreation facilities throughout the county. The Gwinnett County Lanier Park at Level Creek is was funded by the 2009 SPLOST through the Gwinnett County Parks and Recreation Division.

Water Technology, Inc. (WTI) has completed many projects for Gwinnett County and with a local architect, took on the challenge of designing a spray pad of over 5,000 square feet for the community.

Many unique design methods were used that sets this spray pad apart from the pack. With three separate concrete colors that create boundaries for various areas of the spray pad, this is truly a facility designed for the users. The geysers and spray features are on a controlled sequence that facilitates numerous spray events, minimizing the need for staff at the facility. The youngest demographic was considered at length in this project; one quadrant of the spray pad is designed for activities that are strictly under shade for the youngsters, and there is a path through the middle of the spray pad that has no geysers or spray features and is meant to be a walkway for adults with strollers who need to get to different areas of this massive spray pad without walking around the full footprint. Coming in at 5,034 square feet, these interactive fountains are indeed a value add for the community.

AMENITIES

5,034 SF Spray Pad Featuring a Team Spray, 14 Arc Sprays, 12 Directional Jets, Two Donut Sprays, a Ground Gusher, and Ten Geysers (All Materials by Vortex)



FOUNDERS SQUARE SPLASH PAD

Portage, Indiana



OWNER

City of Portage, Indiana
6300 Founder's Square
Portage, IN 46368

COMPLETED

2015

WEBSITE

www.apexprd.org

Together with the architect, Water Technology, Inc. (WTI) designed and engineered this beautiful new spray pad for the community of Portage, Indiana. Located in Founders Square, the new 1,256 SF splash pad is a beacon to children of all ages, inviting them to come out and play. Complete with jet streams, cylinder sprays, and much more there is plenty of excitement for all sorts of play. The spray pad is engineered as a potable water system. This means that the spray pad has no filtration or recycled water and is purely potable water that runs to waste systems on timers and is run with much lower expense to the community. The spray pad opened in May of 2015 to warm reception from the community.

AMENITIES

1,256 SF Splash Pad with spray features



REFERENCES

City of Marshfield

Justin Casperson
Parks & Recreation Director
715-384-4642

City of Appleton

Dean Gazza
Director of Parks, Recreation & Facilities Management
920-832-5905

Village of Plover

Dan Mahoney
Administrator
715-345-5252

Village of Ashwaubenon

Rex Mehlberg
Director of Parks, Recreation and Forestry
920-492-2331

City of Oshkosh

Ray Maurer
Parks Director
902-236-5080

City of Onalaska

Dan Wick
Parks & Recreation Director
608-781-9560

Village of Allouez

Chris Clark
Parks, Recreation & Forestry Director
920-448-2805

Village of Little Chute

Adam Breest
Park, Recreation & Forestry Director
920- 423-3868



TIMELINE

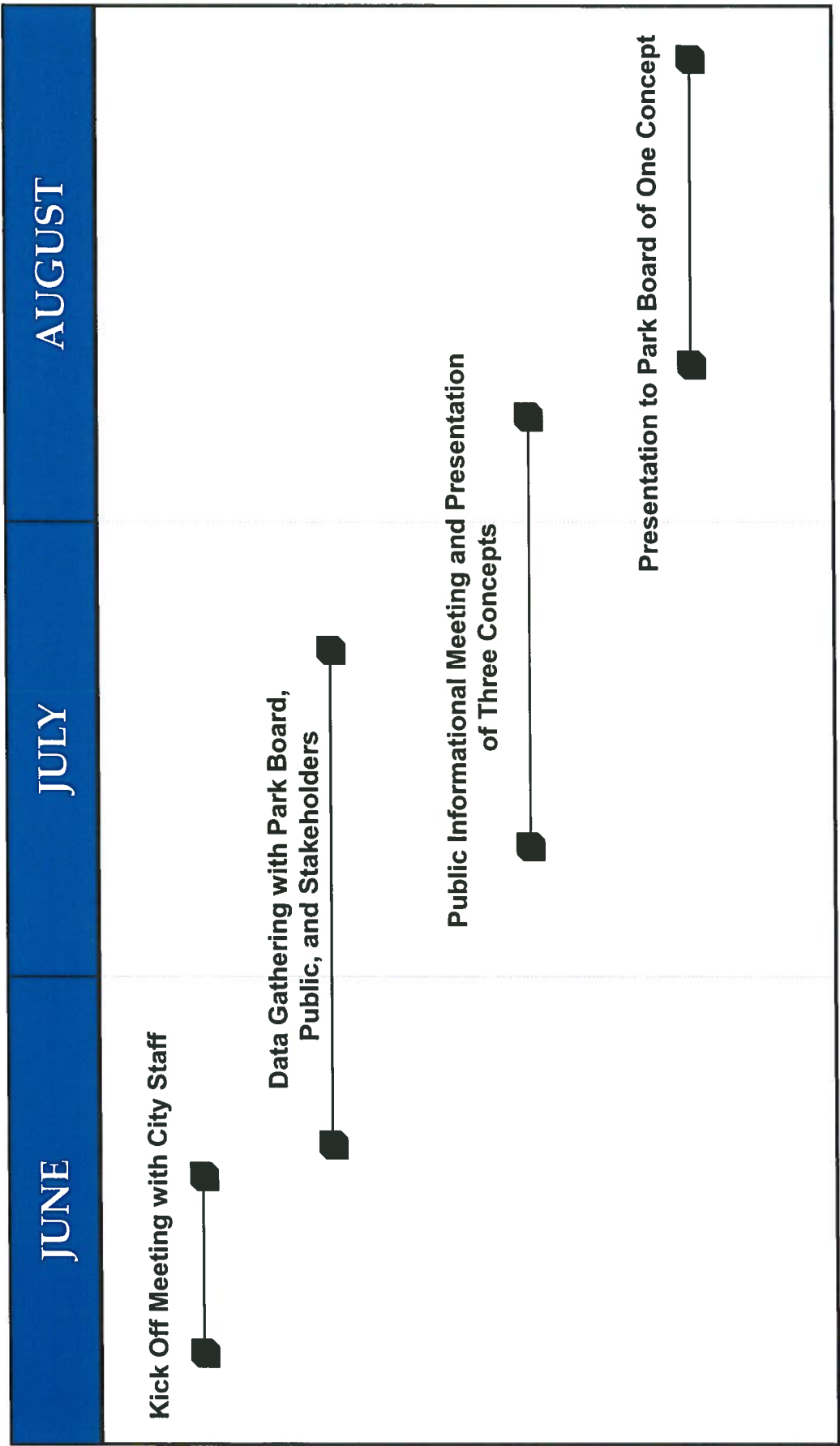
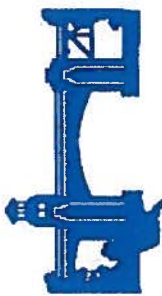


Project

Timeline:

Approximately 90 days
from the date of signed
contract.

**City of De Pere
Aquatic Center Design at VFW Park**



FEE



Proposed Fee Schedule

Company Name: Rettler Corporation

Company Address: 3317 Business Park Drive, Stevens Point, WI 54482

Company Address: _____

Company Representative: John Kneer, PLA, President

Signature:  _____

Item	Fee
Aquatic Center Design at FVW Park	
Kickoff Meeting with City Staff. Gather Existing Information and Perform a Site Visit	\$ 3,810
Development a Public Involvement Survey. Summarize Results	\$ 1,760
Conduct Information Gathering Meeting with Park Board, Staff, Stakeholders and Public	\$ 2,400
Develop Three Concepts for the Aquatic Center and VFW Park Master Plan, Including Capital Costs	\$15,110
Present Concepts to the Park Board and Public at a Meeting	\$ 2,230
Develop One Concept Based on Meeting. (Including Capital Cost, operational budget projection, and staffing plan)	\$ 7,330
Present Refined Concept to the Park Board Meeting	\$ 2,230
Make Final Changes to the Concept and Prepare Capital Cost	\$ 4,810
Total Fee	\$39,680



2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500

FACSIMILE [414] 476.8582

THE RECOGNIZED CHOICE

WORK | HEAL | LEARN | SERVE | **PLAY** | WORSHIP | LIVE



Response to Request for Proposal For:

**Aquatic Center Design at VFW Park
City of De Pere, WI**

May 9, 2017

Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

May 9, 2017



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

2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

RE: RFP for Aquatic Center Design Services, VFW Park

Dear Marty,

Thank you for the opportunity to present our qualifications and proposal to assist the City of De Pere in conceptual development of the design for an Aquatic Center at the VFW Park.

As you read through our proposal, please consider the following three key points – **experience**, **value** and **relationships**.

Experience

Our combined team has significant experience in aquatic centers, locker room facilities, site and landscape planning and all the engineering required to support such efforts. Our in-house team of architects, planners and engineers has worked together on nearly all of our aquatic projects. Together, with the expert capabilities and portfolio of Counsilman Hunsaker, we bring a high level of experience and professional guidance. We have a great working knowledge of your facility type, not just as individuals, but as a team.

Value

Having the right tool for the job makes nearly any task easier and efficient, thus making that tool valuable. Zimmerman, combined with Counsilman Hunsaker can deliver a high level of value with the depth of experience and variety of expertise in all aspects of building, site and aquatic design. Design expertise is just a few steps away in the office.

Relationships

We encourage you to contact our references. We take great pride in earning your business, but we take even greater pride in earning your respect and your referral. Please contact Jeff Collen (Sealed Air YMCA), Greg Giles (Fond du Lac Family YMCA), Mike Desmond (La Crosse B&G Club), Rob Johnson and Aaron Schmidt (KM YMCA), Dean Gazza (City of Appleton) or any of our other references. We value our relationships with our clients, and work very hard to maintain them in good stead.

Please feel free to contact me with any questions you may have regarding the content presented in our proposal. We look forward to the opportunity to meet your selection committee and present our qualifications in person. You can reach me directly at 414.918.1467 or at brian.hatzung@zastudios.com

Sincerely,

ZIMMERMAN ARCHITECTURAL STUDIOS

Brian Hatzung, AIA, LEED-AP
Vice President | Principal

Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

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RESPONSE TO REQUEST FOR PROPOSAL
ARCHITECTURAL SERVICES
Aquatic Center Design at VFW Park
City of De Pere

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Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

1. CONSULTANT BACKGROUND INFORMATION

ZIMMERMAN ARCHITECTURAL STUDIOS

2122 West Mt. Vernon Avenue
Milwaukee, WI 53233

HISTORY

Zimmerman Architectural Studios is one of the oldest and most successful architectural firms in Wisconsin. Founded in 1906 by Peter Brust, the firm's early portfolio included churches, schools, convents, sanitariums, offices, stores and residences, with the M&I Bank, Schusters Stores, the Kohler Company complex and Governor Kohler's home being the firm's most prominent projects. In 1973 the firm incorporated, and by 1981 the firm had doubled in size. Former President Gary Zimmerman's private sector experience brought commercial and corporate clientele to compliment the firm's notable education, governmental, health care, institutional, recreational and residential portfolio.

In addition, the firm's comprehensive services grew to include complete engineering, planning and landscape design. The firm ranks among the top architectural firms in Milwaukee, according to The Business Journal, in each of the last ten years.

As Zimmerman begins a second century, sustainable design, energy conservation, an increasing demand for greater cost control, new component technology and construction methodology are key challenges facing the architectural profession. Zimmerman continually strives to meet these needs while developing highly creative and functional design solutions.

DESIGN MISSION / PHILOSOPHY

Enhance the human environment with inspired, creative and rational design, which respects the past while revealing the potential of the future.

BUSINESS / OPERATIONAL PHILOSOPHY

Our business philosophy is formed around three basic principles: client satisfaction; generate thoughtful and well-articulated building design; and maintain and grow our business and profession for future generations of professionals.

Zimmerman's Design Mission / Philosophy and our Business / Operational Philosophy were developed and articulated as our firm entered its second century in business. The statements were part of an effort associated with our firm receiving the AIA-Wisconsin's "Architectural Firm Award" in 2000 - 2001. The award is the highest honor that the AIA-Wisconsin organization, a group comprised of our architectural peers, can bestow on a member firm. Because of this, both statements are deeply rooted in the first 100 years of evolution and growth of our business. We did not make up or fabricate highly specialized messaging solutions specifically tailored to appeal to emerging client trends based on consultant recommendations. Rather, we sought to communicate and make clear -- for both our clients and ourselves -- the things that history has shown us that matter most in our profession -- and, which led to the long-term success of our business.

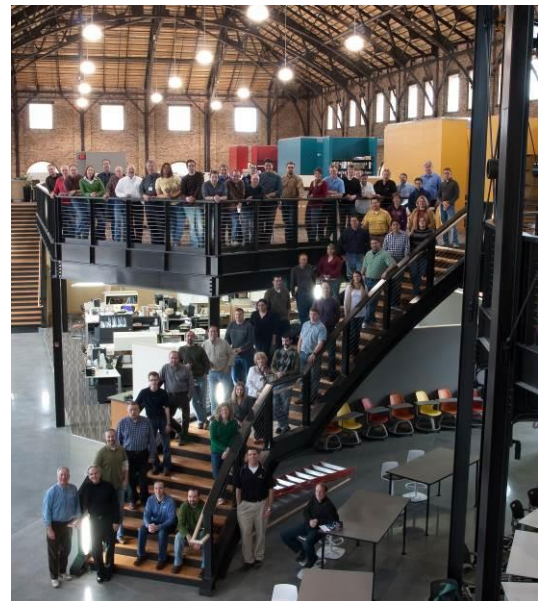
Since then fulfilling our business and operational philosophy has led to further expansion of our already extensive service lines to include civil engineering and information technology and telecommunications design. The addition of these new services allows us to continue to grow in all aspects of building design, and make an already outstanding organization even more relevant to our existing and future clients.



Kohler Company - Immigrant House



Children's Hospital of Wisconsin Corporate Center



The evidence of the success of these initiatives is attributable to the stability, and recent growth of our firm. While the United States economy has encountered multiple recessions and many firms that had evolved to focus on providing highly specialized design solutions to niche market-segments have suffered, Zimmerman has remained stable and has held true to the covenants of client satisfaction, great design and the sustainability of our business. Our recent success includes a consolidation of our entire staff into a single location in Milwaukee's Menomonee Valley that makes us Wisconsin's only truly integrated, single-source, single location architectural and engineering design firm. Additionally, among our diversified service lines, our commercial office and healthcare studios have added staff in the last two years. The market place has responded positively, and the Business Journal of Milwaukee recently named Zimmerman as the 2011 recipient of its "Central City Award" for medium sized business. Even more recently, Milwaukee Mayor, Tom Barrett, recognized the firm's successful relocation into Milwaukee from a suburban community, and our redevelopment of a 100 year old structure which was originally part of a power plant campus, with a "Mayor's Urban Design Award" in 2012.



AREAS OF SPECIALTY

Zimmerman is organized into studios of specialists who are proficient in specific project types sharing resources of accounting, business development, human resources, etc. Markets Served:

- ☐ Recreational: YMCA, Fitness and Wellness Centers and Public Attraction
- ☐ Educational: K-12 Schools, College & University, Training Centers, Daycare & Early Learning
- ☐ Healthcare: Hospital, MOB, Clinic, Specialty Practice, Laboratory
- ☐ Commercial: Offices, Financial Institutions (including retail banks, branch banks, data centers and bank corporate headquarters), Retail Centers
- ☐ Public Buildings: Libraries, Police Stations, Fire Stations, Municipal Garages
- ☐ Hospitality: Restaurants and Clubs
- ☐ Residential: Multi-Family, Mixed-Use, Student Residence
- ☐ Religious: Church and Fellowship

UNIQUE QUALIFICATIONS FOR THE DE PERE VFW AQUATIC CENTER ASSIGNMENT

A number of specific factors demonstrate the Zimmerman Architectural Studios team's abilities, qualifications, and technical expertise necessary to provide a comprehensive architectural planning and design package for the De Pere VFW Aquatic Center project. These design qualifications combined with the outstanding reputation of our work in the Wisconsin YMCA marketplace and our established track record of successfully delivered projects in the Central Wisconsin region provide the City of De Pere with the peace of mind of a sound outcome.

- Specific Planning / Design Experience

Zimmerman is a 100-year-old firm that in the last two decades has been the architect / planner of choice for than 30 YMCA, Fitness and Wellness and Child Care Center projects. We were selected to deliver these services over other architectural firms because of the depth of our experience and the quality of that experience.

- Recognized Expertise

Several of our recently completed YMCA projects: Sealed Air YMCA (Racine), Fond du Lac Family YMCA, YMCA at Pabst Farms (Oconomowoc), Kettle Moraine YMCA (West Bend) and the YMCA of Greater Milwaukee Downtown Branch have been the focus of tours and inquiries by YMCA groups throughout the State of Wisconsin and the Midwest that are considering similar facilities.

- References

The clients we've served testify to our proven qualifications and accountability. Zimmerman's references speak for themselves. We encourage you to call any of our past project contacts and discuss our performance.



- **Visualization Capabilities**

Zimmerman has made the commitment in both personnel and technological resources to become a leader in computer generated visualization. We are producing high impact graphics that are tremendously inspiring to the viewer. The value this adds to our planning clients is tremendous with respect to generating public interest and fundraising support.

- Another unique quality of the ZIMMERMAN team is our **understanding** and **demonstrated ability to partner with non-profit organizations**. Our team has worked extensively with non-profit organizations. Our recent collaborations with not for profit groups includes the following:

Stateline Family YMCA
Boys and Girls Club of Greater La Crosse
Lafayette Family YMCA, Lafayette, IN
Black River Falls Community Center
Marshfield Public Library
Fond du Lac Family YMCA
YMCA at Pabst Farms
Sealed Air YMCA – West Branch
Kettle Moraine YMCA
Lake Country Lutheran High School
St. Ann's Intergenerational Respite Center
Shepherd's Ministries Student Housing
Roncalli Catholic High School
Wisconsin Lutheran College
Concordia University of Wisconsin
Mt Mary University
Cardinal Stritch University
St Martin of Tours Church
St Luke Church and School
St Matthias Church and School
St Patrick Church
St Joseph Church and School
St Benedicts Abbey and Retreat Center
Brookfield Christian Reformed Church
Divine Mercy Parish Center
St John's School
Mt Calvary Lutheran School
St Mary and St Antonious Orthodox Church
Spring Creek Church
Sojourney Family Peace Center



In all of the cases above, fundraising assistance was a critical piece of the puzzle. Zimmerman's development and public relations department assisted in the development of promotional strategies and in developing local support on sensitive facility expansion proposals.

IN HOUSE SERVICES

Zimmerman's staff of 100 is comprised of individuals representing multiple building design disciplines including:

- | | |
|-------------------------------------|------------------------------|
| - Architectural Planning and Design | - Interior Design |
| - Electrical Engineering | - Mechanical Engineering |
| - Plumbing Engineering | - Landscape Architecture |
| - Structural Engineering | - Space Planning |
| - Cost Estimation | - Specifications Development |
| - Quality Control | - Graphic Design |
| - Sustainable Design | - Move Management |

STAFF BREAKDOWN

- Registered Architects	27
- Cost Estimators	1
- CAD Technicians	34
- Specification Writers	1
- Interior Designers	5
- Lighting Designer	1
- Landscape Architects	2
- Structural Engineers	5
- Electrical Engineers	3
- Mechanical Engineers	5
- Plumbing / Fire Protection Engineers	2
- Civil Engineer	1
- Field Administration	1
- Administrative	14
Total:	102



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Counsilmann · Hunsaker

AQUATICS FOR LIFE

History

Counsilmann-Hunsaker was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes. In his extensive coaching career and subsequent writings, James E. "Doc" Counsilman, Ph.D., revolutionized competitive swimming through research and innovation, along the way training numerous Olympic and National champions. One was Joe Hunsaker, a former three-time National Champion and World Record holder. With Doc Counsilman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today's foremost authorities on design, construction, operation and management of aquatic facilities.

What Sets Us Apart

With more than 45 years of experience in designing thousands of national and international aquatic projects of every size and complexity, our experience includes newly designed and renovated pool projects for all market sectors: Park & Recreation, Education, Hospitality and Wellness. Our project types include competition venues, leisure pools, waterparks, therapy pools and spas.

We have completed hundreds of Facility Audits of existing facilities and Feasibility Studies for the development of new or existing facilities. To complete this work effectively, our firm has studied more than 1,000 facilities to help benchmark the creation of your new facility.

Our firm consists of an integrated team of designers, engineers and operational specialists with unrivaled aquatic industry experience. Our team brings exceptional collaboration skills and new project designs for the delivery of a high quality, creative aquatic facility. Our operational specialists will be there to assist you in preparing for a successful grand opening and will be your aquatic knowledge partner to ensure your facility achieves operational success for years to come.



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Full Circle of Services

Counsilman-Hunsaker offers a full circle of aquatic services from an existing facility evaluation to comprehensive concept development; from project visioning through design, engineering and construction administration to business management and aquatic operations. These services are completely customized and configured in a variety of ways to precisely fit the needs, desires and objectives of the owner/operator and the project team.

Design Services - From project visioning and development through sealed engineering drawings. We do it all. Our success is based upon our understanding that our mission is to provide a result that is exceptional within your budget and to maximize the design process among the other team members.

Feasibility Study - A comprehensive approach that is used to analyze the operational and economic impact that would result from the creation and operation of a new or renovated facility. It provides the due diligence on the "think- it- through" side and reveals valuable insights and information before groundbreaking.

Aquatic Operations - At Counsilman-Hunsaker, our goal is to positively affect our client's day- to- day operations and to maximize the ability to serve aquatic users. Our in-house swimming pool operators can assist with on-site facility operations, provide site specific business plans, educate future pool operators in industry required training and certification as well as prepare a facility-specific standard operations procedure manual. In fact, our experience in the operations of aquatic facilities has armed our professionals with the ability to evaluate the overall efficiency of your aquatic program. We understand that success doesn't end with an award-winning design.

Facility Audit - Many existing facilities appear to be on the brink of demise but frequently there are years left of productive life. Counsilman-Hunsaker's evaluation of an existing pool and/or natatorium can provide a valuable professional analysis to give you the information to make a knowledgeable decision regarding repair, renovation or replacement.



Choosing Counsilman-Hunsaker assures that your new aquatic facility will be innovative, attractive, manageable, and will also enhance the lives of the users.

2. UNDERSTANDING OF PROJECT

We understand the City of De Pere is interested in executing a study to help define the needs of the City and the general public in relation to the removal and replacement of an outdoor Aquatic Center located in V.F.W. Park. The Design team will assist the City in determining the size, location, features, costs and operating budgets involved with a new outdoor Aquatic Center and supporting locker room and administration building.

We understand the following site features will be razed and replaced, ideally in the same or near to the same location, contingent upon successful study and approval:

- Aquatic Features
 - 309,000 gallon main pool, including diving well and diving boards
 - 3,800 gallon baby pool
 - Pool equipment, pumps, filters, controls, etc.
 - Perimeter fencing
- Structures
 - Locker room building
 - Pump house / equipment building
- Site Features
 - Site concrete immediately surrounding the building
 - Pool deck
 - Lighting
 - Landscaping (only as required by demolition access and new location)

We understand the following parking and site components are expected to remain as is, without unnecessary modification:

- Concessions Building
- Storage shed/shelter
- Community Center
- Three existing parking lots and connecting drive lanes
- Soccer and softball fields
- Tennis and Basketball Courts
- Playground (City is considering relocating – final location TBD)
- Site Utilities (preserved and reused to the greatest extent possible)



Site Understanding

Our understanding of the existing site conditions at the VFW park site is comprised of data researched from County and local digital sources as well as conversations related to the project.

Further understanding and detailed utility and grading info will be determined as we proceed with the actual planning and design for the schematic master plans for the site.

The existing property appears to be a collection of parcels which are all owned by the City. Preliminary historical research shows the lands as farmlands before it transitioned to parkland. There are existing utilities serving the site currently including sanitary sewer, water and storm sewer. The proposed concepts would look to re-use those existing utility connections. (See *Utility and Parcel Exhibit at right*)



The overall topography and grading for the existing site shows the pool area at the top of a slight high point on the site, with the drainage heading east and west from each side of the pool area. Existing drainage conditions would be maintained unless there was reason to alter the overland flow. (See *grading and topography Exhibit at right*)



Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

3. SIMILAR PROJECTS



Kettle Moraine YMCA Expansion (Family Natatorium)
West Bend, Wisconsin

Cost : \$4,000,000

Size : 14,000 s.f.

Completed : 2011

As the most recent of several recent addition and expansion projects that Zimmerman has programmed and designed for the Kettle Moraine YMCA, the family natatorium project will provide a new thematic pool space that includes:

- a zero depth wading pool
- lazy river
- plunge pool
- whirlpool
- tube slide from a stair tower
- small play structure
- Children's slide
- tipping buckets and other children's activities



Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)



Sealed Air YMCA
Mt. Pleasant, Wisconsin

Cost : \$11,300,000

Size : 65,000 s.f.

Completed : 2012

Zimmerman was engaged to program and design a free-standing, satellite YMCA branch for the Racine Family YMCA. In addition to all of the Y's traditional fitness / wellness and recreation offerings, major components of the facility include a family natatorium and a child-care center for 88 children operated by an outside agency. The project incorporates the Y's recently introduced brand communications package and is currently going through LEED certification.



Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)



Lunda Community Center
Black River Falls, Wisconsin

Cost : \$20.6 million

Size : 118,000 s.f.

Completed : 2016 (anticipated)

Zimmerman was engaged by members of the community, along with key designates from a local financial foundation that pledged major financial support, to develop plans and designs for a vibrant multi-generational community center in Black River Falls. Major program elements identified as desirable were a health and wellness center, expansive gymnasium spaces, a child-watch center, aquatic center, a multi-generational center, technology enabled community resource center and a Boys and Girls Club Center. As part of the assignment, Zimmerman evaluated a variety of site locations before consensus began to emerge which fit the building into an existing campus of school and community owned buildings – creating a Black River Falls community campus. The project involved stakeholder participation from the City of Black River Falls, Black River Falls School District and the Chippewa Valley Boys & Girls Club.





Pewaukee Lake Pavilion

Pewaukee, Wisconsin

The City of Pewaukee, as part of an overall lakefront master-plan, identified the need for a public pavilion facility which includes the following amenities: public toilets, outdoor swimmers shower, terraced observation deck for lakefront events, concessions / ice-cream parlor and covered dining area. The building's exterior character echoes the city's former 19th Century railroad depot architecture. By utilizing similar materials and roofline, the heritage of the city is accentuated while giving the community a new landmark building on its prominent waterfront.





Zachariah's Acres Respite Camp

Oconomowoc, Wisconsin

Zimmerman Architectural Studios was engaged to plan and begin preliminary design for a campus of buildings for children with mental and physical disabilities to see nature and be in nature. Planned facility goals for Zachariah's Acres include:

- Provide a 15 bed respite care center in a rural agricultural setting for special needs youngsters that give parents a break from their children as well as give the resident youngsters a rest from their parents.
- Enhance the opportunity to experience nature – smell the leaves, feel the breeze while fishing, ride a horse, go on a short hike, attend a bonfire, watch a sunset or sunrise, look at the stars or otherwise experience what many often take for granted.
- Help foster positive interaction and socialization between respite residents and hospice residents at Angles Grace developing a synergy for future projects.
- Focus on environmentally sensitive and sustainable development that lowers energy costs and provides a healthy place to stay.
- Preserve the landscape and manage agricultural themed activities including animal visits planting crops

To achieve these goals, a variety of indoor and outdoor spaces are being planned and designed to accommodate campers, family members, staff and administration in a safe, secure, inviting environment.



We Energies –

Wisconsin State Fair Energy Park Education Center

West Allis, Wisconsin

Conceived, designed and constructed to provide an educational venue demonstrating energy efficiency in the home as well as We Energies commitment to the environment this exhibit features several stages, concessions area and several demonstration areas. Educational programs, in addition to efficient energy usage, include demonstrations on horticultural, Birds of Prey, agriculture and renewable energy.



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Camp Whitcomb Mason Pool Replacement
Boys and Girls Club of Greater Milwaukee
 Hartland, Wisconsin

An iconic summertime institution in Southeast Wisconsin Since 1911, Camp Whitcomb Mason has welcomed thousands of young people for outdoor adventures, comradeship and the chance to learn in a fun and safe environment. One of several projects Zimmerman has collaborated with the camp on was this replacement of a deteriorating pool and construction of new shower/locker facilities. The focus was on achieving maximum energy efficiency while not drastically modifying the environmental footprint. Zimmerman also provided the master plan for a potential future environmental orientation and education center.



Environmental Orientation & Education Center - A Gold LEED Certified Proposal
 Camp Whitcomb Mason

zimmerman



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Aquatic Zoo Mt. Vernon, IL



The safari-themed Aquatic Zoo represents the city's long-time desire to develop a unique aquatic experience in southern Illinois. The facility is themed around a zoo atmosphere reflecting the recently-closed city zoo, which was precious to many in the Mt. Vernon area; and therefore, the "aquatic zoo" was born.

The waterpark evolved from public ideas, studies, and numerous planning hours. Multiple bodies of water, such as a lap pool and zero-depth entry leisure pool with engaging activities, were built not only for Mt. Vernon residents, but for the entire region.



Supporting the theme is the park's mascot, Leo the Lion, a drinking fountain and longtime "resident" of the city's Veterans Park. Leo is back-dropped by interactive animal spray features, water geysers, fountains, an alligator walk suspended between two trees, two spiral waterslides that empty into a lazy river, and numerous landscaped areas that allow childlike fantasies to emerge in a jungle of grasses, flowers and trees.

The new 17,000 sq. ft. aquatic center features:

- 3,500 sq. ft. Competition Pool
 - Six 25-yard lap lanes with starting blocks
 - One and three-meter springboards
- 7,500 sq. ft. Leisure Pool
 - Lazy river
 - 30-foot tall "Jungle Chute" body slide
 - 266-ft. "Tropical Cyclone" dual-rider tube slide
- 3,600 sq. ft. "Rain Forest" Sprayground
 - Safari-themed play structure and spray features
 - Ground sprays
 - Audio-equipped animal spray features

Awards:

'Outstanding Facility and Park' Award
Illinois Park and Recreation Association

Reference:

Mr. George H. Bryant, CPRP
Former Parks and Public Facilities Director
Parks and Recreation Department
City of Mt. Vernon
Phone: 618.731.3106
Email: gbtreedoc@hotmail.com
Project Cost: \$5,500,000
Aquatics Cost: \$2,400,000
Date Completed: May 2014

Services Provided:

Feasibility Study: 2012
Aquatic Design & Engineering: 2014

CPO Training

Counsleman-Hunsaker provided a site-specific systems and operations training following the nationally recognized guidelines of the National Swimming Pool Foundation (NSPF) Certified Pool/Spa Operators course. This course emphasized and concentrated on systems and procedures to be used at the Aquatic Zoo.



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Boomtown Bay Family Aquatic Center Burkburnett, TX



In 2013, the City of Burkburnett sought a consultant to provide a conceptual design and feasibility analysis for a new outdoor family aquatic facility and related site improvements. The team of Counsilman-Hunsaker and Kimley-Horn and Associates were retained to develop concepts for the city by combining creative water play areas for various age groups in a safe, friendly atmosphere to meet the needs of the Burkburnett citizens and the surrounding communities.

As a result of the study, the project was approved by the citizens and the city decided to move forward with the design of the new 11,000 sq. ft. Boomtown Bay Family Aquatic Center that includes:

2,500 sq. ft. Lap Pool

- Four 25-yard lap lanes
- 1-meter diving
- One open and one enclosed slide

8,000 sq. ft. Leisure Pool

- Zero depth entry
- Participatory play structure and tot slide
- 365 ft. lazy river with various spray features
- Vortex

Reference:

Mr. Gordon W. Smith, CPM
Director of Public Works
501 Sheppard Rd.
Burkburnett, TX 76354

Phone: 940.569.2263

Email: gsmith@burkburnett.org

Project Cost: \$4,400,000

Aquatics Cost: \$1,750,000

Date Completed: June 2015

Services Provided:

Feasibility Study: 2013
Aquatic Design & Engineering: 2015
Aquatic Operations: 2015

Aquatic Operation Services:

After completing design services for the aquatic center, the city retained the team of Counsilman-Hunsaker and Sports Facilities Management to provide Pre-Opening Services which included:

- Recruiting an experienced General Manager with experience in the local community
- Developing a Standard Operating Procedures Manual
- Development of Swim Lesson and Instructor Training program
- Developing an organizational chart, job descriptions and accountabilities for key personnel
- Recommendations for selection of vendors
- Facilities training for management personnel
- Grand opening support

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Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)



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AQUATICS FOR LIFE

Crystal Lake Park Family Aquatic Center Urbana, IL



The Urbana Park District Board of Commissioners committed to replacing Crystal Lake Park Pool through the passage of a property tax referendum. With broad community support, the first step was to create a concept plan to estimate construction and operating costs of the pool and bathhouse footprint with its desired amenities. Staff and citizens worked together in studying other pools in operation to see how their amenities would best suit the citizens of the Urbana Park District.

Counsleman-Hunsaker, in partnership with Ratio Architects, assisted the park district in the collection and evaluation of data and gathering community input. The team developed multiple concepts and analyzed financial impacts to act as a guide for the replacement of Crystal Lake Pool.

Pleased with the results from the study, Crystal Lake Park Family Aquatic Center opened to rave reviews in July 2013. Integrated into Urbana's oldest park, the new \$7.2 million outdoor aquatic center was designed to serve a wide segment of Urbana's population. The resulting 15,000 sq. ft. facility creates a fun and attractive environment including:

- 5,200 sq. ft. Competition Pool
 - Eight 25-meter lap lanes with ADA ramp entry
 - Water basketball
 - Depths ranging from 3 ft. 6 in. to 6 ft. 6 in.
- 7,700 sq. ft. Leisure Pool
 - Zero beach entry
 - Interactive play structure
 - Underwater shelf for sunbathing
 - Vortex
 - Open and closed flume waterslides
- 1,700 sq. ft. Plunge Pool
 - Drop slide
 - One-meter diving board
 - 17-foot-high climbing wall
 - Depths ranging from 12 ft. to 12 ft. 6 in.

Reference:

Mr. Tim Bartlett
Executive Director
Urbana Park District
303 W. University Avenue
Urbana, IL 61801
Phone: 217.367.1544 ext. 208
Email: tabartlett@urbanaparks.org

Project Cost: \$7,200,000
Aquatics Cost: \$3,000,000

Date Completed: July 2013

Services Provided:

Feasibility Study: 2010
Aquatic Design & Engineering: 2013

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Counsleman-Hunsaker
AQUATICS FOR LIFE

Frontier Pool Bartlesville, OK



Opening Day Support

Following design, Counsilman-Hunsaker provided construction administration as well as opening day support by being present to assist staff with two soft openings and the Grand Opening. The Counsilman-Hunsaker support included working side-by-side with the pool staff to discuss operational protocols, water chemistry guidelines, pool water balance, and chemical controller operations. A Standard Operating Procedure Manual was supplied for the city which included city procedures, policies, forms, job descriptions, rules, rates, and guidelines required for running an aquatic facility.

In March 2008, the City of Bartlesville, Oklahoma, commissioned Counsilman-Hunsaker to conduct swimming pool audits for two outdoor swimming pools: Frontier Pool (built in 1970) and Sooner Pool (built in 1979). Recommendations and cost estimates to repair/replace the physically and functionally obsolete pools were provided.

In July 2008, Counsilman-Hunsaker completed a Feasibility Study to educate the city representatives on new aquatic trends and features. From the information retained from this report, the city representatives voted to replace Frontier Pool with a new aquatic center and close the Sooner Pool and add a sprayground adjacent to the pool. The new facility which replaced Frontier Pool, designed by Counsilman-Hunsaker, includes:

5,300 sq. ft. Recreation Pool

- Dual flume waterslide tower
- Participatory play feature
- Vortex
- Current channel
- Zero depth entry
- Water basketball
- Themed tot slide
- 925 sq. ft. sprayground with signature tipping bucket feature
- Shallow water spray features
- Numerous shade structures
- Renovated bathhouse and new concession area

Awards:

2010 - 'Build Oklahoma' Award

Reference:

Mr. Terry Lauritsen, P.E.
Director of Water Utilities
City of Bartlesville
401 South Johnstone Avenue
Bartlesville, OK 74003

Phone: 918.338.4251

Email: tlaurit@cityofbartlesville.org

Project Cost: \$2,300,000

Aquatics Cost: \$1,200,000

Date Completed: May 2010

Services Provided:

Facility Audit: 2008

Feasibility Study: 2008

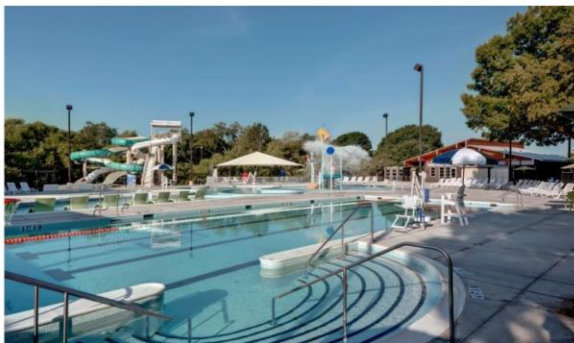
Aquatic Design & Engineering: 2010

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AQUATICS FOR LIFE

Heights Family Aquatic Center Richardson, TX



In 2009, MHS Planning & Design LLC and Counsilman-Hunsaker were retained by the city to conduct a feasibility and master planning study for the creation of a new aquatic facility, aiming to meet the needs of their citizens for the next 50 years. The city responded favorably to the recommended strategy to design an outdoor aquatic center largely because families in this progressive community demanded a more interactive and enjoyable experience.

Designed by Brinkley Sargent Architects and Counsilman-Hunsaker, Heights Family Aquatics Center opened in July 2013, replacing the existing 50-year-old public pool. Richardson residents achieved a milestone in the renewal of one of the city's more established neighborhoods with something new and blue. It is the first aquatic facility the city has built in decades. The aquatic center is located next to the new Heights Recreation Center, which opened in May 2013. Both facilities were funded through the 2010 Bond Program and are designed to fit with the surrounding neighborhoods' midcentury modern architecture. Amenities of the aquatic center feature:

8,400 sq. ft. Leisure Pool

- Current channel
- Wet deck with multiple lounge chairs
- Vortex
- Water basketball
- Instructional water area
- Zero entry with interactive play unit
- Grand Stair entry
- Four 25-yard lap lanes
- Double-flume waterslide with runouts

660 sq. ft. tot pool with play structure, tot slide, and spray features

Publications and Awards:

2014 - 'Architectural Showcase'

Athletic Business magazine

2014 - 'Recreation Facility Design Excellence' Award

TRAPS North Region Conference

Reference:

Mr. Chris Cottone

City of Richardson

PO Box 830309

Richardson, TX 75083-0309

Phone: 972.744.7894

Email: christopher.cottone@cor.gov

Project Cost: \$4,400,000; Aquatics Cost: \$1,750,000

Date Completed: July 2013

Services Provided:

Feasibility Study: 2009; Aquatic Design & Engineering: 2013

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Counsleman Hunsaker
AQUATICS FOR LIFE

Jury Pool
New Haven, IN



The New Haven Park & Recreation Department has provided quality aquatic facilities and programs for over 40 years. A committee was formed in November of 2005 to study the feasibility of replacing Jury Memorial Swimming Pool, which had pool structural issues, safety concerns, and a growing list of ongoing maintenance costs. Through the survey process, the citizens of the New Haven community identified their wants and needs which included demolishing the existing pool and replacing it with a new outdoor family aquatic facility.

After two summers without a community pool, the residents of New Haven and the surrounding areas were full of anticipation for the June 2011 Grand Opening of the new Jury Memorial Pool. The pool was transformed into an aquatics park showcasing two bodies of water with the latest trend, in combining recreation, competition and instructional water spaces. The pool amenities include:

3,500 sq. ft. Competition Pool

- Six lane 25-yard lap lanes
- One-meter springboard diving

5,400 sq. ft. Recreation Pool

- Two waterslides
- Interactive aquatic play features
- Current channel
- Vortex
- Zero entry
- Children's play feature with waterslide
- Dumping buckets
- Water spray features

Reference:

Mr. Mike Clendenen
Superintendent
New Haven-Adams
Township Park and Recreation Department
P.O. Box 157
New Haven, IN 46774

Phone: 260.749.2212

Email: mclendenen@newhavenin.org

Project Cost: \$4,000,000

Aquatics Cost: \$1,500,000

Date Completed: June 2011

Services Provided:

Aquatic Design & Engineering

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Lions Park Aquatic Center Boonville, MO



Lions Park Aquatic Center is a new \$3.5 million aquatic facility, which replaced the city's outdated swimming pool. The new aquatic facility, designed by Counsilman-Hunsaker and Peckham and Wright Architects, has over 9,300 sq. ft. of water.

The Grand Opening of the new aquatic center was held in May 2011. The new facility includes an outdoor multi-purpose pool and outdoor water sprayground. A bathhouse complete with men's and women's locker rooms, family changing rooms, operations offices and concession stand was also included in the design.

The aquatic complex embodies the community's needs and objectives by combining leisure areas and fitness/competitive swimming programming spaces. The family waterpark has something for everyone to enjoy such as:

9,300 sq. ft. Recreation Pool

- Zero entry children's play area with interactive play feature
- Lily pad walk
- Therapy bench seating
- Open flume slide
- Closed tube slide
- Double drop slide
- Six lane 25-meter competition pool with two 1-meter diving boards

1,540 sq. ft. Sprayground



Reference:

Mr. Gary Nauman
Director of Parks
City of Boonville
1221 11th Street
Boonville, MO 65233

Phone: 660.882.7447

Email: gary.nauman@boonville-mo.org

Project Cost: \$3,700,000

Aquatics Cost: \$2,000,000

Date Completed: May 2011

Services Provided:

Feasibility Study: 2003

Aquatic Design & Engineering: 2011

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Counsilman Hunsaker
AQUATICS FOR LIFE

Pirates Bay Family Aquatic Center Baytown, TX



Opening Day Event / Standard Operating Procedure Manual
Counsilman-Hunsaker prepared the City of Baytown with job descriptions, Texas health code requirements, on-site workshops to understand water chemistry and proper use of the pool equipment. A Standard Operating Procedure Manual was written for the new aquatic staff, covering all the necessary information and procedures for a long lasting, properly run aquatic center.

As identified in the 2007 Baytown Marketing Development Plan, the city residents pointed to a need for a large family aquatic center to draw from inside and outside their community. The Wayne Gray Sports Complex, located near a major highway and an ample footprint to add attractions and accomplished this goal.

From this Marketing Development Plan, Counsilman-Hunsaker was retained to be part of the design team for an addition to the Wayne Gray Sports Complex. The addition includes 22,000 sq. ft. of water space. Amenities include:

- 25-yard lap/fitness pool
- Two pirate-themed children's play features
- Pirate-themed crossing activity
- 670 ft. lazy river
- FlowRider
- Bowl slide
- Four lane mat racer slide
- Two body flume waterslides with run outs
- Two raft waterslides
- Two zero beach entries
- Climbing wall
- Wet deck with bubblers, spraying palms, and pirate-themed features

Following another major expansion in 2014, the facility boasts a new 10,000 sq. ft. wave pool, 700 sq. ft. sprayground, and two signature waterslide rides (Boomerango and Colorado Drop) as well as a new 3,350 sq. ft. concessions building and a 3,300 sq. ft. wave pool building.

Reference:
Mr. Scott Johnson
Parks and Recreation Director
City of Baytown
P.O. Box 424
Baytown, TX 77522-0424
Phone: 281.420.6599
Email: scott.johnson@baytown.org

Date Completed: May 2010
Expansion Completed: May 2014

Project Cost: \$10,500,000
Aquatics Cost: \$6,100,000
2014 Expansion Cost: \$6,700,000

Services Provided:
Feasibility Study: 2007
Aquatic Operations: 2010
Aquatic Design & Engineering: 2010 & 2014

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Rock 'N River Family Aquatic Center Round Rock, TX



Before



After



After



After

In 2003, Counsilman-Hunsaker performed a feasibility study to evaluate options for developing a new outdoor aquatic center in Old Settler's Park. Each approach was analyzed for the required scope of work, programming benefits, and project costs. Based on the analysis of the study, the community voted to build a new outdoor aquatic center, which completed in 2006.

Over the years the facility experienced overcrowding and the need to expand had become inevitable. In 2014, the Parks and Recreation Department once again retained Counsilman-Hunsaker for a much needed expansion; making it a premier waterpark. The expansion increased the park's capacity from 600 to 1,600 guests and was aimed to significantly improve and expand useable program space, and provide upgraded and modernized amenities for the community.

The 113,000 sq. ft. family-friendly aquatic center boasts the latest in state-of-the-art amenities including:

3,500 sq. ft. Activity Lagoon

- Jumping platform
- Dropslide
- Stair entry
- Waterfall
- Climbing wall
- Water features

5,000 sq. ft. Adult Pool

- Zero entry
- Lounging area
- Swim up bar
- Volleyball and water basketball
- Three stair entries
- Varies spray features

300 sq. ft. "Splashville" sprayground

- Includes 51 spray features such as waterslides, tipping buckets, down jet, hose jets, tipping cones, a water curtain, water guns, and net obstacles

Reference:

Ms. Aimee C. Reiswig, Project Coordinator
City of Round Rock
P.O. Box 1057
Round Rock, TX 78680
Phone: 512.244.0600

Email: aimee.reiswig@chasco.com

Original Project Cost: \$2,800

Date Completed: June 2006

Expansion Cost: \$6,600,000

Date Completed: June 2016

Services Provided:

Feasibility Study: 2003

Aquatic Design & Engineering: 2006 & 2016

Dallas ■ Denver ■ Los Angeles ■ St. Louis
www.chh2o.com

Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

4. REFERENCES

Fond du Lac Family YMCA

Greg Giles - CEO / Executive Director
Fond du Lac Family YMCA
90 West Second Street
Fond du Lac, WI 54935
(920) 921-3330 ext. 13

ggiles@fdlymca.org



Racine Family YMCA - West Branch

Jeff Collen - CEO / Executive Director
Racine Family YMCA
725 Lake Avenue
Racine, WI 53403
(262) 634-1994

jcollen@ymcaracine.org



Kettle Moraine YMCA Expansion and Natatorium (combined)

Rob Johnson - CEO / Executive Director
Kettle Moraine YMCA
1111 W. Washington St.
West Bend, WI 53095
(262) 247-1005

rjohnson@kmyymca.org



La Crosse Boys and Girls Clubs Terry Erickson Branch Expansion La Crosse, Wisconsin

Mike Desmond, Executive Director
Boys and Girls Club of Greater La Crosse
1331 Clinton st.
La Crosse, WI 54603

mike.desmond@bgcgl.org



City of Appleton Jones Park Design Appleton, Wisconsin

Dean R. Gazza, CPRE, CFM, LEED-AP
Director of Parks, Recreation and Facilities Management
1819 E. Witzke Blvd.
Appleton, WI 54911
920-832-5905 ph.

dean.gazza@appleton.org



Lac Lawrann Visitors Education Center – West Bend Parks and Recreation Dept. West Bend, Wisconsin

Craig Hoepfner
City of West Bend
1115 S. Main Street
West Bend, WI 53095
262-335-5080

Hoepfnerc@ci.west-bend.wi.us



Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

5. TIMELINE

We anticipate a minimum 4 month duration for this study. The availability of information and the amount of study required on some design components could extend the overall timeframe. The work effort breaks down into 5 different stages, all planned around the 4 necessary meetings with the City and the public.

Stage 1 2 weeks

Upon project award, notice to proceed and a signed contract, the design team will commence preparation for the kick off meeting with the City of De Pere staff representatives. Existing information, as-built drawings, topographic / utility survey (if available) and other data will be collected. Design team will request the following types of information:

- Current topographic / utility survey (not included in our fee)
- City water pressure report
- City water quality/hardness report
- Operations analysis checklist, including utility rate information, operational staffing costs, contractual service contracts and commodities used.

Kick-off meeting, site tour and meeting documentation conclude Stage 1. Architect and Aquatic Designer representatives will attend the meeting.

Stage 2 4 weeks

Using information gathered before and during the kick-off meeting and site tour, design team will immediately begin preparation for the public information gathering meeting. Additionally, email survey questions will be formulated, compiled and reviewed by City Staff. Upon finalization of the survey content, the City will distribute the survey to city residents approximately half way through Stage 2. Design team would request survey results be returned in time for the end of Stage 2, which culminates in the public information gathering meeting.

Public information gathering meeting, survey summary and meeting documentation conclude Stage 2. Architect and Aquatic Designer representatives will attend the meeting.

Stage 3 4 weeks

Design team will immediately commence work on three conceptual site / aquatic center layouts. Layouts will include recommendations and expertise from in-house engineering disciplines such as plumbing, electrical, HVAC, structural, civil and landscape architecture. Aquatic center design expertise will be provided by Counsilman Hunsaker, working closely with the in-house engineering and architectural design staff.

Presentation of the three concept layouts and budget estimates, selection of one layout for further development and meeting documentation concludes Stage 3. Architect, Aquatic Designer and Civil engineering representatives (pending complexity of site related design issues) will attend the meeting.

Stage 4 4 weeks

Design team will continue to develop the selected concept layout and will incorporate comments and changes discussed at the presentation meeting. Design team will prepare capital and operational budgets.

Presentation of the developed concept plan and budgets concludes Stage 4. Architect and Aquatic Designer representatives will attend the meeting.

Stage 5 2 weeks

Design team will prepare final design documents based on comments received in the previous meeting.

Delivery of final documents concludes Stage 5 and the design contract.

6. FEE

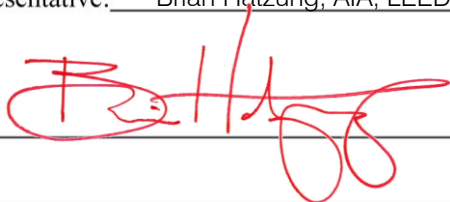
Proposed Fee Schedule

Company Name: Zimmerman Architectural Studios, Inc.

Company Address: 2122 West Mt. Vernon Avenue, Milwaukee, WI 53233

Company Address: _____

Company Representative: Brian Hatzung, AIA, LEED-AP – Vice President

Signature:  _____

Item	Fee
Aquatic Center Design at FVW Park	
Kickoff Meeting with City Staff. Gather Existing Information and Perform a Site Visit	\$ 5,346.00
Development a Public Involvement Survey. Summarize Results	\$ 2,970.00
Conduct Information Gathering Meeting with Park Board, Staff, Stakeholders and Public	\$ 5,940.00
Develop Three Concepts for the Aquatic Center and VFW Park Master Plan, Including Capital Costs	\$ 19,602.00
Present Concepts to the Park Board and Public at a Meeting	\$ 5,346.00
Develop One Concept Based on Meeting. (Including Capital Cost, operational budget projection, and staffing plan)	\$ 11,880.00
Present Refined Concept to the Park Board Meeting	\$ 1,782.00
Make Final Changes to the Concept and Prepare Capital Cost	\$ 6,534.00
Total Fee	\$ 59,400.00

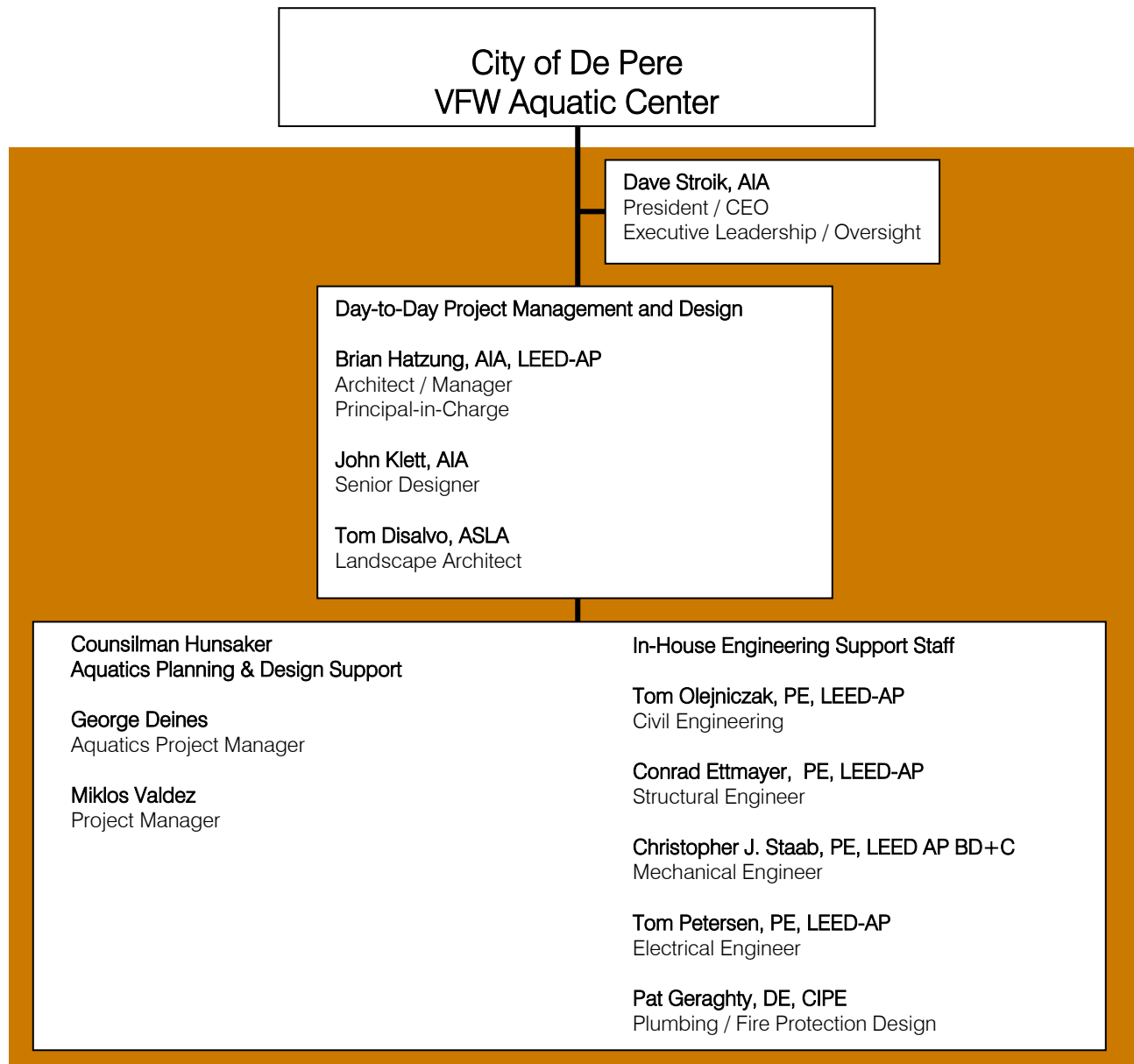
Zimmerman recommends the City of De Pere contract for surveying services of VFW Park. These costs could range between \$5,000 – \$8,000 and are not included in our fees.

Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.*)

6. PROJECT STAFFING AND RESUMES

Zimmerman Architectural Studios has been operating as a true single source building design firm, providing in house architectural planning and design services, interior design, landscape architecture as well as all engineering disciplines including structural, mechanical, electrical (includes telecommunications and lighting design) and plumbing and fire protection design through our in-house engineering design affiliate, Harwood Engineering Consultants. Nearly all of the recreation center / facilities experience presented in this submission involved the full participation of our in-house design staff.

Our team structure features the leadership of Architect / Manager Brian Hatzung, AIA, LEED-AP. Hatzung is a Vice President and Principal with Zimmerman Architectural Studios and manages Zimmerman's Community Center / YMCA / Fitness / Wellness planning and design studio. Hatzung will be the day-to-day project contact for the City of De Pere VFW project. Hatzung's team has been responsible for the delivery of planning and design of nearly a half million s.f. of planned and designed community center and YMCA's, involving new facilities, renovations and addition / remodeling projects, in the last 10 years. These projects utilized traditional design / bid / build, design / build, construction management and owner's representative methodology.



Attachment: Proposal.Zimmerman (5820 : Consider Proposal for Aquatic Design.)

David L. Stroik, AIA

President / CEO
Project Partner / Executive Oversight
Zimmerman Architectural Studios, Inc.

Experience:

President / CEO: 15 years
Firm Principal – Architect / Manager: years

Education:

B. Architecture 1972
M. Architecture 1974
University of Wisconsin-Milwaukee

Registration

Architect 1975



Mr. Stroik will provide executive oversight for architectural planning and design and will maintain close supervision over the design team. With over 30 years of experience in the practice and management of a variety of architectural projects, (including projects completed in the academic medical center environment) his guidance adds to the team's strength. Mr. Stroik will work closely with the programmers, planners, and client providing team leadership for the duration of the project.

Pertinent Projects:

- Fond du Lac YMCA and Boys & Girls Club Expansion
- Black River Falls Community Center and Boys and Girls Club Design
- South Wood County YMCA
- Sealed Air Family YMCA and Child Care Facility – West Branch
- Lafayette (IN) Family YMCA Planning and Design
- YMCA at Pabst Farms
- Kettle Moraine YMCA
- University of Wisconsin-Madison
 - Sports Medicine Center
 - Wisconsin Institutes for Medical Research
 - School of Business (1993) & Addition 2005
 - Veterinary Medicine Teaching Hospital Study
 - Red Gym/Amory Historic Structures Report
 - Nursing School Master Plan
 - Mechanical Engineering
 - Primate Center
 - Kohl Center (collaboration)
- University of Wisconsin Usports Study
- Mount Mary University Bloechel Recreation Center
- GE Fitness Center
- The Ponds, Brookfield
- Jefferson School Playground-Wauwatosa
- Eagle Vail, CO Ice Rink
- Pettit National Ice Center
- Saratoga Springs Ice Center, NY
- Southeast Wisconsin Hockey Association Ice Facility (preliminaries)
- Racine Festival Hall & Colonnade
- Leigh Yawkey Woodson Outdoor Sculpture Museum
- Milwaukee Lakefront Masterplan
- Bradley Center
- Howard G. Mullett Ice Center
- Naga-Waukee Park Ice Arena

Brian Hatzung, AIA, LEED-AP

Vice President
Architect / Manager

Experience:

Project Architect – Architect / Manager: Since 1999

Education:

B. Architecture 1999 | University of Wisconsin-Milwaukee
M. Science Management 2011 | Cardinal Stritch University

Registration:

Registered Architect – #9755
United States Green Building Council LEED-TM Accredited Professional



Mr. Hatzung works closely with the Client, Architect / Manager and planning / design staff to arrive at the most appropriate and economical design solution. He is a LEED certified architect.

Mr. Hatzung will organize the production effort from design development through construction. He coordinates the work of all engineering disciplines and maintains close contact with the client. His experience includes recreational, educational and religious facilities.

Pertinent Projects:

- Kettle Moraine YMCA
 - Family Natatorium Addition
 - Locker Room Renovations
 - Entry Renovation / Expansion & Fitness Center
- Fond du Lac YMCA and Boys & Girls Club Expansion
- Black River Falls Community Center and Boys and Girls Club Design
- South Wood County YMCA
- Sealed Air Family YMCA and Child Care Facility – West Branch
- Lafayette (IN) Family YMCA Planning and Design
- Wisconsin Lutheran College Athletic Fields
- Mount Mary College Bloechel Recreation Center
- University of Wisconsin-Madison School of Business
- Cardinal Stritch University Bonaventure Hall
- Pewaukee Public Library
- Milwaukee County Zoo Feline Building Addition and Renovation
- Spring Creek Church
- Milwaukee Public Schools
 - Clarke Elementary School Addition and Renovation
 - Burbank Elementary School Addition and Renovation
- St Martin of Tours Catholic Church and School Addition
- St. Ann Intergenerational Balcony Addition
- St. Coletta Remodeling
- Shepherds College Student Housing (CBRF)

John Klett, AIA

Senior Designer

Experience:

Design Architect: 29 years

Other: 5 years

Education:

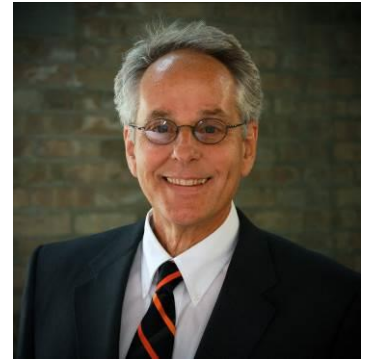
M. Architecture 1978

B. Architecture 1973

University of Wisconsin - Milwaukee

Registration:

1982 Architect



Mr. Klett works closely with the client and project manager to arrive at the most appropriate and economical design solution. His projects have demonstrated that superior planning and architectural design can be achieved within a limited budget.

Mr. Klett has experience with construction documents and is sensitive to problems which arise in the field. He has worked on a variety of projects including YMCA, health and wellness, and community centers.

Pertinent Projects:

- South Wood County YMCA
- Kettle Moraine YMCA
 - Expansion (2004)
 - Family Natatorium planning / design / fundraising
- Boys and Girls Club
 - Camp Whitcomb Mason Environmental Orientation and Education Center
 - Camp Whitcomb/Mason, Pool Replacement - Merton, WI
 - Mardak Center Expansion
- Wauwatosa Hart Park Muellner Community Center Expansion
- West Bend Community Memorial Library
- West Bend Athletic Complex Planning and Design
- Pewaukee Public Library
- Girl Scouts Service Center
- We Energies State Fair Park Energy Center
- Racine Festival Hall & Colonnade
- City of Wauwatosa Muellner Building Expansion
- Blood Center of Southeastern Wisconsin
 - Corporate Headquarters
 - Master Plan
 - Waukesha Donor Station
 - Kenosha Donor Station
 - Racine Donor Station
 - Sheboygan Donor Station

Thomas E. DiSalvo, ASLA

Landscape Architect

Experience:

Landscape Architect - 14 years

Education:

B.S. of Landscape Architecture

University of Wisconsin-Madison, 1999

Registration:

Landscape Architect #0488 (2004) Wisconsin



Mr. DiSalvo collaborates closely with the planning team in developing site and landscape design solutions for a variety of land, site and master planning assignments. His areas of expertise include large-scale public developments, senior housing communities, campus master plans, athletic field design and detailed horticultural projects.

Tom also has experience with schematic development, presentation graphics, hardscape design, construction document preparation and landscape construction administration. As landscape architect, Mr. DiSalvo will perform an important role in the successful plan outcome of this assignment.

Experience:

- Fond du Lac YMCA and Boys & Girls Club Expansion
- Black River Falls Community Center and Boys and Girls Club Design
- South Wood County YMCA
- Sealed Air Family YMCA and Child Care Facility – West Branch
- Lafayette (IN) Family YMCA Planning and Design
- Kettle Moraine YMCA Expansion
- Lac Lawrann Community Visitors Education Center
- Wisconsin Lutheran College Athletic Fields
- Concordia University of Wisconsin Athletic Fields
- Wauwatosa School District Breitlow Field Baseball Complex
- Racine Prairie School Field House
- Urban Tree House
- Pewaukee Library Site/Landscape Design
- Green Bay Botanical Garden Memorial Grove
- Saukville Police Department Landscape Plan (in progress)
- Sharon Lynne Wilson Center for the Arts Site Plan
- Sheboygan Police Department
- Wauwatosa Fire Department (in progress)
- Stoneman Park, Pittsburgh, PA
- Leigh Yawkey Woodson Museum/Sculpture Gardens-Wausau
- University of Wisconsin-Whitewater Campus Plan
- Silverado Country Club, Napa Valley, CA
- Freemont Golf Club, Pleasanton, CA
- Silver Creek Valley Country Club, San Jose, CA



Counsleman Hunsaker
AQUATICS FOR LIFE

George Deines
Project Manager



EDUCATION

University of North Texas - 2000
Bachelor of Arts

Dallas Theological Seminary -
2006

Master of Arts

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2014 - Present

RELEVANT PAST EXPERIENCE

2007-2014:
Aquatics Manager
City of Garland, TX
Parks, Recreation &
Cultural Arts Department

2000-2007:
Aquatics Coordinator
Aquaducks Head Swim Coach
City of Plano, TX
Parks and Recreation Dept.

CERTIFICATIONS/AFFILIATIONS

Aquatic Facility Operator -
National Recreation & Park
Association

Certified Pool Operator - NSPF

PROFESSIONAL BACKGROUND

George Deines specializes in aquatic master planning, business planning, feasibility studies, and operational training and development. With 15 years of aquatic operations experience, including the management of a 4-acre waterpark in Garland, Texas, George understands what it takes to successfully conduct master planning and business planning services by presenting clients with options to repair, renovate, or replace. In addition, George has a vast background when it comes to assisting new pool operators and owners with pre-opening management services, including staff training and facility-specific business plans, and presenting clients with operating manuals, lifeguard training, or the phasing of new amenities.

NOTABLE PROJECTS

San Jose USD - CA	City of Canyon - TX	City of Purcell - OK
Sharon Johnston Park - AL	City of Dallas - TX	City of St. Charles - MO
Smith College - MA	City of Doral - FL	City of Wellsboro - PA
Transylvania County - NC	City of Hilliard - OH	Elmbrook Swim Club - WI
Trinity University - TX	City of Largo - FL	Great Kanawha Aquatics-WV
Wheeling Park District - IL	City of Oklahoma City - OK	Madison County - AL

CONFERENCE SPEAKING

SPICE Up Aquatic Programs - Association of Aquatic Professionals, 2016
Improving Your Culture, Communication and Collaboration - TRAPS North Region Conference, 2016
Effectively Managing Multiple Aquatic Facilities - National Recreation and Park Association Conference, 2016
Better Employee Behaviors, Better Aquatics Operations - Nevada Parks and Recreation, Texas Public Pool Council, 2016
Progression of a Rescue - World Waterpark Association Conference, 2016
Developing KEE Aquatics Staff: Knowledgeable, Efficient, Engaged - Arkansas Park and Recreation Association, 2016
Three Months of Operation Equals One Year's Worth of Work - Oklahoma Park and Recreation Conference and Texas Park and Recreation Conference, 2016
The Do's and Don'ts of Aquatic Facility Planning and Expansion - Association of Aquatic Professionals and Texas Park and Recreation Society, 2015

PUBLICATIONS

"Acronyms We Are Watching," *World Waterpark*, March 2017: 8
"What are the Key Qualities to a Great Leader," *Athletic Business*, January 2016: 24-25.
"Overcoming the 5 Areas of Guest Complaints," *World Waterpark*, February 2015: 38-39.
"Facing the Challenges of Managing Multiple Aquatic Factors," *World Waterpark*, July/August 2015: 28-29
"For Safety's Sake," *Parks and Rec Business*, January 2014.
"Leadership Pitfalls and How to Avoid Them," *Texas Recreation & Park Society*, Spring 2013: 40-41.
"If You Think It's a Rescue, Then It's a Rescue," *World Waterpark*, July/August 2011: 34-45.

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Counsilman Hunsaker
AQUATICS FOR LIFE

Miklos Valdez
Project Manager



EDUCATION

Baylor University - 2006
Bachelor of Arts

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2016 - Present

RELEVANT PAST EXPERIENCE

2014-2016:
Aquatics Manager
City of Farmers Branch, TX
Parks and Recreation Dept.

2006-2014:
Center Supervisor
Aquatics Supervisor
City of Allen, TX
Parks and Recreation Dept.

CERTIFICATIONS/AFFILIATIONS

Certified Pool Operator – NSPF

Lifeguard Instructor Trainer –
American Red Cross

Water Safety Instructor –
American Red Cross

Texas Amateur Athletic Federation
Region VII Swim Commissioner –
2011 - 2014

PROFESSIONAL BACKGROUND

Miklos Valdez specializes in aquatic business planning, feasibility studies, and operational training and development. Miklos has over 10 years of experience in recreation and aquatics as a pool and waterpark manager. His experience and knowledge includes indoor and outdoor facilities, competition pools, swim meet management, customer service and fitness facilities. Miklos' expertise allows him to successfully conduct master planning and business planning services to clients for new facilities and renovations. Miklos also provides clients with pre-opening management services including lifeguard training, customer service training, operating manuals and sustainable programming.

NOTABLE PROJECTS

City of Decatur - IL	City of Roswell - NM	Martin County - FL
City of Durham - NC	City of Piedmont - CA	Pine Bluff - AR
City of Piedmont - CA	Columbia City - IN	Town of Cutler Bay - FL
City of Mitchell - SD	Cheltenham Township - PA	City of Edmond - OK
		Sweetwater UHSD - CA

RELEVANT EXPERIENCE

- Supervised construction and the opening of the Farmers Branch Aquatics Center
- Earned several awards during the new facility opening - "Wave Review Award", World Waterpark Association, TRAPS North Region Promotional Award
- Website administration and construction
- Managed recreation and aquatic budgets exceeding 1.7 million
- Administered and negotiated swim team contracts exceeding \$100K
- Swim Commissioner for TAAF Region 7 (over 2,000 swimmers)
- Registration and Programming Network Administrator

CONFERENCE SPEAKING

Offseason Operations Checklist - Setting up Your Operations for Success - Texas Public Pool Council, Florida Aquatics Council, 2017
So You've Trained Your Lifeguards - Now What? - Texas Public Pool Council, 2017
Baytown, TX Expansions, A Case Study - Florida Aquatics Council Revenue School, 2016
Lessons Learned: Farmers Branch Aquatics Center - North Texas Aquatics Association, 2015

PUBLICATIONS

"A Community of Blessings." World Waterpark Association. November 2016: 48-54.

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Thomas B. Olejniczak, PE | LEED-AP

Civil Engineer

Experience:

Engineer – Since 1997

Education:

Bachelor of Science-Civil Engineering 1997
University of Wisconsin-Platteville (ABET Accredited)
BSCE – Dual Emphasis in Construction & Geotechnical Engineering
Michigan Technological University
Land Surveying- Numerous courses toward State Surveying License

Registration:

Professional Engineer: Wisconsin
Professional Engineer: Illinois

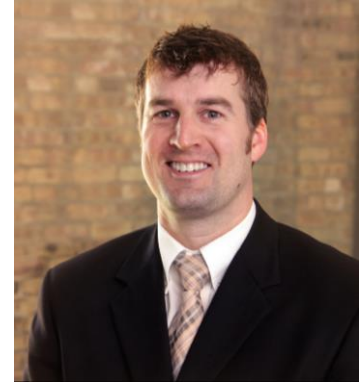
Professional Memberships:

American Society of Civil Engineers, ASCE
American Society of Civil Engineers, Southeastern WI Chapter
American Public Works Association, APWA
Order of the Engineer

Mr. Olejniczak has an extensive background in civil engineering design, coordination and construction management for, stormwater management, site development and redevelopment watermain and sanitary sewer design, roadways, sanitary lift stations, force mains, gravity collection systems, subdivision design, water meter replacement projects, development of grading plans, erosion control plans, grant application writing, and construction permitting.

Pertinent Projects:

- Sealed Air Family YMCA, New Construction - Mt. Pleasant, WI
- Boys & Girls Club of Greater La Crosse, Terry Erickson Center Addition & Renovation - La Crosse, WI
- Lunda Community Center, New Fitness Center For Community and School District - Black River Falls, WI
- Camp Whitcomb/Mason, Pool Replacement - Merton, WI
- Kettle Moraine YMCA, Recreation Pool Addition - West Bend, WI
- Kewaunee County Public Health & Human Services, Building Addition - Kewaunee, WI
- Prairie School, New Synthetic Athletic Field, Village of Wind Point, WI
- Racine Unified School District, Olympia Brown Elementary School, Phase I - Racine, WI
- St Mary's Springs Academy, Addition & Renovation of School & Athletic Facility - Fond du Lac, WI
- United Community Center, Bruce-Guadalupe Community Elementary School - 3-Story Addition & Renovation - Milwaukee, WI
- Washington County Fair Park, New Stage - West Bend, WI
- Waukesha County, Eble Park Ice Arena, Design of New Lateral Water Service - Brookfield, WI
- Wauwatosa East High School, Breitlow Field - Improvements for New Baseball Fields, Wauwatosa, WI
- Western Racquet Club, Site and Pool Improvements - Elm Grove, WI
- Westmore Country Club, Patio Addition - Brookfield, WI
- Wisconsin City Club, Parking Renovations - Milwaukee, WI
- Wisconsin Club, Upgrades to Exterior - Milwaukee, WI
- Zachariah's Acres, 48 Acre Respite Center Development - Oconomowoc, WI
- Sojourner Family Peace Center, New Justice Center, Milwaukee, WI
- Waukesha County, Site Improvement Projects for 2014, 15 & 16 - Waukesha, WI



Conrad Ettmayer, P.E. | LEED-AP

Structural Engineer

Experience:

Engineer – Since 1979

Education:

Bachelor of Science - Civil Engineering | University of Wisconsin-Madison

Master of Science - Civil Engineering | University of Wisconsin-Madison

Master of Business Administration | University of Wisconsin-Milwaukee

Registration:

Professional Engineer - Wisconsin 1979



Mr. Ettmayer has a broad technical background in structural engineering. He has provided structural engineering oversight of the majority of Zimmerman's projects that have been completed in the last 30+ years. Mr. Ettmayer has completed the structural design for both pre-cast and cast-in-place structures.

As a project engineer with complete responsibility for all phases of structural design, he has established an exceptional working relationship with architectural clients, owners and contractors while maintaining an excellent on-time and on-budget performance record.

Project Experience

- Fond du Lac YMCA and Boys & Girls Club Expansion
- Black River Falls Community Center and Boys and Girls Club Design
- South Wood County YMCA
- Sealed Air Family YMCA and Child Care Facility – West Branch
- Kettle Moraine YMCA Expansion
- YMCA at Pabst Farms
- Southwest Suburban YMCA
- Mount Mary College Bloechel Recreation Center
- Bradley Center
- Milwaukee Mile Grandstand Replacement
- Kohl Center
- Lac Lawrann Community Visitors Education Center
- Wisconsin Lutheran College Athletic Fields
- Concordia University of Wisconsin Athletic Fields
- Wauwatosa School District Breitlow Field Baseball Complex
- Village of Hartland Public Library
- Pewaukee Public Library
- West Bend Community Memorial Library
- Franklin Public Library Planning
- WCTC Library and Technology Center
- University of Wisconsin Center-Marshfield / Wood County
- Pewaukee Lake Pavilion
- Racine Festival Hall and Colonnade
- Blueline Ice Center, Fond du Lac
- Cardinal Stritch University Theater
- Roncalli High School Theater

Biography

Christopher J Staab, PE, LEED AP BD+C**Mechanical Engineer****Experience:**

Engineer - Since 2006

Education:Bachelor of Science - Mechanical Engineering
Milwaukee School of Engineering**Registration:**

Professional Engineer: Wisconsin, Indiana

Professional Memberships:American Society of Heating, Refrigerating & Air Conditioning Engineers
National Council of Examiners for Engineers and Surveying

Mr. Staab has provided the design and management of mechanical systems on numerous projects. With 11 years of experience, Chris' projects include: recreational, healthcare, senior living, financial institutions, education, commercial, municipal, industrial and manufacturing and office buildings throughout the United States. In addition to his design work, Chris also performs commissioning of mechanical systems.

Chris has extensive knowledge and experience in Revit MEP, AutoCAD, Trane Acoustics program as well as Trane Trace 700 energy modelling software. His construction documents are clear, concise, and extremely detailed.

Pertinent Projects:

- Kartrite Resort and Waterpark - Monticello, NY (*Under construction*)
- Kalahari Resort, Children's Outdoor Pool Bathroom Bldg. - Pocono Manor, PA (*Opened 2017*)
- Kalahari Poconos, Double Cut and Italian Restaurants - Poconos, PA
- Kalahari Resort, WI Dells, Outdoor Ride Addition - Wisconsin Dells, WI
- Sealed Air Family YMCA - Mt Pleasant, WI
- Stateline YMCA Facility - Beloit, WI
- Downtown Montessori Academy, Auxiliary Convent Building Renovation - Milwaukee, WI
- Elmbrook Schools, Hillside Elementary School - Central Administration Office Relocation - Elm Grove, WI
- Johnsons Park Pavilion - Milwaukee, WI
- Wauwatosa, City of, 2011 Hart Park Improvements - Wauwatosa, WI
- Paul J. Olson Elementary School - Madison, WI
- United Community Center, Family Services Building, Milwaukee, WI
- University of Wisconsin-Madison, South East Recreation Facility - Building Assessment - Madison, WI
- United Community Center, Bruce-Guadalupe Community Elementary School - 3-Story Addition & Renovation - Milwaukee, WI
- Martin Luther King United Community Center, Family Services Building, Milwaukee, WI
- Milwaukee County, Parks Department Wilson Park Recreation Center - Milwaukee, WI
- Dells Dam Community Center, Ho-Chunk Housing - Township of Levis, WI
- Racine Olympia Brown Elementary School - Racine, WI
- Road America - Elkhart Lake, WI Boys & Girls Club of Greater La Crosse, Terry Erickson Center Addition & Renovation - La Crosse, WI
- St Vincent DePaul Society - Greenfield, WI
- Lunda Community Center - Black River Falls, WI
- TC Harris School - Lafayette, IN
- West Bend High School, Performing Arts Center Auditorium Renovation - Energy Modelling for Envelope, West Bend, WI
- West Bend School District, Silverbrook Middle School - Expansion and Remodelling, West Bend, WI

Biography

Tom Petersen, P.E. | LEED-AP

Electrical Engineer

Experience:

Electrical Engineering - Since 1986

Education:

Master of Business Administration

Arizona State University 1994

Bachelor of Science Electrical Engineering

University of Wisconsin-Madison 1986

Certifications/Professional Memberships:

Certified in Fire Alarm Technology, NICET Level 3 - 1995

Certified Electrical Inspector, International Association of Electrical Inspectors 1991

Certified Electrical Plan Reviewer, International Association of Electrical Inspectors 1989

Member, International Association of Electrical Inspectors

Member, Automatic Fire Alarm Association



Mr. Petersen will coordinate all aspects of the electrical engineering including lighting design, power distribution and special systems such as fire alarm, computer center, security, sound systems, life safety and tele-conferencing.

Mr. Petersen also has a great deal of experience in Life Safety services including fire alarms, security, CCTV and hazardous production materials monitoring. This expertise has provided a significant base to our corrections work as well as our safety building and municipal facility work.

Pertinent Projects:

- Kartrite Resort and Waterpark - Monticello, NY (*Under construction*)
- Kalahari Resort - Poconos Manor, PA (*Opened 2017*)
- Kalahari Resort - Wisconsin Dells, WI
- Camp Whitcomb/Mason, Pool Replacement - Merton, WI
- Boys and Girls Club of Greater La Crosse - LaCrosse, WI
- Sealed Air Family YMCA - New Construction- Mt. Pleasant, WI
- Washburn Marina - Washburn, WI
- Western Racquet Club, Site and Pool Improvements- Elm Grove, WI
- Wilderness at the Smokies, Family Center Addition - Sevierville, TN
- Little River Casino Resort, Additions to Resort & Casino - Manistee, MI
- Fireside Dinner Theater, Interior Finishes and Lighting Upgrades - Fort Atkinson, WI
- Goldsby Casino - Norman, OK
- Great Wolf Lodge, Electrical Design - Colorado Springs, WI
- Lakeshore Technical College - Cleveland, WI
- Milwaukee County South Shore Pavilion - Milwaukee, WI
- Qingdao Wanda Indoor Waterpark, Lighting Additional Service - Qingdao, China
- Riverwind Casino, New Facility - Norman, OK
- Sister Bay Marina - Sister Bay, WI
- Sojourner Family Peace Center - Milwaukee, WI
- Wisconsin Club, Clubhouse Patio - Milwaukee, WI

Patrick J. Geraghty, DE

Plumbing and Fire Protection Designer

Experience:

Plumbing/Fire Protection Designer - Since 1980

Education:

Bachelor of Science-Architecture 1978
University of Wisconsin-Milwaukee

Registration:

Plumbing Designer 1990 Wisconsin
Certified in Plumbing Engineering by the
American Society of Plumbing Engineers

Professional Memberships:

American Society of Plumbing Engineers



Mr. Geraghty has extensive experience in the design of Plumbing and Fire Protection Systems throughout the State of Wisconsin and the United States. Responsible for several project including government, industrial, commercial and institutional facilities. Mr. Geraghty led the plumbing investigation and study in the Historic Structure Report for the Red Gym and comprehends the sensitivity required to integrate improvements into existing infrastructures.

Project Experience:

- Kartrite Resort and Waterpark - Monticello, NY (*Under construction*)
- Kalahari Resorts, Waterpark - Pocono Mountains, PA (*Opened 2017*)
- Kalahari Resort - Wisconsin Dells, WI
- Kalahari Resort, Children's Outdoor Pool Addition - Pocono Manor, PA
- Racine Family YMCA Lakefront Branch -Racine, WI
- Wilderness at the Smokies, Family Entertainment Center Addition - Sevierville, TN
- Fond du Lac YMCA and Boys & Girls Club Expansion
- Black River Falls Community Center and Boys and Girls Club Design
- Kalahari Resort, Convention Center, Poconos Manor, PA
- Stateline YMCA Facility, New facility with pools - Beloit, WI
- Sealed Air Family YMCA and Child Care Facility – West Branch
- Kettle Moraine YMCA Expansion
- Hilton Garden Inn - Milwaukee, WI
- Marriott Springhill Suites - Doral, FL
- Wyalusing Lake State Park - Bagley, WI
- Johnsons Park Pavilion - Milwaukee, WI- St Joseph New K-8 School (Fort Atkinson)
- Northwest YMCA - Milwaukee, WI

Request for Proposals For Aquatic Center Design at VFW Park

The City of De Pere would like to invite your firm to submit a proposal for conceptual design of an Aquatic Center at VFW Park.

Your proposal must be submitted to our office by Tuesday, May 9, 2017 at 3:00 pm. Proposals can be submitted either by paper copy or via email to Marty Kosobucki.

BACKGROUND INFORMATION:

The City is looking to obtain the services of a consulting firm to help design a planned Aquatic Center in VFW Park, located at 730 Grant Street. The firm will be asked to lead the City in determining the size, exact location, types of amenities, capital cost projections, and operating budgets.

The park is approximately 13 acres and has a variety of amenities. VFW Park is currently home to one of the City's two pools that were constructed approximately 60 years ago. In addition, the park hosts a softball field, medium size soccer field, outdoor basketball court, playground, enclosed shelter used for rentals and pool concessions, two outdoor shelters for rentals, outdoor hockey rink, three tennis courts, Community Center (15,000 sq. ft.), sledding hill, and a variety of open space.

Current Pool information - The current pool at VFW Park encompasses approximately 32,000 square feet and includes a 309,000 gallon main pool and a Baby Pool of 3,800 gallons. The main pool features three diving boards and diving well and general swim area. The current building includes male and female locker room areas, manager's office, entry way and storage area.

Parking - A 94 car parking lot is currently located adjacent to the current pool. An additional parking lot of 75 cars is located to the east approximately 600 ft in front of the Community Center. There is a third parking lot of 61 stalls to the west along Allard Street which is approximately 700 ft away.

The City is not considering salvaging any of the current pool infrastructures for reuse in the new aquatic center.

The City is looking to develop a conceptual design and master plan for the Aquatic Center within VFW Park. The Conceptual Design and Master Plan should take into consideration public input, stakeholder input, placement within the park causing the least amount of impact to the current park uses, parking, and cost.

The general location of the new Aquatic Center is projected to be the same location as the current pool.

The City is also in the process of replacing the playground at VFW Park and its new location has yet to be determined.

The City does not plan to develop architectural approved plans and or technical specifications at this time.

SCOPE OF SERVICES:

The scope of services for this project is to include the following:

- Conduct a kickoff meeting with City staff. Gather existing information on the park and perform a site visit.
- Conduct information gathering from Park Board, staff, stakeholders, and public.
 - Gather information on types of amenities to include in Aquatic Center ranging from pool features to facility features.
 - Gather information on obstacles and opportunities within the park.
 - Develop a public involvement plan to include an e-mail survey. Review input and prepare a summary for staff.
- Develop three concepts to be presented at a public input meeting then presented to Park Board. (Public input meeting and presentation to Park Board will be held on same evening.)
 - Each concept should include:
 - 3 Dimensional rendering of the aquatic facility.
 - 2 Dimensional rendering of a VFW Park Master Plan including aquatic center and park alterations, based on the location of the aquatics facility and impacts to existing facilities.
 - Listing of Aquatic Facility amenities.
 - Budget estimate to include all capital costs associated with project.
- From the public input meeting and Park Board meeting on the three concepts, develop one option to be presented at the Park Board.
 - Proposed concept should include;
 - 3 Dimensional rendering of the aquatic facility.
 - 2 Dimensional rendering of a VFW Park Master Plan including aquatic center and park alterations
 - 2 Dimensional architectural rendering of the aquatic facility highlighting facility amenities and building layout.
 - Itemized budget projection to include all capital costs associated with project.
 - Projected operational budget.
- Make final changes or alterations to Aquatic Center layout and submit to Park Board.
 - Final project should include:
 - 3 Dimensional rendering of the aquatic facility.
 - 2 Dimensional rendering of a VFW Park Master Plan including aquatic center and park alterations, based on the location of the aquatics facility and

- impacts to existing facilities.
- 2 Dimensional architectural rendering of the aquatic facility highlighting facility amenities and building layout.
- Itemized budget projection to include all costs associated with project.

The scope of services does not include parking lot modifications. Staff is anticipating the reuse of existing parking lots.

The landscaping plan will focus on the area adjacent to the aquatics facility and any relocated park facilities. City staff will provide input on the landscaping plan. The estimate is to include the cost of landscaping amenities.

The estimate shall include utilities to service the new aquatic facility. Utilize existing utilities where possible to minimize costs.

Meetings

The consultant should plan for the following meetings, but is not necessarily limited to.

- Kickoff meeting with City Staff.
- Information Gathering Meeting with Park Board, Public, and Stakeholders (Same night)
- Public informational meeting and presentation of the three concepts (Same night).
- Presentation to Park Board of one concept.

City Responsibilities

The City will be responsible for the following:

- Provide input on the landscaping plan.
- E-mail the public participation survey.

SCHEDULING:

The proposal will be taken to the Board of Park Commissioners on May 18 and Common Council on June 6.

INSURANCE:

Your company shall effect and maintain insurance to protect from claims under workmen's compensation acts; claims for damages because of bodily injury including personal injury, sickness or disease, or death of any of the company's employees; and from claims for damages because of injury to or destruction of tangible property including loss of use resulting there from; and from claims arising out of the performance of professional services caused by any errors, omissions or negligent acts for which the company is legally liable.

The company shall indemnify and save harmless the City of De Pere and their representatives from all suits, actions, or claims of any character brought for or on account of any injuries or damages received by any person, persons or property resulting from the negligent acts of the company or of any of their sub consultants in prosecuting the work.

PROPOSAL SUBMITTALS:

Your proposal should include the following information in the order listed. You may submit your proposal via e-mail to mkosobucki@mail.de-pere.org or mail to VFW Aquatic Center Bid, 925 S. Sixth Street, De Pere WI 54115

1. Consultant Background and Information
 - a. Include location of office, years of relevant experience, size or organization, other consultants you may be cooperating with, list of staff and relevant experience, etc...
2. Understanding of Project
 - a. Develop a summary of your understanding of the project, what needs to be done,

and how you plan to accomplish.

3. Similar Projects
 - a. List a minimum of 3 projects of similar scope and service.
4. References
 - a. List a minimum of 5 references related to similar work.
5. Timeline
 - a. Show a detailed timeline in how you plan to accomplish the project.
6. Fee
 - a. List a lump sum fee for the project.

FEE:

Provide a lump sum fee. Should there be any items outside the scope of services listed in the RFP your firm feels should be included, we encourage the consultant to include alternate fees for such work.

DELIVERY:

The deliverables for this project include the following:

1. Provide three options for consideration in preliminary planning stages. Options should include:
 - a. 1 – 11”x17” color 3-D rendering of Aquatic Facility, and PDF file of rendering.
 - b. 1 – 11”x17” color 2-D rendering of Park Master Plan, and PDF file of rendering.
 - c. 1 – Data page to include amenities of Aquatic Facility and budget estimates for all capital related costs. PDF File
2. Provide one option for consideration during preliminary planning stages. Option should include;
 - a. 1 11”x17” color 3-D rendering of Aquatic Facility, and PDF file of rendering.
 - b. 1- 11”x17” color 2-D rendering of Park Master Plan and PDF field of rendering.
 - c. 1 - 11”x17” 2-D architectural rendering of aquatic facility identifying facility amenities and building layout. PDF File
 - d. 1 – Data and information packet to include;
 - i. Itemized capital budget projection.
 - ii. Projected operational budget
 - iii. Projected staffing plan
3. Provide one final option.
 - a. 1 11”x17” color 3-D rendering of Aquatic Facility. PDF file of rendering.
 - b. 1- 11”x17” color 2-D rendering of Park Master Plan and PDF field of rendering. PDF file.
 - c. 1 - 11”x17” 2-D architectural rendering of aquatic facility identifying facility amenities and building layout. PDF file.
 - d. 1 – Data and information packet to include;
 - i. Itemized capital budget projection.
 - ii. Projected operational budget
 - iii. Projected staffing plan

ADDITIONAL INFORMATION:

A sample consultant agreement the City uses is included with the RFP.

The City will provide the following information to the consultant:

- GIS data and aerial view
- Existing VFW Park Master Plan

For questions, please contact Marty Kosobucki at 920-339-8358, or e-mail at mkosobucki@mail.de-pere.org.

Proposed Fee Schedule

Company Name: _____

Company Address: _____

Company Address: _____

Company Representative: _____

Signature: _____

Item	Fee
Aquatic Center Design at FVW Park	
Kickoff Meeting with City Staff. Gather Existing Information and Perform a Site Visit	\$
Development a Public Involvement Survey. Summarize Results	\$
Conduct Information Gathering Meeting with Park Board, Staff, Stakeholders and Public	\$
Develop Three Concepts for the Aquatic Center and VFW Park Master Plan, Including Capital Costs	\$
Present Concepts to the Park Board and Public at a Meeting	\$
Develop One Concept Based on Meeting. (Including Capital Cost, operational budget projection, and staffing plan)	\$
Present Refined Concept to the Park Board Meeting	\$
Make Final Changes to the Concept and Prepare Capital Cost	\$
Total Fee	\$

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: May 18, 2017

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Voyageur and VFW playground Request for Proposal review.

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: May 18, 2017

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Big Rig Gig review.
