



Board of Park Commissioners

335 South Broadway

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

Regular Meeting

Agenda

Thursday, January 21, 2016

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 **January 21, 2016 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 12-17-15.
2. Approval to Accept Donation from American Transmission Company (ATC) for use in the Urban Orchard program.*
3. Approval to accept Tree Donation from the GB Packers, WDNR, GB Packaging & SCA.*
4. Review and Approve 2015 Community Center 4th Quarter Report
5. Review and Approve Recommended Changes to Summer Park Playground Program
6. Review and recommend consultant for completing the Aquatic Facility Location Study.*
7. Review and recommend locations for Aquatic Center Location Study.

III. Public Comment Period

IV. Future Agenda Items

V. Staff Updates

1. Optimist Park Playground Committee Update
2. Donation Listing for 2015

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.

Committee Members
Alderpersons
Mayor Michael J. Walsh
Larry Delo, City Administrator
Judy Schmidt-Lehman, City Attorney

De Pere Youth Hockey
Tod Maki, De Pere Select Soccer
Shana Defnet, City Clerk
City Hall 1st and 2nd Floor
De Pere Area Chamber of Commerce

Definitely De Pere
Marty Kosobucki
John Zegers, WDP High School District
De Pere Rapides Soccer
MSA
Ayres
Green Bay Packers
Green Bay Packaging

Brown County Library De Pere
TV & Radio Stations
Ben Villaruel, Unified School District
De Pere Baseball
Vierbicher
American Transmission
Wisconsin DNR
SCA

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.

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Approve Board of Park Commissioners Minutes from 12-17-15.

ATTACHMENTS:

- Draft Minutes 12-17-15 (PDF)



Board of Park Commissioners

335 South Broadway

De Pere, WI 54115

<http://www.de-pere.org>

Regular Meeting

Draft Minutes

Thursday, December 17, 2015

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
Michael Donovan	Aldersperson	Present	
Larry Lueck	Aldersperson	Present	
Lisa Rafferty	Aldersperson	Present	
George Brown	Board Member	Present	
Sue Schinkten	Board Member	Present	
Randy Soquet	Board Member	Present	
Bill Volpano	Board Member	Present	

II. Action Items

1. Approve Board of Park Commissioners Minutes from 11-12-15

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Schinkten, Board Member
SECONDER:	Bill Volpano, Board Member
AYES:	Donovan, Lueck, Rafferty, Brown, Schinkten, Soquet, Volpano

2. Review changes to proposed agreement with Fox River Boat Holding Company.*

Marty Kosobucki reviewed the proposal and the changes made with the board. Marty took questions from the board in reference to the changes in the proposal.

Sue Schinkten made a motion to open the meeting at 6:37 p.m., second by Bill Volpano.

Candice Mortara from the Fox River Boat Holding Company spoke with board about the changes made to the agreement. She took questions from the board in reference to the proposal. Marty Kosobucki also took questions from the board. There was a lengthy discussion on the proposal.

Sue Schinkten made a motion to close the meeting at 6:55 p.m., seconded by Randy Soquet.

The board had more discussion on the proposal.

George Brown made a motion that the Park Board approve the concept of extending the term from 5 years to 10 years if they go to 5 sections. If they deem that they want to go to 4 sections, the term would then go down to 7 years. We would also like to suggest that the dock be put into the most southern portion of the area to allow as much space between the existing docks and the new docks as possible for future development, seconded by Randy Soquet.

Attachment: Draft Minutes 12-17-15 (4307 : Approve Board of Park Commissioners Minutes from 12-17-15.)

RESULT:	ADOPTED [6 TO 1]
MOVER:	George Brown, Board Member
SECONDER:	Randy Soquet, Board Member
AYES:	Lueck, Rafferty, Brown, Schinkten, Soquet, Volpano
NAYS:	Michael Donovan

3. Approval for Park Use at Brown County Fairgrounds for JDRF Run

Sue Schinkten made a motion to approve the Park Use at Brown County Fairground for the JDRF Run either the existing fee or the fee that is to be determined, seconded by Mike Donovan.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sue Schinkten, Board Member
SECONDER:	Michael Donovan, Alderperson
AYES:	Donovan, Lueck, Rafferty, Brown, Schinkten, Soquet, Volpano

4. Approval to accept \$1,200 donation from a De Pere Citizen. *

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Volpano, Board Member
SECONDER:	Randy Soquet, Board Member
AYES:	Donovan, Lueck, Rafferty, Brown, Schinkten, Soquet, Volpano

5. Review and Approve Advertising in Department Brochures and Postcards.*

Marty Kosobucki reviewed the advertising in department brochures and postcards.

Paula Rahn, Recreation Superintendent also took questions from the board in reference to the brochures and postcards.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Donovan, Alderperson
SECONDER:	Sue Schinkten, Board Member
AYES:	Donovan, Lueck, Rafferty, Brown, Schinkten, Soquet, Volpano

6. Consider and Approve Grant from KABOOM for Optimist Playground.*

Marty Kosobucki spoke with the board and took questions in reference to grant from KABOOM for Optimist Park.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Randy Soquet, Board Member
SECONDER:	Sue Schinkten, Board Member
AYES:	Donovan, Lueck, Rafferty, Brown, Schinkten, Soquet, Volpano

III. Public Comment Period

None

IV. Future Agenda Items

None

V. Staff Updates

1. Pool Location Study

Marty Kosobucki gave a review on the Pool Location Study and stated it would be coming to a future Park Board meeting.

2. Dog Park

Marty Kosobucki updated the Park Board on the Dog Park.

3. Optimist Park Playground

Marty Kosobucki reviewed the Optimist Playground with the Park Board. Marty told them a committee has been formed to work on the playground. The committee consist of Rod Kowalczyk, Melanie Brick and Jim Wolfe.

VI. Adjournment

Sue Schinkten made a motion to close the meeting at 7:23 p.m., seconded by Bill Volpano

Respectfully submitted,
Debbie Zierson

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Don Melichar

SUBJECT: Approval to Accept Donation from American Transmission Company (ATC) for use in the Urban Orchard program.*

This memo is to seek the Board of Park Commissioner's approval for the De Pere Parks, Recreation and Forestry Department to accept a donation of \$3600 from American Transmission Company (ATC) that will be used for the Urban Orchard project.

The Urban Orchard project is a coordination of several City departments and the West De Pere School District to provide two orchards with edible fruit for the general public and students in Braisher Park and on Westwood Elementary School grounds. This donation, along with a donation secured through the Health Department, will help to fund at least 12 trees and all needed materials at both locations.

Thank you for your consideration in this matter. If you have any questions, concerns or comments, please do not hesitate to contact me.

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Don Melichar

SUBJECT: Approval to accept Tree Donation from the GB Packers, WDNR, GB Packaging & SCA.*

Issue: This memo is to seek the Board of Park Commissioner's approval for the De Pere Parks, Recreation and Forestry Department to accept a donation of 40 bare root trees from a cooperative effort between the Green Bay Packers, Wisconsin DNR, Green Bay Packaging & SCA.

Summary: The Packers have been working on a way to reduce their carbon footprint in the area and one way is with a program called 'First Down for Trees'. What this program entails is that for every first down the Packers make they will donate a tree to a Brown County community. Using last year as a guide, the City was chosen to receive 40 trees this spring. The trees are between 1.25"-2.0" diameter and we are free to plant them anywhere within the community. Staff placed the order and the trees will be planted in our parks and right of ways. The amount of the donation is approximately \$2500.

Thank you for your consideration in this matter. If you have any questions, concerns or comments, please do not hesitate to contact me.

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Paula Rahn

SUBJECT: Review and Approve 2015 Community Center 4th Quarter Report

Please find attached the 2015 Community Center 4th Quarter Report for review and approval. Thank you.

ATTACHMENTS:

- 2015 4th Quarter (DOC)
- 4th.quarter (XLSX)

City of De Pere

600 Grant St.
De Pere, WI 54115-1199
Phone: 920-339-2471
Fax: 920-339-6348

Paula Rahn
Recreation Superintendent
prahn@mail.de-pere.org
www.de-pere.org

2015 Community Center 4th Quarter/Year-End Report

- Staff developed Winter/Spring Brochure and coordinated with a freelance designer for completion of project in InDesign. Also designed postcards which were mailed out to every household at the end of October. We converted our brochure into an interactive guide which allowed people to register for our programs directly from our brochure hopefully making the registration process easier and more convenient for them. Publicized programs on Channel 4, our website, Facebook, City e-newsletter, in the newspaper and flyers for specific programs. All classes were entered into ActiveNet and our Access reservation system and began accepting registrations for winter programs in November.
- Hired many part-time seasonal staff for the following programs: assistants for Learning Tree Adventures, Tumbling, & Dance; Art Instructor; flag football officials, basketball scorekeepers and officials, youth rec night supervisors; Syble Hopp aquatic staff.
- Hired and trained a new part-time office assistant. Terry Kubiak started in November; she replaced the past part-time office assistant who left towards the end of July. Cindy Lee, our Activity Coordinator, helped in the main office during the interim. Ongoing training of the new Recreation Supervisor continued during these months.
- Most of our fall programs ran with successful numbers and some were re-located to schools on the east side of De Pere, which were new locations for us this year. Adult Basketball League was full with 48 teams (6 more teams than last year). Adult/senior enrichment classes ran with great numbers; set up an additional stained glass class to start in 2016 due to high interest!
- Organized a variety of holiday special events and workshops for different ages: Halloween Workshop, Candy Bar Bingo, Ringing In With Santa Claus (230 happy holiday calls were placed!), Cribbage Tournament, and a holiday party for Cribbage. Additional events held included an NWTC Foot Clinic and an AARP Smart Driver Course.
- Ordered costumes for Pom, Twirling & Dance classes. Secured basketball performances and coordinated professional pictures at West De Pere High School for Jan. 14. Pom & Twirl rehearsal and recital will be held at Hemlock Creek School at the end of February with the Dance recitals in the beginning of March.
- We ended December with 16 students in our Kidz Zone Before School Program and 16 in our Kidz Zone After School Program. Our Early Release Day programs have been hit or miss this year due to schools being on different schedules. Kids Day Out Camps were scheduled over winter break with 23 participants in attendance over the 4 days. Mini camps will be offered over Spring Break, March 28 – April 1, with all schools (OLOL, West De Pere & Unified School District) all on the same schedule.
- Determined 2016 Summer Camp themes and developed brochures, revised handbooks, manuals and updated registration materials. Flyers will be delivered to both school districts and information available on the City's website in January. Registration packets available January 6; registration will be held on Wednesday, February 3. Summer School dates have been confirmed with West De Pere School District; Unified is still determining dates as they are working around construction schedules within the district. Camp may be housed in a different part of Dickinson school this upcoming summer. Renewal of Unified School District agreement is in progress and we will be looking at our agreement with WDPSD as it pertains to summer classes.
- Re-hire letters were sent out to last year's summer seasonal staff. 2016 positions were reviewed and sent to HR to post online. Interviewed and hired person for summer recreation internship position.
- Senior Program Coordinator worked in conjunction with the De Pere Fire Dept. in promoting the Free Smoke Alarm Installation Program; the Fire Dept. installed free smoke and carbon monoxide detectors to those in need on Dec. 5. Began collaborating with Police & Health Depts. in offering the free Home Safety Check Program for people ages 65 & older.
- Sent 2016 ADRC Contract for the nutrition program to City Attorney for review due to changes made by ADRC. OLOL agreement signed for 2016-17 Kidz Zone Program.
- Staff attended WPRA Conference in Wisconsin Dells in November. Recreation Superintendent covered for some recreation programs, Nutrition Program and oversaw the Parks & Forestry and Building Maintenance Crew during this time. Senior Program Coordinator also attended yearly regional nutrition training in October.
- Reviewed comparisons and revised seasonal/part-time wage scale in cooperation with HR Dept. Most of the rates have not changed for many years, so the new rates are more reflective of job duties as well as competitive in the area.
- Completed preventative maintenance, elevator inspections, fire alarm & sprinkler inspections. One of our boilers broke down so that will need to be replaced in 2016 along with our humidifier. Replaced counter tops in lower level kitchen and repaired or replaced damaged sills and ledges throughout facility.

~ over please ~

Attachment: 2015 4th Quarter (4285 : Review and approve 2015 Community Center 4th Quarter Report)

Overall, 2015 was the year of transition! Our department went through a re-organization in which the Community Center became the hub for all of recreation – staff re-arranged offices and locations of offices to accommodate this new re-org. Changes to the organizational structure included: Community Center Manager was promoted to Recreation Superintendent; the Senior Program Coordinator reported to the Recreation Supervisor while the part-time office assistant now reported to Recreation Superintendent. Three new staff people were hired and trained amongst many other part-time seasonal staff. Nineteen new programs were introduced this year and staff focused on improving quality of programs adding that personal touch!

Staff will be very busy starting off the new year overseeing classes starting in the new year, notifying all seasonal part-time staff regarding pay raises and incentives; advertising for open summer positions; hiring staff; completing self and staff appraisals; researching and getting RFP's for advertisements for our brochures, reviewing RFP for aquatic location study; completing information for Annual Department Report; working on the following projects: gutter replacement, new humidifier, researching flooring for Hickory Rm., and cabinetry in lounge area; preparing for pom & twirling BB performances and holding rehearsal/recital; meeting with instructors to discuss summer/fall programming; obtaining quotes for printing of Summer/Fall Program brochure & postcards; working in conjunction with part-time office assistant in designing department brochure in InDesign; assigning coding for programs & design Summer/Fall brochure and postcards; completing P/L's for fall/winter programs; finalizing cooperative agreements with schools; and reviewing & renewing various contractual agreements.

Respectfully submitted by: *Paula Rahn, Recreation Superintendent*

FACILITY USAGE

	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
Paid Rentals	23	20	24	21	20	25	20	26	17	26	28	27
Non-Paid Rentals	20	20	29	22	29	12	14	13	21	28	20	22
Recreation Programs	177	239	251	219	163	156	180	155	203	258	140	144
<i>(includes P&R, CC)</i>												
Total Room Use	220	279	304	262	212	193	214	194	241	312	188	193
Percentage Used	142%	199%	196%	175%	137%	129%	138%	125%	161%	201%	125%	125%
<i>(percents over 100 reflect rooms rented more than once on a given day)</i>												
Rental Revenue	\$2,769.36	\$2,461.36	\$2,929.20	\$2,711.52	\$2,793.36	\$3,780.52	\$3,054.36	\$3,989.36	\$3,042.24	\$3,368.24	\$4,262.30	\$4,139.74
Program Revenue	\$9,827.30	\$25,603.75	\$23,302.16	\$32,585.14	\$23,189.05	\$19,163.77	\$23,328.71	\$18,267.11	\$10,359.67	\$8,090.46	\$13,020.95	\$8,142.24
Contractual Revenue	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00	\$215.00
<i>(County Rent)</i>												
Equipment/Storage & Miscellaneous Revenue	\$158.84	\$93.82	\$64.82	\$98.02	\$64.82	\$64.82	\$109.55	\$137.07	\$64.82	\$87.99	\$136.82	\$65.90
TOTAL REVENUE	\$12,970.50	\$28,373.93	\$26,511.18	\$35,609.68	\$26,262.23	\$23,224.11	\$26,707.62	\$22,608.54	\$13,681.73	\$11,761.69	\$17,635.07	\$12,562.88

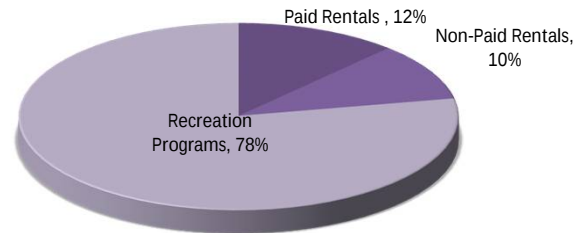
2015 TOTAL REVENUE (to date)

\$257,909.16

4th Quarter 2015 - Individual Room Usage

<u>ROOM</u>	<u>Program Usage</u>	<u>Rental Usage</u>
Pine Room	190	36
Oak Room	8	46
Hickory Room	70	20
Spruce Room	182	26
Maple Room	28	23
Lounge	64	N/A
Total Usage	542	151

4th Quarter 2015 Facility Usage



Rental revenue rounded out nicely for the last quarter of 2015; a total of \$11,770 was brought in which was the highest quarter for the year. It was also \$2,493 higher than last year's 4th quarter...hopefully we can keep that trend going into 2016! Total number of paid and non-paid rentals were 151 compared to 130 last year. Overall, this year we accommodated 277 rentals which is respectable considering the loss of a church group who met weekly. Budgeted revenue for rental/contractual/ equipment/miscellaneous revenue for 2015 was \$41,682 so we surpassed our budgeted amount by \$1,347 bringing in a total of \$43,029. The Oak Rm. continues to be the most widely used room for non-paid and paid rentals (primarily this is the room that many youth groups and non-profit groups utilize for their meetings); the Pine Rm. came in second with the Spruce Rm. rounding out in third. Program revenue, on the other hand took a dip only bringing in a total of \$29,253 for the last quarter. The average for the last 3 years has been \$35,247. We saw a decline in the number of Kidz Zone enrollees (many kids advanced out of program due to age), which is a large amount of revenue plus a decline in some fitness class and some youth program participation. Competition in the area along with rising program fees, changes in instructors and program locations may have had an impact on participation numbers. Overall, 2015 was a pretty good year bringing in a total of \$257,909; however, compared to last year, we brought in \$6,459 less. Hopefully we can reverse that for 2016 increasing our participation numbers and our revenue by focusing on increased advertisement of our programs, promotion and retention of quality staff and ideal locations drawing more interest.

Paid Rentals	12%	4%
Non	10%	2%
	78%	28%
	100%	

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Jenny Hammes

SUBJECT: Review and Approve Recommended Changes to Summer Park Playground Program

Staff is proposing revisions to the summer park playground program locations to better meet the needs of our growing community. Thank you for your time and consideration.

ATTACHMENTS:

- 2016 Summer Park Playground Recommendations (DOC)



Memorandum

To: Board of Park Commissioners

From: Lori Tonn, Senior Program Coordinator

Re: Proposed changes to the Summer Park Playground Program

Date: January 5, 2016

Staff is proposing revisions to the Summer Park Playground Program locations to better meet the needs of our community's youth. Due to the ever changing population, we feel some location changes as well as hours of operation changes are needed to accommodate the neighborhoods and participation in the playground program. We have provided a table identifying the participation numbers, last year schedule of locations, and staff's proposed new schedule of locations.

We are also proposing changing the daily operating times of the program Mon- Fri. Last year hours of operation were 9 am – 12:00 pm and 12:30 pm – 4:30 pm for a total of 7 hours per day. We have been finding that the kids are not coming to the park until well after the 10 a.m. hour. We would like to change the time of operation to 10:00 – 12:30 and 1:00 – 5:00 p.m. for a total of 6.5 hours per day. Additional programming will be held on select evenings and will stay within the allotted budgeted hours.

2015 Locations

Park	East/West	Days	Attendance
Braisher	East	M, W, F	203
Optimist	East	M, W, F	260
Legion	East	T, Th	50 *420
Kiwanis	West	M, T, W, Th, F	755
Patriot	West	M, T, W, Th, F	438
VFW	West	T, Th	34

* includes Reader Program Participants (Tuesday reading program averages 41 kids per Tuesday)

2016 Proposed Location

Park	East/West	Days	Attendance
Braisher	East	M, T, (No Tu PM) W, TH, F	
Optimist	East	M, T, W, Th, F	
Legion	East	T (afternoons)	
Kiwanis	West	M, T, W, Th, F	
Patriot	West	M, T, W, Th, F	

Based upon the recommendations above, there would be no added cost to the City, and we feel these changes would best meet the needs of our growing community. Thank you for your time and consideration.

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Review and recommend consultant for completing the Aquatic Facility Location Study.*

ATTACHMENTS:

- RFQ - Summary of Proposals (DOCX)
- RFP.Ayres (PDF)
- RFP.Vierbicher (PDF)
- RFP.MSA (PDF)

Aquatic Facility Location Study

Analysis of Proposals:

Company	Staff Experience	Similar Projects	Plan Approach/Work Plan	Understanding of project	Fee Structure	Total
MSA	4/5/5 = 4.66	3/5/5 = 4.33	4/4/4 = 4.00	3/5/5 = 4.33	3/4/3 = 3.33	20.65
Ayres	3/3/4 = 3.33	3/3/4 = 3.33	3/1/1 = 1.66	3/1/1 = 1.66	3/3/3 = 3	12.98
Vierbicher	3/4/4 = 3.66	4/2/4 = 3.33	4/5/5 = 4.66	4/5/5 = 4.66	4/5/5 = 4.66	20.97

Rating Formula: 1- 5 points, 5 being the most

Staff Experience – 1- Staff cumulatively has no relevant experience, 3 – Some staff has relevant experience and/or have low staffing resources, 5 – Staff has relevant experience to location study and has high staffing resources.

Similar Projects – 1-Company has not worked on aquatic related projects or location study, 3 – Company has aquatic design/planning experience but does not have location study experience, or vice versa, 5 – Company has performed location studies for aquatic centers.

Plan Approach/Work Plan – 1- Company does not explain how they will accomplish project, 3 – Company provides highlights of how they will accomplish the project, but does not provide a specific timeline, 5 – Company provides a detailed outline and timeline of tasks they will use to complete project, and explains how they will analyze data.

Understanding of Project – 1-Company does not adequately relay their knowledge of our situation and project, 3 – Company provides a basic understanding of the project, 5 – Company demonstrates it understands the project and elements/factors associated with the project.

Fee Structure – 1-Fee structure is confusing and/or above the project budget, 3 – Fee structure is below or at the budget amount, however has added fees that make it tough to determine a true cost, 5 – Fee structure is defined and below project budget.

Summaries:

Ayres – Ayres has an excellent reputation. When reviewing their proposal, we noticed the following things. First, they did not highlight any experience related to conducting an aquatic location study. While they have aquatic design and planning experience, it was not clear they have done any location studies. They highlighted elements of analysis, however did not provide a detailed or systematic work plan in how they would accomplish our project. Included in their introduction, they gave a brief summary of their understanding of our situation. Their narrative did not do an above average job of communicating their understanding of our situation.

MSA – MSA was the consultant that the City worked with to perform the condition analysis of our pools. MSA has a large collection of professionals on staff to assist with this project. Aquatics appear to be a main priority in their business plan. While they listed many aquatic related projects, we did not notice any past experience in a Location Study. They have performed many design/planning projects and have performed several feasibility studies (which would be similar but not exact as a Location Study). MSA did a very good job of explaining their approach and provided a detailed timeline. While it appears MSA has a good understanding of our project, I don't think they did a good job of communicating it. Their detail in their timeline suggests they understand the project, however they did not elaborate on their understanding. The fee structure is high compared to our budget when you include all the "optional" costs.

Vierbicher – In reviewing their proposal, it appears this company has the most "direct" experience with regard to doing a Location Study. While they have very little experience with Aquatic Facilities, they are experienced in conducting Location studies for businesses and/or other municipal buildings. While they appear to have quality staff, it is unclear from the proposal on the amount of staffing resources they have. They do a very nice job of outlining their work plan, how they are going to do certain tasks, and putting it to a timeline. They also do a very good job of communicating their understanding of the project and what we are hoping to accomplish. With regard to their Fee Structure, they do fall in line with our budget.

Staff Recommendation: Staff recommends pursuing an agreement with Vierbicher.



Proposal

....

Aquatic Facility Location Study

City of De Pere

January 2016



Hire *Smart*[®]

AYRES
ASSOCIATES

SAA

January 5, 2016

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

Re: Aquatic Facility Location Study for the City of De Pere

Dear Marty and Members of the Selection Committee:

Although the City of De Pere has two outdoor pools, these facilities are aging and need significant repairs. This is typical of many Wisconsin communities that built public pools in the 1970s. Many of these pools are similar in nature and structure and include lap lanes, deep diving wells, and wading pools. We have been involved in a number of projects similar to yours, and we understand how the industry has changed over the past 40 to 50 years. Traditional pools are less and less desirable both from a programming standpoint and from a recreational standpoint. New trends indicate a movement toward water-based family entertainment centers providing activities for users of all ages.

On behalf of Ayres Associates, I am pleased to present this proposal for a feasibility study for a new municipal aquatic facility for the City of De Pere. We have selected a few project examples to illustrate our understanding and experience and have provided resumes showing relevant experience for our key team members – Blake Theisen, PLA, as project manager, and Katie MacDonald, PE, as civil engineer. Both have a long list of successful park site and related infrastructure design and development projects.

We understand that our responsibilities will be allocated into two tasks and include analysis of a joint venture model with the YMCA and a solo municipal approach, site evaluation (up to three), and development of a summary report. Three meetings are included in this scope. The desire is to establish a baseline understanding of the feasibility for development of a facility that is financially achievable, appealing to members of the community, and best fits the needs of the City of De Pere.

Our review will include site elements including topography, adjacent land uses, availability of utilities, public transportation routes, local and regional traffic patterns, and potential impact to neighboring properties.

Final deliverables will include a brief summary report with associated graphics. Report contents will include a contextual site analysis plan for each location, discussion of development and management scenarios, and comparative data from other Wisconsin communities. Public engagement is not anticipated in this scope. If the City should elect to involve Ayres in a public process, an amendment to this scope will be issued.

It is assumed that no surveys exist for these sites and that basemap information will be assembled from available GIS and aerial photographs.

If the preceding scope of services does not meet the intention of the project, Ayres will be happy to negotiate any changes in work/fees. Thank you for your interest in continuing our relationship and momentum on this project. We look forward to working with you to complete a thorough analysis to guide your planning.

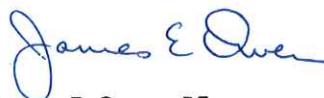
Sincerely,

Ayres Associates Inc



Blake A. Theisen, PLA
Project Manager

608.255.0800
TheisenB@AyresAssociates.com



James E. Owen, PE
Manager – Engineering Services

608.255.0800
OwenJ@AyresAssociates.com

COMPANY INFORMATION

Your team has the vision of the project from start to finish. ... As we unrolled the last few rolls of sod last night, I stood and looked at this project. It feels good to know that the owner as well as all contractors involved have great pride when leaving projects that ... you (Blake) and Katie have produced.

– Joe Trainor, Project Manager,
Joe Daniels Construction Co.,
discussing the Blue Mound State
Park splashpad project

Introducing Ayres Associates

Ayres Associates is a multi-specialty architectural/engineering firm 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, surveying, grants, planning, geospatial, 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 12 offices in Wisconsin, Florida, Colorado, Wyoming, and Arizona. Last year, 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 regionwide, and we believe that a "whole" community is based on the strength of the public green and open space system.

Contact Person and Address

Your main contact for your Aquatic Facility Location Study will be Blake Theisen, PLA, a project manager and landscape architect in our Badger Road office. His contact information follows.

Blake Theisen, PLA

Ayres Associates

101 E. Badger Road, Madison, WI 53713

Phone: 608.441.3569

Fax: 715.831.7500

Email: TheisenB@AyresAssociates.com

Website: www.AyresAssociates.com

Blake Theisen, PLA**Project Manager**

16 years of experience

BA, Botany, Miami University of
Oxford Ohio

Registered Landscape Architect, WI,
2011; MI, 2011; IN, 2012; IA, 2011;
CO, 2015; IL, 2013

Blake has been providing exceptional 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.

Related Projects:

- Camp Crosley YMCA, North Webster, IN
- Governor Thompson State Park Design, Crivitz
- Buckhorn State Park Campground and Day Use Area, Necedah
- Anderson Pool Splashpad, Kenosha
- Blue Mound State Park Splashpad
- Bond Park Skatepark, Janesville
- McKee Farms Park Splashpad, Fitchburg
- Petzke Park Splashpad, Kenosha
- Malone Park Splashpad, New Berlin
- Comprehensive Outdoor Recreation Plan (CORP), Kenosha
- Comprehensive Park and Open Space Plan and Downtown/Riverfront Plan, Burlington
- CORP Update, West Allis
- Strawberry Creek Park Master Plan, Kenosha
- Village Park Master Plan and Southwest Park Development, Menomonee Falls

Availability: 50%

Katie MacDonald, PE**Civil Engineer**

13 years of experience

BS, Civil Engineering, University of
Wisconsin-Madison

Registered Professional Engineer, WI,
2007

Katie has been working in the municipal and civil engineering fields since 2002. She works with both public and private sector clients and understands the needs of each. Her extensive background includes designing and drafting streets, utilities, stormwater management systems, splashpads, campgrounds, and parks. Katie is also proficient at preparing traffic studies and traffic impact analysis reports.

Related Projects:

- Camp Crosley YMCA, North Webster, IN
- Governor Thompson State Park Design, Crivitz
- Buckhorn State Park Campground and Day Use Area, Necedah
- Blue Mound State Park Splashpad
- Tank Park Splashpad, Green Bay
- McKee Farms Park Splashpad, Fitchburg
- Wanick Park Planning and Design, Sherwood
- Torch Lake Campground, Vilas County
- Prentice Park, Ashland
- Milwaukee County Calvin Moody Park Building and Park Renovation
- Petzke Park Phase 1, Kenosha
- Harnischfeger Park Campground Improvements, Ixonia
- Bishops Bay Park Phase 1 Construction Documents, Middleton

Availability: 50%

**KEY STAFF /
AVAILABILITY**

Blake Theisen



Katie MacDonald

AYRES
ASSOCIATES

SAA

SIMILAR PROJECTS

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. From a refined site analysis to technical review of project construction documents, Blake has provided professional expertise that has gained the trust and respect of our staff at Milwaukee County. In fact, 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.

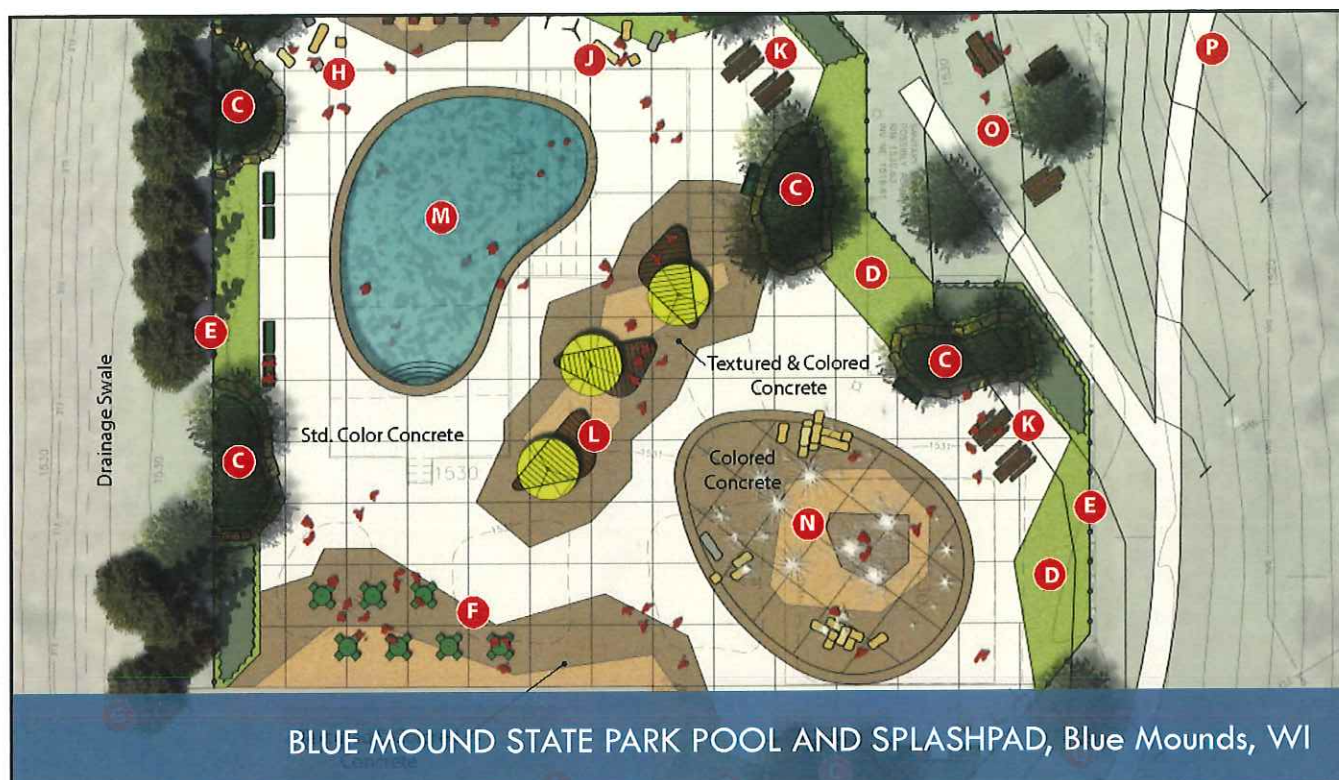
– Sarah Toomsen, PLA, LEED AP,
Manager of Planning
and Development,
Milwaukee County Parks

The quality of our services is demonstrated by the extent of repeat business we enjoy from our clients; we believe this is a true reflection of our clients' satisfaction toward our overall performance. Nearly 91% of our 2014 revenues were from clients we had served within the previous five years.

Our experience has shown us that close and open communication with our clients is the foundation for a successful working relationship. We place a high priority on understanding our clients' needs, openly addressing issues, involving clients in decision-making, and resolving project concerns. In every project we undertake, our goal is always client satisfaction.

We invite you to contact the references listed with each of the following projects for firsthand accounts of our work.





Ayres Associates (formerly SAA Design Group) worked with the Wisconsin Department of Natural Resources to conduct a feasibility study for the aging swimming pool complex at Blue Mound State Park and then to produce design development and construction documents. The project, a first for a Wisconsin state park, had its grand opening on Memorial Day weekend 2015.

Life cycle, operation, and maintenance costs were analyzed for the facility and used as a benchmark for conceptual alternative designs. The team explored various options, including renovating the existing facility to code compliance; replacing the pool in lieu of a splashpad; and developing a hybrid option with 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.

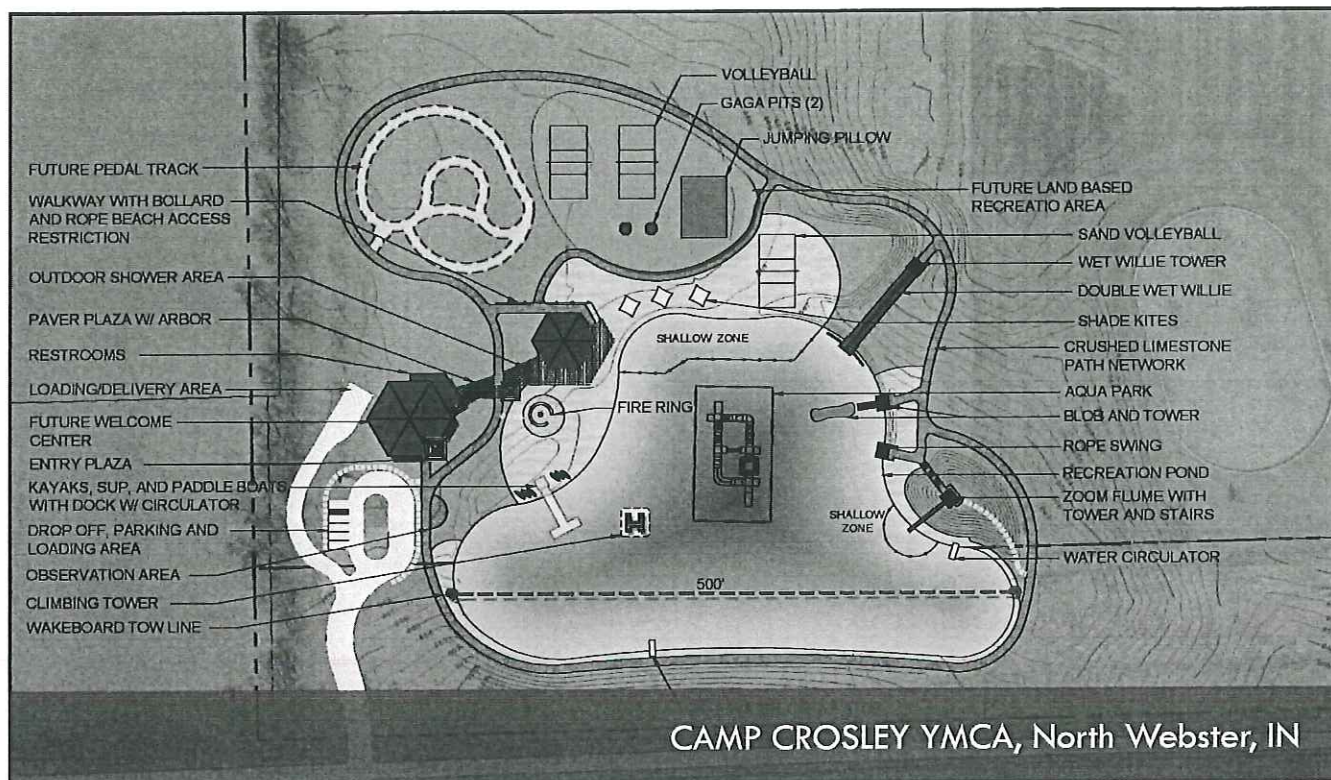
Project elements included a new pool vessel, themed splashpad, bath house renovations, new parking lot, and utility infrastructure replacement. The site's context informed the "camp" design theme and allowed flexibility for custom features and site amenities to create a destination splashpad. Other site features were integrated, including picnic areas, shade structures, volleyball court, and a small sand beach area.



Client: Wisconsin Department of Natural Resources

Reference: Ken Keeley, 608.267.7466, kenneth.keeley@wisconsin.gov

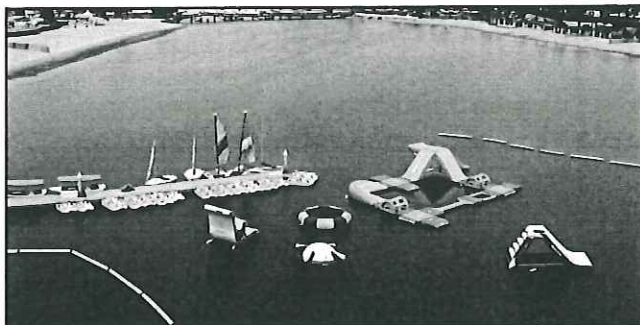
Services: Project visioning, design development, construction documents, cost estimating



Camp Crosley is a 400-acre setting of varied terrain including lakefront, woodlands, meadow, wetlands, and pasture along the shore of Little Tippecanoe Lake. Ayres Associates (formerly SAA Design Group) worked with Camp Crosley and Commercial Recreation Specialists to plan and implement a large-scale, water-based activity hub. This expansion includes a 2.5-acre pond, a welcome and visitor center, and waterfront amenities including a shelter, shade kites, fire pits, volleyball, and a pedal track.

Our team worked closely with Camp staff and Commercial Recreation Specialists to program the expansion, prepare conceptual layouts and cost estimates, and settle on a configuration that would eventually become the expansion master plan. The expansion complements adjacent camp features and provides a much-needed sense of arrival to the facility.

The pond is man-made but was carefully designed to make use of a natural depression in the site's topography. The pond will support activities such as wakeboard tow lines, kayaking, swimming, and various water-based play features.



Client: Commercial Recreation Specialists; Camp Crosley YMCA

Reference: Richard Armstrong, 574.834.2331, richard@campcrosley.org

Services: Master plan, Phase 1 construction documents



ANDERSON POOL SPLASHPAD, Kenosha

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

Reference: Shelly Billingsley, 262.653.4056
sbillingsley@kenosha.org

Services: Conceptual plan, construction documents, construction administration



FEE STRUCTURE

While working with Blake Theisen ... on the City's ... Comprehensive Outdoor Recreation Plan and four Master Plans, his abilities surpassed my expectations. Blake's skills, work ethics, ability to visualize constituents' ideas, and communicate those with City officials, residents, and staff were exceptional.

– Shelly Billingsley,
City of Kenosha

Proposed Fee Schedule

Company name: Ayres Associates Inc

Company address: 101 E. Badger Road
Madison, WI 53713

Company representative: James E. Owen, PE

Signature:



Fee Breakdown:

Scope of Services Item #1: \$8,826

Scope of Services Item #2: \$1,000/site

Price per hour for miscellaneous items not covered under contract: \$110/hour (averaged)

AYRES
ASSOCIATES

SAA

Proposal to Provide Professional Consulting Services for a
Location Study for an Aquatic Facility for the

City of De Pere

Prepared For:
Marty Kosobucki
Director Parks, Recreation and
Forestry
City of De Pere
925 South Street
De Pere, WI 54115-1199

Prepared By:
Vierbicher
999 Fourier Drive, Suite 201
Madison, WI 53717

Phone: (608) 821-3967
Fax: (608) 826-0530

Contact Person:
Daniel J. Lindstrom
dlin@vierbicher.com

Prepared On:
January 8, 2016

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vierbicher
planners | engineers | advisors



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Table of Contents

<u>Description</u>	<u>Page</u>
Letter of Transmittal.....	1
Company Information.....	3
Staff Bio and Experience.....	4
Project Experience	5
Project Understanding.....	9
Project Approach	11
Project Timeline	15
Fee Proposal	17

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Letter of Transmittal

January 8, 2016

Marty Kosobucki
Director Parks, Recreation and Forestry
City of De Pere
925 South Street
De Pere, WI 54115-1199

Re: Aquatic Center Location Study

Dear Mr. Kosobucki,

On behalf of the Vierbicher, it is my pleasure to present this proposed scope of work for the Aquatic Center location study. Market analysis and site feasibility studies are one of our firm's specialties. As such, the proposed services are a good fit for our firm. Following is a brief summary of our qualifications:

Experience: We have provided economic development and community development services for 35 years. Our planning and community development team has the experience and technical capability to provide a robust analysis of a potential aquatic center in the community of De Pere.

Market Based Approach: Accurate market information is critical to making good planning and development decisions. Vierbicher emphasizes a quality data and market-based approach to municipal planning. Our staff is experienced at analyzing commercial, retail, industrial, and residential markets. See pages 4 and 5 for our market study and site feasibility qualifications and project experience.

Familiarity. Daniel Lindstrom, our project leader for this study, spent the last decade as a resident of the greater Green Bay area and recently joined our firm. As such, his previous work experience and familiarity with the City and region gives us a good understanding of De Pere and the dynamics that are at play while completing this assignment. Daniel also has a strong understanding and knowledge of pool facilities as he spent over two decades in and around a pool deck—including the last four years as the Head Swim Coach for the De Pere High School Swim Team. Since De Pere High School did not have its own pool facility, he has extensive experience working with the Greater Green Bay YMCA aquatics directors. Therefore, his knowledge of facility planning and his existing connections would be a vital asset that no other firm could bring to this process. His passion for cultivating community experiences through community engagement will be evident throughout this process.

Focus On Results: Our company tag line, "Vision to Reality" reflects our commitment to achieve results. We have a proven track record for successfully implementing projects. See page 5 for examples of successful projects.

Our goal is to be a partner in a project which identifies the highest potential for the City to provide a top-notch Aquatic Center in the community of De Pere. We look forward to the opportunity to work with you to achieve this outcome.

Sincerely,

Shaun Wilson, MBA
Principal
Direct: (608) 821-3978

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Company Information

INTEGRATED SERVICES

Planning & Community Development

- Comprehensive Planning
- Neighborhood Planning
- Urban Redevelopment Planning
- Outdoor Recreation Planning
- Public Facilitation
- Impact Fee Planning
- Developer Representation
- Site Location Studies/Planning

Economic Development

- Business/Industrial Parks
- Target Industry Studies
- Tax Increment Financing (TIF)
- Market Analysis
- Strategic Planning
- Fiscal and Economic Impact Analysis
- Grant Writing / Administration
- Business Recruitment/Expansion

Urban Design & Landscape Architecture

- Concept Planning
- Illustrations & Renderings
- Park & Plaza Design
- Landscaping Plans
- Streetscape Design
- Bike & Pedestrian Trails

Municipal & Civil Engineering

- Municipal Infrastructure Design & Studies
- Streets and Roadways
- Site Development
- Stormwater Systems
- Water Supply & Distribution Systems
- Wastewater Treatment & Collection Systems
- Construction Observation & Administration

Surveying & GIS

- CSMs, Boundary Surveys and Legal Descriptions
- Platting: Subdivision/Condominium/Assessor's/ Right of Way
- Topographic Surveys/Aerial Mapping Control
- Construction Staking
- ALTA/ACSM Land Title Surveys
- Easement Mapping and Descriptions
- Parcel/Utility Mapping
- Floodplain Surveys/ FEMA Elevation Certificates
- Geographic Information Systems (GIS)

Water & Environmental Resources

- Floodplain Analysis
- Lake Rehabilitation & Management
- Stormwater & Water Quality Management
- Environmental Assessments
- Regulatory Compliance & Permitting
- Wetland Management

Agricultural Engineering

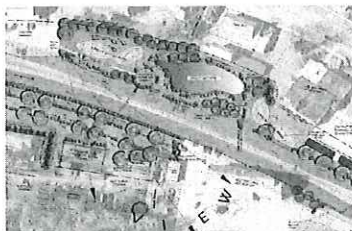
- Animal Waste Management Facilities
- Regulatory Permits
- Water Runoff and Drainage Facilities
- Construction Observation and Administration

Vierbicher is a team of **economic development experts, community planners, landscape architects, land surveyors and civil engineers** committed to providing the highest level of skill and expertise to clients throughout the Upper Midwest. Founded in 1976, we have four offices in Wisconsin: Madison, Metro Milwaukee, Reedsburg, and Prairie du Chien. Our multi-disciplined, team-based approach enables us to combine our areas of expertise to bring unique perspective to projects.

Having this broad range of in-house experience provides many benefits to our clients, including creative solutions, efficient project flow, and cost effective results. This capability, along with unmatched customer service, has helped us maintain consistent growth in a highly competitive field for almost 40 years.

Vierbicher's strength lies in our ability to provide an integrated suite of planning, community development, and economic development services within one focused team. The company has been working with municipal clients on community development projects for more than thirty years. We pride ourselves on the lasting relationships we have with our municipal and private clients.

Our comprehensive municipal planning experience in the Midwest runs across the spectrum of small villages of under 1000 population to completion of neighborhood planning projects for the City of Madison.





PROJECT
LEADER

Daniel Lindstrom, AICP



EDUCATION:

M.S. City and Regional
Planning
The Ohio State University (2009)

B.S. Urban and Regional Studies
The University of Wisconsin –
Green Bay (2007)

PROFESSIONAL EXPERIENCE

Vierbicher Associates, Inc.
Planner/Community
Development Consultant
(2015)

City of Green Bay
Planner II (2014)
Planner I (2009)

City of Dublin
Research and Design Assistant
(2008)

ACP Vision + Planning, Ltd.
Community Planning Intern
(2007)

PROFESSIONAL CERTIFICATIONS

American Institute of Certified
Planners (AICP)

Professional Affiliations

American Planning Association
Wisconsin Chapter of the
American Planning Association

Background Information

Daniel is a community planner with experience and knowledge in integrating participatory approaches to community development. Daniel's project experience includes comprehensive, downtown, corridor, area, and neighborhood planning, recreational area planning and grant writing. In addition, Daniel has extensive experience in project management, public participation planning, public meeting facilitation, design charrettes, site design and location studies, Geographic Information Systems (GIS) mapping, and a variety of economic development efforts.

His professional drive stems from finding the balance between community development, sustainability, and community design as seen through the lens of community participation. Daniel received his professional certification in 2012 from the American Institute of Certified Planners and regularly attends conferences and events hosted by the American Planning Association and the Wisconsin Chapter of the American Planning Association. Daniel regularly is a guest lecturer at local high schools and universities to discuss the field of participatory urban planning and design.

Daniel also spent the last 4 years as the Head Coach for the De Pere High School Swim Team.

Relevant Project Experience

MILO C HUENPFNER VA COMMUNITY BASED OUTPATIENT CLINIC SITE LOCATION STUDY
SCHREIBER FOODS CORPORATE HEADQUARTERS SITE LOCATION AND FIT STUDY
ASSOCIATED BANK DOWNTOWN GREEN BAY SITE LOCATION AND FIT STUDY
SEVERAL REGIONAL GROCERY STORE SITE LOCATION AND FIT STUDIES

Recent Projects

MUNICIPAL URBAN PLANNER, VARIOUS CITIES THROUGHOUT WISCONSIN
Project Manager

TID/TIF PLANNER, VARIOUS CITIES THROUGHOUT WISCONSIN
Project Manager

CITY OF WISCONSIN RAPIDS HOUSING STUDY, CITY OF WISCONSIN RAPIDS
Project Manager

UNIVERSITY AVENUE CORRIDOR BROWNFIELD REDEVELOPMENT PLAN, CITY OF GREEN BAY, WI - US EPA Brownfield Area Wide Plan Grantee
Project/Grant Manager

GRANDVIEW PLACE TRADITIONAL NEIGHBORHOOD, CITY OF GREEN BAY, WI
Project Planner



Project Experience

Community Development Team

Our community development team of six professionals specializes in market analysis, economic development, redevelopment, urban planning and design, and landscape architecture. Daniel Lindstrom will be the project leader for your location study. He will be assisted by other members of the planning team as needed. Daniel's full resume can be read on page four.

Representative Municipal Clients

- City of Stoughton, WI
- City of Madison, WI
- City of Monona, WI
- Village of Shorewood, WI
- City of Rhinelander, WI
- City of Lodi, WI
- Village of Shorewood Hills, WI
- City of Green Bay, WI
- City of Wisconsin Rapids, WI
- Village of Rock Island, IL
- City of Marshfield, WI
- City of Prairie du Chien, WI
- City of Sheboygan, WI
- Village of Hobart, WI

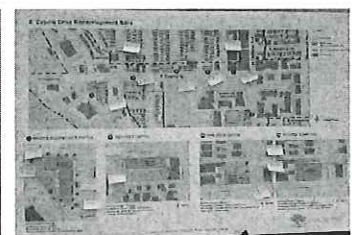
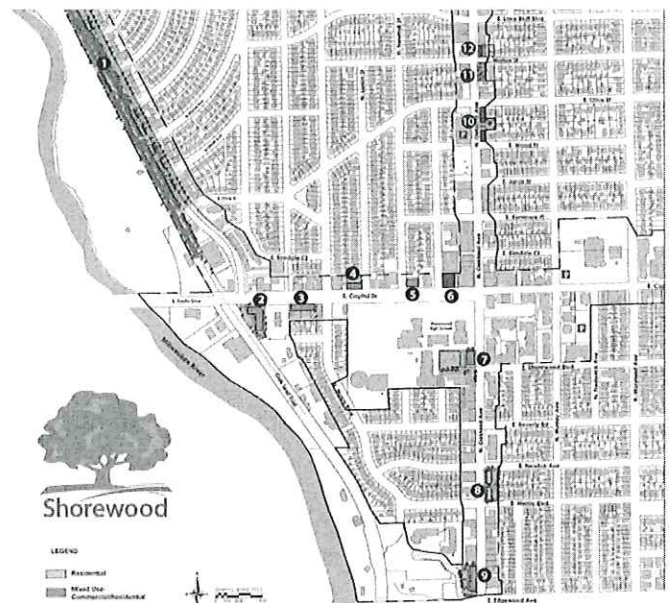
Representative Private Clients

- Lands' End, Inc.
- Veridian Homes
- Cabela's, Inc.
- T. Wall Properties
- Menard, Inc.
- Walgreens
- Helgesen Development
- Scot Industries
- Railroad Specialties
- Grede Foundries, Inc.
- Neumann Companies, Inc.
- Oakbrook Corporation

Village of Shorewood

The Village of Shorewood is a first-ring suburb of Milwaukee that had seen a significant amount of redevelopment along its commercial corridors since it adopted a Central District Master Plan in 2006. The Village was looking to update its Master Plan to reflect past successes and provide a fresh look at market conditions and redevelopment opportunities.

A key component of the Master Plan was creating ten location scenarios with development pro formas for selected sub-areas within the overall planning area. The ten site studies evaluated the feasibility of redevelopment at each location based on predetermined criteria and then ranked each site so that the Village could identify which opportunities to prioritize.



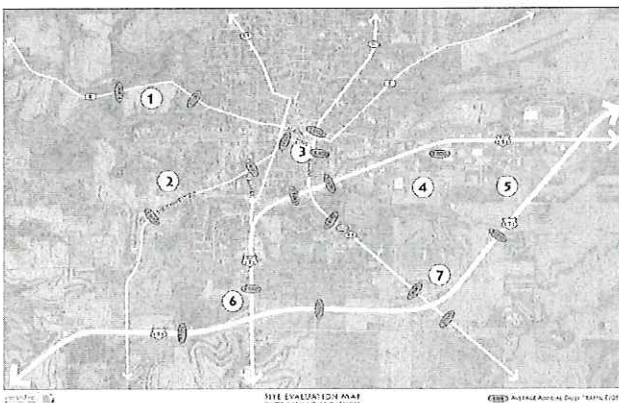
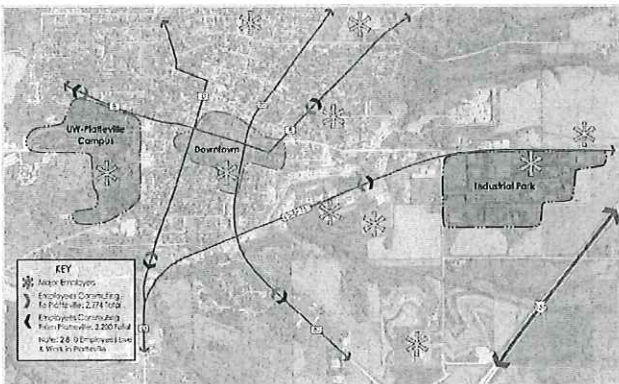


PROJECT EXPERIENCE

Platteville Innovation Center

As part of the University of Wisconsin's initiative to play a significant role in economic development of southwest Wisconsin, Vierbicher was retained to complete a location study and feasibility report which would serve as the foundation for establishing the facilities needed to foster greater collaboration, creativity, and technological advancement within the businesses, institutions and organizations that comprise the regional economy.

Following a deep assessment of the regional demand for such facilities and engaging with individuals and organizations that have a stake in the initiative we were able to identify potential site locations, determine partners and sponsors, establish reasonable estimates of development costs and phasing, identify potential funding sources and develop a realistic operations and management plan focused on achieving operational stability and viability within 3 years.

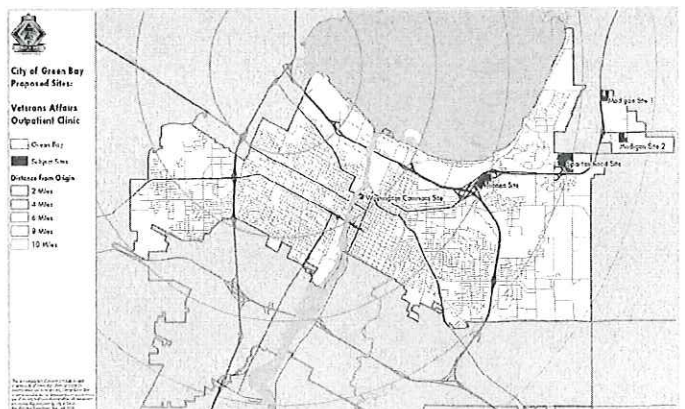
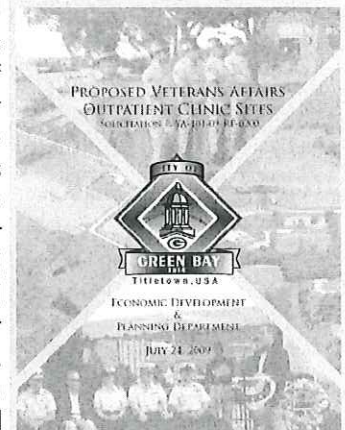


Daniel Lindstrom—Relevant Project Experience

Prior to joining Vierbicher, Daniel spent six years with the City of Green Bay Planning Department. In that time he routinely completed site location studies and site fit studies for various corporations looking to locate, relocate, or expand within the region. He utilized Multi-Criteria Decision Analysis (MCDA) to determine the best locations for each prospective entity and then presented the findings to site locators or representatives. Some of the more notable examples include:

Milo C Huempfer VA Community Based Outpatient Clinic Site Location

The healthcare and insurance industry has blossomed in the City of Green Bay over the past decade. It is one of the fastest growing industries in the region and the City is home to four nationally accredited hospitals. Daniel worked to evaluate five different sites within the City, ultimately highlighting a single site as the ideal location for a new VA Outpatient Clinic. The site was selected by the Veterans Administration and the \$60,000,000 development opened its doors in 2014 to serve thousands of veterans in northeast Wisconsin with first-class care without having to travel great distances.





PROJECT EXPERIENCE

Schreiber Foods Corporate Headquarters Site Location and Fit Study

Schreiber Foods has been an employment anchor in Downtown Green Bay for decades and in 2009 they informed the City of Green Bay they would be looking to consolidate several of their offices and a research and technology center into one location. Green Bay was faced with a decision to fight and retain the large downtown employer or let them move to a suburban campus location in the Village of Howard or the Village of Ashwaubenon.

Green Bay realized the impact a development of this magnitude would have on the resurgence of the downtown. Daniel worked to identify several sites in the downtown and quickly identified the site of the vacant Washington Commons Mall as the ideal location. Daniel then completed several site density studies and presented the findings with other City staff to their project team. Schreiber Foods ultimately decided to stay within the downtown and the \$60,000,000 redevelopment became a domino that would spur an additional \$80,000,000 of downtown redevelopment investment since 2012.

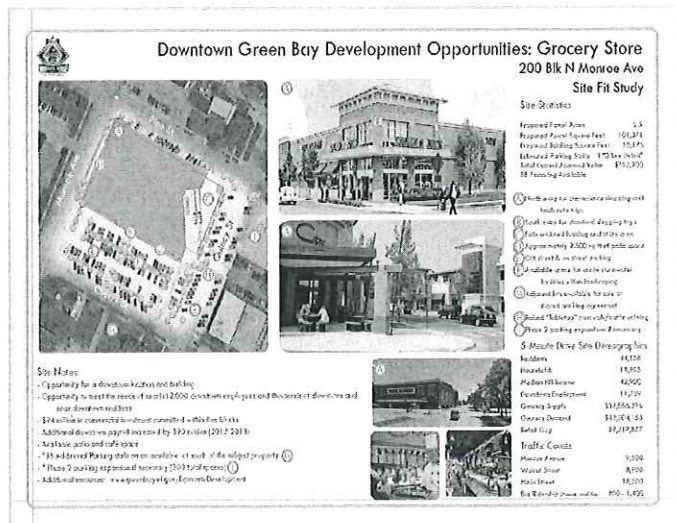
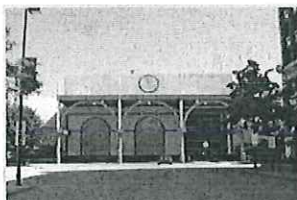
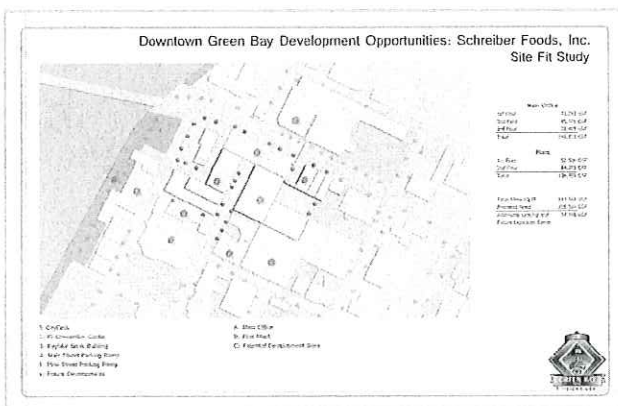
Associated Bank—Headquarters Site Location and Fit Study

Shortly after Schreiber Foods announced their decision to reinvest in downtown Green Bay, Associated Bank, another large regional employer, announced their decision to consolidate their offices and relocate in the downtown. Daniel again worked to complete a site location study and a site fit study. The decision was made to relocate and renovate an existing building within the downtown adjacent to the KI Convention Center and Schreiber Foods



Regional Grocery Store Site Location and Fit Studies

Several regional grocery store chains and a local grocery Co-Op expressed interest in downtown Green Bay. Daniel worked with each to identify their primary market factors and retail trade areas. Sites were selected by integrating their identified market factors into a Multi-Criteria Decision Analysis model. On several occasions Daniel then completed a site fit studies on their preferred locations.



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Project Understanding

A public facility, such as a community aquatic center, is an essential component to a thriving community. The siting of public facilities is often met with a variety of public opinion. Oftentimes community based facilities are an amenity that garners broad public support, but sometimes adjoining neighbors might be reluctant to accept these facilities based on real or perceived impacts.

Vierbicher understands each community is different and the process for siting a facility should be tailored directly to the needs of that community. Vierbicher also believes there are common elements that communities should strive to achieve when planning for these essential community facilities.

The facility location study process should strive to achieve the following elements or goals:

- Strive for the efficient use of community resources and land.
- Ensure location planning is responsive to the community needs and desires.
- Effectively engage the public when making site location decisions.
- Balance the community needs against the local impacts of the facility.
- Equitably distribute community access so no single area of the community benefits or suffers a greater proportion of the impacts.
- Coordinate facility location planning between civic and public institutions, including the possibility of co-locating facilities where appropriate.
- Work with partner agencies within the community to ensure that facility location planning is consistent with other long range land use plans and land use policies.

Furthermore, Vierbicher understands the City of De Pere has been discussing the feasibility of a pool replacement for many years. In 2014, the City completed a pool condition report/study for the two existing pools (Legion Park Swimming Pool and VFW Park Swimming Pool) and found that costs to maintain the aging community pools could be far greater than an eventual replacement.

This maintenance burden was further emphasized by the costly repairs required to the Legion Baby Pool in 2015 as a result of winter freeze damage and the cost to replace the drains in the pools as a result of the flow analysis required by the VGB Act. It is the City's intent to replace the pools with a single new aquatic facility located within the city.

However, this study does not come without challenges and several factors must be addressed during this process. The main factors include, but are not limited to;

- Evaluating the potential pool location with the desire to locate a facility that provides equal access (real and perceived) to both East and West De Pere residents.
- Understanding the implications of partnering with the Greater Green Bay Area YMCA on a location further from the city center and activity nodes to a location potentially closer to the future southern corridor bridge (preliminarily identified as Rockland Road/Red Maple Road or Heritage Road/Scheuring Road). The southern bridge corridor timeline has not been set thus adding an additional timing challenge to the process.
- Engaging the public, the YMCA, the school districts, and other community organization on the type of facility and amenities that would be best suited for the City of De Pere (indoor, outdoor, lap, recreational, etc).



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Project Approach

In order to complete the scope of work for this project efficiently and effectively, we will guide the process using Vierbicher's proven model for community development and site planning. Our approach is divided into four components which will enable a collaborative and thorough method for completing De Pere's Aquatic Facility Location Study within six months.

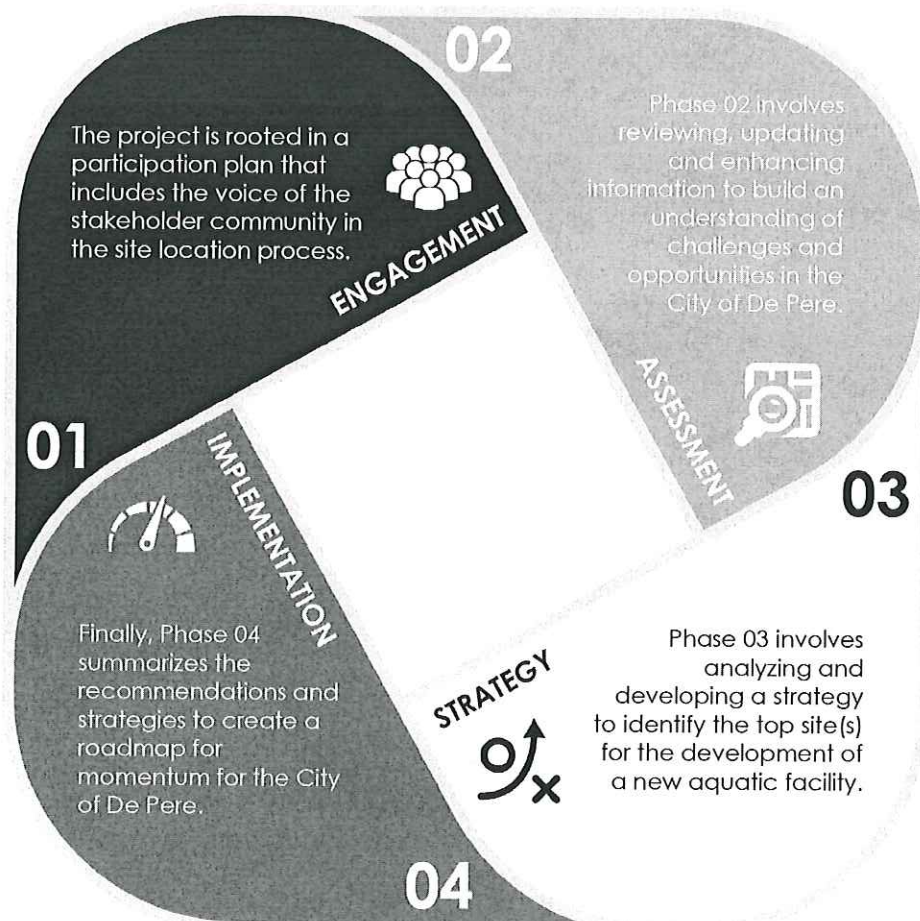
Our team's goal is to be a partner with the City of De Pere in this study effort. By building on community-wide engagement and site specific analysis, we will provide a coordinated and streamlined project experience. Together we will complete a study that incorporates several analysis techniques to help the City of De Pere achieve the best possible outcome – a future pool location plan that is supported by the

residents and community leaders.

Our approach **Engages** the public and stakeholders, **Assesses** the opportunities and challenges facing the project, identifies **Strategic** recommendations, and creates an **Implementation** plan to achieve the desired results.

Engagement. Assessment. Strategy. Implementation.
The EASI Model.

The following pages outline this proven approach used with many of our clients who have undertaken projects that required detailed research and in-depth public participation. We believe this process will yield the desired results for the City of De Pere.





PROJECT APPROACH

01 ENGAGEMENT

Goal

Stakeholder engagement is essential to a quality site location and planning process. Our proven planning framework establishes expectations and opportunities for involvement for City residents, civic organizations, City staff, the school districts, a project steering committee, and any City Committees of Jurisdiction (Board of Parks Commissioners, Plan Commission, etc).

Project Collaboration

At the project kick-off meeting Vierbicher's project team, City staff and the project steering committee will establish a clear expectation for communication and collaboration throughout the study.

Public Participation

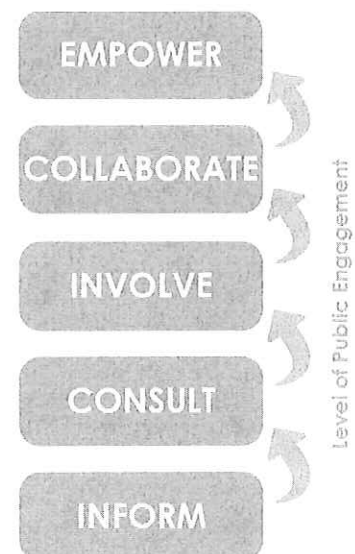
Stakeholder engagement begins with a well defined framework for including the voice of the community in the location study and planning process. We will establish a public participation plan at the kick-off meeting that will outline ways in which the community might participate (depending upon final scope defined in the consulting contract), including:

Task E.1 Online Survey : Vierbicher will prepare a public survey to gauge the desires and concerns of the public. The information gleaned from the questionnaire early in the process will help establish a baseline perspective into the community's needs and wants in an aquatic facility. This could also identify any outlying issues and opportunities that were not identified by the City staff or the consultant.

Task E.2 Stakeholder Interviews: Vierbicher will invite a variety of stakeholders to participate in telephone interviews to validate some of the compiled data and dive deeper into issues and opportunities. Stakeholder participants could include City staff, City Committees of Jurisdiction, and external community stakeholders.

Task E.3 Public Meeting 1 - Workshop: Vierbicher will host the first public workshop at the conclusion of the public survey and the preliminary review of the pre-determined locations. This meeting will outline the process being used to identify the site, clearly identify the expressed issues, and illustrate the need for the new facility. Vierbicher will present the general preselected areas of the City. This step could also include other areas if deemed worthy of research. This meeting will provide an opportunity for attendees to acknowledge and understand some of the current project dynamics, and provide input to establish evaluation criteria for the next phases.

Task E.4 Public Meeting 2 - Workshop: After incorporating the public input and insights from the first public meeting, Vierbicher will host a second public meeting focusing the discussion on a number of alternatives sites that were selected using the evaluation criteria set by a steering committee, City staff, and the public. We will explain the process used and will provide an opportunity for the community to offer additional insights and suggestions for further enhancement of the most favored site(s).





PROJECT APPROACH

Task E.5 Public Meeting 3 – Open House: The third public meeting will be an open house to present the priority sites. The study will be developed to a level of detail that offers residents a clear picture of the site(s) future use and enables citizens to provide informed feedback for final suggestions.

Each of the listed public engagements will enable members of the public to freely and openly discuss relevant concerns, raise questions, express objections, or suggest improvements and alternatives.

Task S.1 Analysis of Co-location Feasibility

Vierbicher will review and summarize the opportunities and challenges with co-locating a facility with the YMCA or other community organizations. This includes researching public reports and reaching out to other municipalities that have engaged in similar collaborative efforts. In addition, the process will involve stakeholder interviews with representatives from the City, local YMCA facility and aquatics directors, and other local experts to review the desired and optimal usage levels to maintain specific types of facilities.

02 ASSESSMENT

Goal

The goal of the Assessment phase is to understand the current issues and opportunities related to this project in the City of De Pere.

Task A.1 Prepare Public Engagement and Issues and Opportunities Findings Report

Vierbicher will utilize the information gathered during the public engagements, on-line survey, and the initial stakeholder interviews to create an initial assessment of the facts and opinions. This assessment report will be used in the next phase of the process.

Task S.2 Analysis of Location Alternatives

Vierbicher will work to review the preselected sites using Geographic Information System (GIS) based Multi-Criteria Decision Analysis (MCDA) utilizing weighted factors identified by the public, City staff, and the project steering committee. Vierbicher will also use the MCDA analysis to identify parcels or tracts of land that might not have been previously considered. The quantitative result of this analysis will be balanced with the qualitative research conducted during the public meetings and stakeholder interviews.

Reports, maps, and data will be prepared and presented to City staff and the steering committee throughout the process.

03 STRATEGY

Goal

During the Strategy phase we will focus on identifying the top site(s) for the development of a new aquatic facility. This process will use a two step approach.



PROJECT
APPROACH**04 IMPLEMENTATION****Goal**

The final phase summarizes all of the recommendations and strategies developed throughout the process and creates a roadmap for sustainable momentum for the City of De Pere.

Task I.1 Create Implementation Plan

Vierbicher will create an implementation strategy that will outline the next steps in the process and the responsible parties needed to complete each subsequent step.

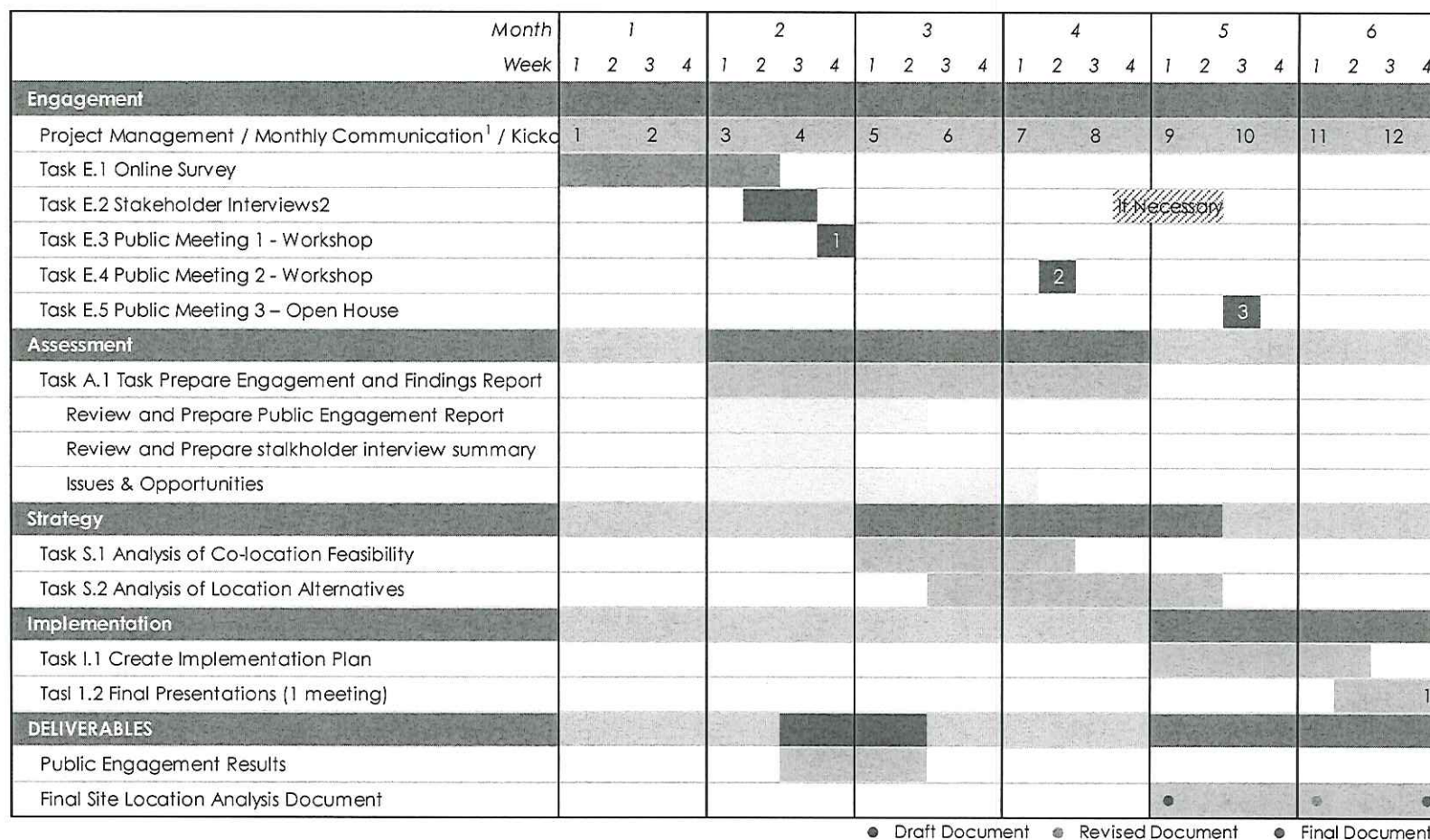
Task I.2 Final Presentation

After a thorough review from the steering committee and City staff, Vierbicher will present the final findings to the Park Board of Commissioners or the Common Council.

05 DELIVERABLES

1. Public engagement results.
2. Final site location analysis document

Project Timeline



Notes

¹ The project team and Steering Committee meetings could be in person (when such a meeting coincides with other public participation activities) or via tele-conference as needed.

² Stakeholder interview could include Common Council, Plan Commission, Committees of Jurisdiction, YMCA Board, or other civic associations.

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Fee Proposal

The proposed fee to complete the scope of work described herein is **\$17,500**. This fee was determined using Vierbicher's recommended planning process and public participation described in the scope of work.

A large portion of the total cost of the study results from the public participation element of the project. Additionally, many of the feasibility and analysis tasks need to be completed, regardless of the number of potential sites. Therefore, we have provided a cost per on-site meeting and a cost per individual location analysis so that you have an understanding of where variable costs may change once scope is finalized.

PHASE		FEE
01 Engagement		6,600
Project Kick-off (on-site)	\$1,150 per on-site meeting	
Online Survey (remote)	(Each on-site meeting includes	
Stakeholder Interviews (remote)	preparation, mileage and	
Public Meetings (3, on-site)	meeting duration.)	
02 Assessment		1,500
Data Review & Findings Report		
03 Strategy		7,600
Co-Location Feasibility Analysis	Includes six (6) sites at \$900 per site	
Location Alternatives Analysis	location analysis	
04 Implementation		1,800
Implementation Plan		
Final Presentation (on-site)		
TOTAL BUDGET		17,500

This fee includes mileage and printing as required to provide the scope of services described in this proposal.



More ideas. Better solutions.®



STATEMENT OF QUALIFICATIONS AND PROPOSAL FOR: AQUATIC FACILITY LOCATION STUDY

*Prepared for the City of De Pere, WI
January 8, 2016*



More ideas. Better solutions.®

MSA Professional Services, Inc. is a multidisciplinary consulting firm serving public and private clients throughout the Midwest. Our planning, engineering and architectural professionals meet the needs of a diverse client base with an emphasis on creativity and results. We provide our clients with more ideas and better solutions.

Proposal contact

E. Carter Arndt, AIA

Lead Municipal Project Architect

Phone: 1-608-355-8884

Email: carndt@msa-ps.com

The information contained within this proposal is of proprietary nature and is submitted in confidence for use by the clients of MSA Professional Services, Inc. only. The information contained herein is and remains property of MSA Professional Services, Inc. Receipt or possession of this information confers no right or license to use or disclose to others the subject matter contained herein for any uses but authorized purposes.

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CONTENTS

Letter of Interest	
Company Information	1
Staff Bio and Experience	7
Similar Projects	19
Project Understanding and Project Approach	37
Cost of Services	41



January 8, 2016

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

Re: Aquatic Facility Location Study

Dear Marty,

It was nice catching-up on the current City desires associated with the De Pere Aquatic Center. We have accordingly updated our proposed services to reflect the current approach and to communicate our team's expertise/qualifications for the effort.

The next important chapter for the new De Pere Aquatics Center is about to be written and we understand the importance of it. We strongly believe that the teaming of Water Technology Incorporated (WTI) and MSA Professional Services, Inc. (MSA) will robustly support your effort and help make certain the City's project is a success. We have appreciated the opportunity to assist with your aquatic considerations by assessing your existing pools and becoming acquainted with the existing sites and the anticipated process to replace them.

For the past 19 years, MSA and WTI have partnered to successfully complete a number of aquatic-related projects. MSA is a regional engineering/architectural firm with 50 years of serving municipal clients – one of our newest offices is located near De Pere. WTI is a Beaver Dam, Wisconsin-based firm with a great wealth of local, national and even international experience in the aquatics industry. With MSA's extensive municipal expertise and WTI's aquatics expertise, our team is well-suited to deliver a solid project approach and the right tools to help you consider your facility needs.

Please reference our detailed approach and cost under the corresponding tabs of this proposal. Here you will find a systematic process to effectively begin your consideration and then to fully implement the project. The benefits MSA would bring to this project are as follows:

Right Team

- ***We know Aquatics;*** from the lead MSA architect and his almost 30 million dollars of aquatics experience to the aquatics design team's extensive national experience, we understand your needs and goals. From cost creativity and patron satisfaction to staffing and operations, we will develop a practical solution to meet the project's full potential.
- ***We know YMCA projects;*** MSA and WTI have successfully completed many YMCA facilities.

MSA Professional Services, Inc.
4321 W College Avenue | Appleton, WI 54914
(920) 740-3366 | Fax: (920) 887-4250
www.msa-ps.com

- ***We know Municipal Projects;*** we specialize in serving public clients and have done so for more than 50 years. From the project implementation process to the long term maintenance goals, we will serve your needs.
- ***We know Site Civil Projects;*** with civil engineers, traffic engineers, stormwater and utility expertise.

Right Approach

- ***Project Leadership;*** we carefully listen and lead an intentional site selection process. We collaborate with you to meet your project and facility needs.
- ***Creative Vision;*** the potential of a site can be best assessed with a creative and informed understanding of the functional and special characteristics of public park recreation spaces and aquatics facilities.
- ***Public Information Gathering/Consensus Forming;*** sensitive public interaction can openly communicate vision, gather input and convey a transparent and positive decision making process.

Right Tools

- ***Systematic Programming*** for quantitative and qualitative needs assessment.
- ***Technical Understanding;*** De Pere will benefit from our full breath of expertise and technical know-how thus allowing us to truly consider and address the City needs.

MSA exists to enable people to positively impact the lives of others. This project is a real opportunity for us to deliver on that promise. We look forward to partnering with the City to design a recreational space that will positively impact De Pere residents and visitors for decades to come. We truly believe in building partnerships as opposed to building projects and moving on to the next. It would be our pleasure and privilege to work alongside your community as you take on this important, impactful project. Should you have any questions pertaining to our qualifications, please feel free to call us at any time at (608) 355-8884.

Sincerely,
MSA Professional Services, Inc.



E. Carter Arndt, AIA
Senior Project Architect

2.6.d

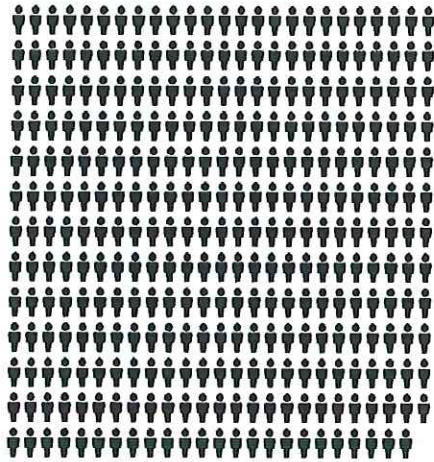
COMPANY INFORMATION

COMPANY INFORMATION - MSA

MSA PROFESSIONAL SERVICES

MORE IDEAS. BETTER SOLUTIONS.®

324 TEAM MEMBERS



168

LICENSED + CERTIFIED

PROFESSIONALS

(PE, AIA, PG, PLS, PH, SE, EIT,
LEED® AP, AICP, CFM, GISP, CPG,
DES, PTOE, TSP, GIT, CNU-A, PLA)

ZWEIG 2015

"BEST FIRMS TO WORK FOR"
HONOREE

48

INDUSTRY AWARDS
EARNED SINCE 2010"ENABLING PEOPLE TO POSITIVELY
IMPACT THE LIVES OF OTHERS" SINCE

1962

PERCENTAGE OF CLIENTS
WHO TOLD US WE'VE
MET OR EXCEEDED THEIR
EXPECTATIONS IN THE LAST
YEAR

94.95

 ARCHITECTURE
 ENGINEERING
 ENVIRONMENTAL
 FUNDING
 PLANNING
 SURVEYING

14

OFFICES

4

STATES

\$500 million

(and counting)

GRANTS AND LOW-INTEREST LOANS WE'VE HELPED
OUR CLIENTS SECURE TO OFFSET THE COST OF
INFRASTRUCTURE PROJECTS

100%

EMPLOYEE OWNED

COMPANY INFORMATION - MSA'S APPROACH TO CLIENT FEEDBACK

CLIENT SERVICE | QUALITY ASSURANCE PROGRAM

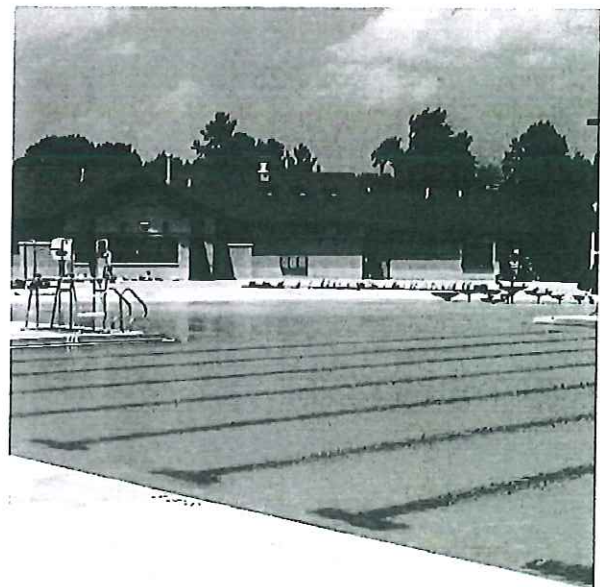
Our firm constantly strives to improve our processes and tailor the services we provide to best suit each of our clients. As part of our ongoing quality assurance program, we periodically request feedback from clients and project stakeholders to create better project outcomes for you.

These easy-to-complete surveys offer you the opportunity to comment on several areas of our performance throughout the duration of your project, which in turn helps us adapt our processes to your unique needs. Your feedback is specific to your project, and is returned directly to the people working with you. We pledge to respond to any issues you identify as the project proceeds.

Unlike any survey you've ever taken before, your response will initiate specific improvement for you and your project. **To fully demonstrate this program, you will soon receive a survey requesting your feedback on our ability to meet your expectations throughout the proposal process.** We hope you'll take a few minutes to respond, experience the process first-hand, and see how we follow-up to your feedback.

HOW IT WILL WORK DURING YOUR PROJECT:

1. *The project manager or another team member asks for your feedback electronically.*
2. *You respond to a six-eight question, two-three minute survey.*
3. *Your response is immediately routed to the project team via email.*
4. *If any of your responses indicate exceptional performance or a problem, someone on the project team will follow-up and discuss ways to either improve the process, or make sure we continue to provide the level of service you desire.*
5. *We document any process changes and communicate them to the project team and back to you.*



COMPANY INFORMATION - WATER TECHNOLOGY, INC (WTI)

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:
 - Principals (4)
 - Architects (3)
 - Landscape Architects (2)
 - Engineers (3)
 - Civil (1)
 - Mechanical (3)
 - Artistic / Creative Support (2)
 - Site Planners / Designers (4)
 - Project Managers (13)
 - Production (CAD) (3)
 - Administrative (12)



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

4401-04 44th Floor,
Al Mazaya Tower – BB2
Jumeirah Lakes Towers
P.O.Box 111587 Dubai,
UAE
T. +971.4.426.4220
F. +971.4.362.4345

WWW.WTIWORLD.COM

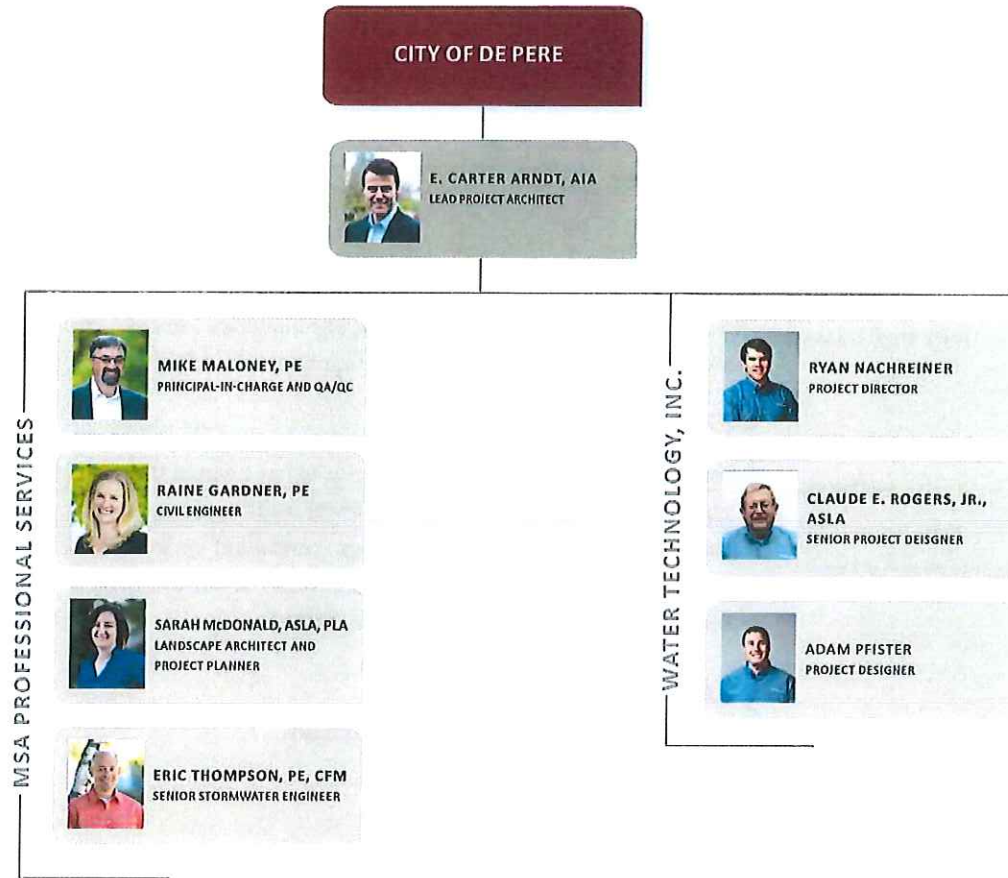


WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

STAFF BIO AND EXPERIENCE

STAFF BIO AND EXPERIENCE

PROJECT TEAM



STAFF BIO AND EXPERIENCE

**E. Carter Arndt, AIA**

Lead Project Architect

EDUCATION:

*B.A., Architecture
Iowa State University*

Mr. Arndt has a diversified experience in aquatic facilities, community centers, fire stations, municipal office buildings, libraries, police stations, county highway facilities, public works garages, waste and water facility buildings, schools, churches, and commercial and retail projects consisting of new construction, additions, and remodeling.

ASSOCIATIONS:

*Architect, WI

American Institute of Architects*

Mr. Arndt has been specifically involved in over 25 million dollars' worth of aquatics construction. Carter's overall background has been in the architectural design of public buildings and spaces, code and feasibility studies, cost estimates, organization, detailing and production of working drawings, consultant coordination, shop drawing review, and color selections. Since the onset of ADA, he has performed many of the firm's ADA surveys and has generated the survey reports.

EXPERTISE:

- Project Leadership and Administration
- Feasibility Studies
- Building Code and Accessibility
- Architectural Design
- Construction Administration

PROJECT EXPERIENCE:

- Lodi Municipal Swimming Pool, Lodi, WI
- Municipal Pool Facility, Muscoda, WI
- Aquatics Center Conceptual Study, Frederic, WI
- Baraboo School District Indoor Pool Addition, Baraboo, WI
- Municipal Pool/Bathhouse Addition & Renovation, Baraboo, WI
- Christmas Mountain Village-Check In/Pool Building, Wisconsin Dells, WI
- Multiple WPH Resort Indoor Water Park Facilities totaling over \$20 Million in construction, in Chicago, IL; Kansas City, MO; Omaha, NE; Waterbury, CT
- Kilbourn Public Library, Wisconsin Dells, WI
- Westfield Community Center, Westfield, WI
- Lisa Link Peace Park, Madison, WI
- City Hall/Police/Library, Cuba City, WI



STAFF BIO AND EXPERIENCE

**Mike Maloney, PE**

Project QA/QC

EDUCATION:

*B.S., Civil Engineering/Construction
Management,
University of Wisconsin - Madison*

Mr. Maloney manages and reviews the quality of work performed in the projects he is designated as quality assurance leader. He is passionate for public works projects, including the redevelopment of lands with improved public uses, improvements that facilitate better downtown business environments, the development of parks, trails and waterfront recreational uses to improve the quality of life.

ASSOCIATIONS:

Wisconsin Professional Engineer

EXPERTISE:

- Municipal Engineering
- Design and Construction Service
- Waterfront and Marine Engineering
- Land Development

PROJECT EXPERIENCE:

- **Goodman Community Pool**, Madison, WI
- **UW-Madison Campus Drive Bike and Pedestrian Path**, Madison, WI
- **Cannonball Path**, Fitchburg, WI
- **Wisconsin Public Boat Launch Site Development**, Wisconsin
- **Downtown Street and Streetscape Design and Construction Services**, Oregon, WI
- **Sun Prairie Industrial Park Improvements**, Sun Prairie, WI
- **Business Park Development, WWTP Construction**, Footfill, WI
- **Main Street – Street and Utility Reconstruction**, Cottage Grove, WI
- **CTH N Street Reconstruction and Improvements**, Cottage Grove, WI
- **Linnerud Drive and North Bird Street Reconstruction**, Sun Prairie, WI



STAFF BIO AND EXPERIENCE

**Raine Gardner, PE**

Civil Engineer

EDUCATION:

*M.S., Civil Engineering,
University of Wisconsin-Madison*

*B.S., Civil Engineering,
Michigan Technological University*

AFFILIATIONS:

Professional Engineer - WI

American Society of Civil Engineers

Wisconsin Park and Recreation Association

Ms. Gardner works with municipal governments in planning, design, and constructing infrastructure and park/recreation systems. She has worked on a variety of municipal projects including multi-use paths, skateparks, stormwater, water main, sanitary sewer, lighting layout, roadway reconstruction, lake dredging, streetscaping plans, fishing piers, boarding docks, shoreline restoration, and recreational park and boat launch planning/design.

In addition to project planning and design, Ms. Gardner has aided in construction management, right-of-way and easement acquisition, project permitting, wetland mitigation work, and GIS mapping. She helps clients apply for local, state, and federal funding grants and assistance. Clients also rely on Ms. Gardner for zoning administration and guidance.

EXPERTISE:

- Recreational Parks
- Boat Launches
- Boarding Docks and Fishing Piers
- Project and Construction Management

PROJECT EXPERIENCE:

- **Riverside Park Redevelopment**, Mauston, WI
- **Newport Park and Boat Launch Project**, Lake Delton, WI
- **Lake Delton Downtown Parking Lot and Plaza Areas**, Lake Delton, WI
- **Haskins Park Reconstruction Project**, Baraboo, WI
- **Veterans Memorial Park**, Grafton, WI
- **Ravine Restoration Projects**, Lake Delton, WI



STAFF BIO AND EXPERIENCE

**Sarah McDonald, ASLA, PLA**

Landscape Architect | Project Planner

EDUCATION:

*M.S., Urban and Regional Planning
University of Wisconsin-Madison*

*B.S., Landscape Architecture
University of Wisconsin-Madison*

AFFILIATIONS:

American Society of Landscape Architects

American Planning Association

Professional Landscape Architect, WI

Ms. McDonald has over six years of landscape architecture and planning experience in private and public sectors, from residential design-build to district-wide implementation plans. As both a planner and landscape architect, Ms. McDonald strives to improve the relationship between people's quality of life and the built environment. By assisting communities in translating their visions into designs and designs into realities, they become more dynamic and sustainable places. Her design experience with urban planning, parks and recreation, education and medical office buildings, assisted living and healing gardens has afforded her a level of knowledge that has proven invaluable to every project she has been engaged with. Sarah is active in the American Society of Landscape Architects and a member of the American Planning Association. Sarah is well versed in all phases of project development from site inventory and analysis, through conceptual design and preparation of construction documentation.

EXPERTISE:

- Urban Design and Sustainable Design
- Development and Redevelopment Planning
- Comprehensive Planning
- Landscape Design

SELECT PROJECT EXPERIENCE:

- **Rothschild Park Master Plan**, Rothschild, WI
- **Riverside Park Improvement Concept**, Mauston, WI
- **Gooding Park Master Plan**, Kronenwetter, WI
- **West Bend Riverwalk**, West Bend, WI
- **Lake Michigan Implementation Strategy**, Michigan City, IN*
- **Downtown West Dundee Plan**, West Dundee, IL*
- **22nd Street Improvements**, Oak Brook, IL*
- **Elmore Marketplace Development**, Elmore, MN
- **Pulaski Road Streetscape**, Alsip, IL*
- **Ardmore Avenue Streetscape**, Villa Park, IL*
- **Malcolm X College**, Chicago, IL*
- **OSF Healthcare Center**, Peoria IL*



**Denotes work experience prior to joining MSA.*

STAFF BIO AND EXPERIENCE

**Eric Thompson, PE, CFM**

Stormwater Engineer

EDUCATION:

*M.S., Civil Engineering
University of Minnesota*

*B.S., Civil Engineering
University of Minnesota*

ASSOCIATIONS:

Professional Engineer - WI, IA, IL, MN

Certified Floodplain Manager

American Public Works Association

*Iowa Floodplain & Stormwater
Management Association*

Mr. Thompson leads MSA's water resources team. He has been involved in dozens of stormwater master plans and watershed management activities, including wetland restoration, aquatic habitat assessments, lake water quality improvement, flood reduction, and development regulation. He has completed wet weather planning studies throughout the U.S.

EXPERTISE:

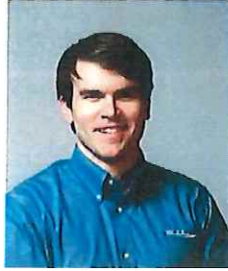
- Hydrology/Hydraulics/Water Quality
- Numerical Computer Modeling
- BMP Evaluation/Selection/Design
- Stormwater Management Planning
- Surface Water Management Planning
- Wetlands Management

PROJECT EXPERIENCE:

- Goodman Community Pool, Madison, WI
- Lakeview Park Channel Erosion Assessment, Middleton, WI
- Main Street Pervious Paver Design, Elgin, IA
- Neighborhood Drainage and Flood Plan, Beaver Dam, WI
- Neighborhood Drainage and Flood Reduction Studies, Sun Prairie, WI
- Cypress Trail Neighborhood Flood Reduction Plan, Middleton, WI
- Comprehensive Pond Inspection Programs: Ankeny and Marion, IA; Sun Prairie, Fitchburg, Oconomowoc, Middleton, Marshfield and Belleville, WI
- 14th Avenue Stormsewer Design, Durant, IA
- Infiltration Basin Repair, Baxter, IA
- West 32nd Detention Pond, Dubuque, IA
- Blue Lake Restoration Diagnostic Feasibility Study, Onawa, IA
- Stormwater Master Plan, Monroe, WI



STAFF BIO AND EXPERIENCE

**Ryan Nachreiner**

Project Director

EDUCATION:*M.S., Economics and Education**University of Wisconsin - Whitewater**B.A., Finance**University of Wisconsin - Whitewater***REGISTRATIONS:***NSPF Certified Pool / Spa Operator**(CPO)***AFFILIATIONS:***Themed Entertainment Association**(TEA)*

Mr. Nachreiner joined Water Technology, Inc. in January of 2011 after serving in a variety of aquatic industry roles, including pool service technician, equipment and materials distribution representative, and operations consultant with a waterpark equipment and chemical supplier. Mr. Nachreiner has conducted numerous seminars on issues of waterpark operation, safety, design, chemical balance and automation, program development and risk management. Extensive hands-on experience troubleshooting countless facilities enables him to provide a realistic and broad perspective on aquatic operations, systems and programming. He is committed to the advancement of the aquatic industry through education and the development of best practices. As a NSPF® Instructor for over seven years, Mr. Nachreiner has trained and certified hundreds of aquatic professionals. He continues to conduct educational seminars for numerous industry organizations and is dedicated to enhancing the aquatic experience through improved water quality and innovative design.

PROJECT EXPERIENCE:

- **Henderson Pool Renovation**, Lethbridge, AB, CAN
- **Moose Jaw Aquatic Study**, Moose Jaw, SK, CAN
- **Seton Community Recreation Centre**, Calgary, AB, CAN
- **Travelodge Waterpark Renovation**, Regina, SK, CAN
- **Lakewood Link Aquatic Study**, Lakewood, CO
- **Woodhaven SplashPark Study**, Sublette, IL
- **Lenexa Civic Center**, Lenexa, KS
- **Midland County Pool Study**, Midland, MI
- **Excelsior Springs Community Center**, Excelsior Springs, MO
- **Sedalia Community Center Program**, Sedalia, MO
- **Lions Water Adventure at Woodmen Community Center**, Kinston, NC
- **Omaha JCC Aquatic Expansion**, Omaha, NE
- **Hillsboro 53rd Ave Community Center**, Hillsboro, OR
- **WaTiki Waterpark Expansion**, Rapid City, SD
- **Southlake Community Center**, Southlake, TX
- **PRO Sports Club Aquatic Expansion**, Bellevue, WA
- **Redmond Recreation Master Plan**, Redmond, WA



STAFF BIO AND EXPERIENCE

**Claude E. Rogers, Jr., ASLA**

Senior Project Designer

EDUCATION:

B.S., Landscape Architecture
Michigan State University

REGISTRATIONS:

Landscape Architect
NSPF Certified Pool / Spa Operator
(CPO)

AFFILIATIONS:

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

Mr. Roger's creative expertise in the conceptual design of aquatic facilities is recognized by the successful implementation of over 600 pool design projects throughout his career, several of which have won national awards for excellence in design. Mr. Roger has led the majority of his projects through the public process helping to balance the competitive and leisure needs of WTI's clients. His strong understanding of project programming together with his knowledge of design for operations has led to many repeat clients throughout his career. Most recently, The Northern Virginia Regional Park Authority in Virginia has requested Mr. Roger specifically as the designer of three of their aquatic projects over the last few years.

PROJECT EXPERIENCE:

- Brewton YMCA, Brewton, AL
- City of Longmont, Longmont, CO
- Des Plaines Park District Chippewa Pool, Des Plaines, IL
- Apple Canyon Lake IL Apple Canyon Lake, Apple River, IL
- Cook County Forest Preserve Green Lake Family Aquatic Center, River Forest, IL
- Cambridge Homes, Libertyville, IL
- Mystic Waters Family Aquatic Center, Des Plaines, IL
- Harkins Aquatic Center, Rockford, IL
- YWCA Metropolitan Chicago Harriet M. Harris Center, Chicago, IL
- Roscoe YMCA, Roscoe, IL
- Shore Acres Renovation, Chillum, IL
- Glen Ellyn Park District Pool Site, Glen Ellyn, IL
- Seafari Springs Aquatic Center, Hanover Park, IL
- Governors State University, University Park, IL
- Moran Water Park, Lombard Park, Lombard, IL
- Willow Stream Aquatic Center Renovation, Buffalo Grove, IL
- Munster Community Pool, Munster, IL
- CJE Senior Life Project, Deerfield, IL
- Hanover Park, IL - Aquatic Center, Northbrook, IL
- Grayslake Civic Center, Grayslake, IL
- Pioneer Park Pool, Arlington Heights, IL
- Hanover Township, Northbrook, IL
- Centennial Park Aquatic Center, Orland Park, IL
- Grayslake Family Aquatic Center, Grayslake, IL



STAFF BIO AND EXPERIENCE

**Adam Pfister**

Project Designer

EDUCATION:

*B.S., Landscape Architecture,
Iowa State University*

Working within the parameters given, Mr. Pfister 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. Mr. Pfister's experience in Landscape Architecture includes environmental, urban, commercial and residential design; he also has experience in image editing.

REGISTRATIONS:

*NSPF Certified Pool-Spa Operator
(CPO)
Revit Certified Professional*

Mr. Pfister'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, Mr. Pfister uses his design skills to transform planning and programming notes into a conceptual graphic design, carefully taking into account budget constraints and objectives. Mr. Pfister's 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. Mr. Pfister's portfolio includes a variety of aquatic facilities including Olympic level competition, therapy and wellness, hotel, and municipal leisure.

AFFILIATIONS:

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

PROJECT EXPERIENCE:

- B.R. Ryall YMCA, Glen Ellyn, IL
- Haselwood YMCA, Silverdale, WA
- Sealed Air Family YMCA, Racine, WI
- City of Austin/YMCA North Austin Community Recreation Center, Austin, TX
- Cook County Family YMCA, Grand Marais, MN
- Danville Family YMCA, Danville, VA
- Mount Pleasant WI Diversey YMCA, Mount Pleasant, WI
- Virginia Beach VA YMCA 50M Pool and Deck Design, Virginia Beach, VA
- New Canaan Community YMCA, New Canaan, CT
- Summerville SC YMCA Dorchester District 2 Aquatic Center, Summerville, SC
- Sumner WA YMCA Aquatic Design, Sumner, WA
- Victoria TX YMCA of Golden Crescent, Victoria, TX
- Eugene YMCA, Eugene, OR
- YMCA of Rock River Valley - Northeast Branch, Rockford, IL
- LeMars YMCA & Recreation Facility, Le Mars, IA
- West Morris YMCA, West Morris, NJ
- Shawnee Indoor YMCA, Shawnee, OK



STAFF BIO AND EXPERIENCE

PRIOR POOL PROJECT EXPERIENCE SUMMARY



Irwin A. Goodman & Robert D Goodman Community
Swimming Pool at Goodman Park
(completed in partnership with MSA Professional Services)
Madison, WI

Columbus Area Aquatic Center
(completed in partnership with MSA Professional Services)
Columbus, WI

Lincoln Park Aquatic Center Feasibility Study
Milwaukee County, WI

Apple Canyon Lake Pool Feasibility Study
Apple River, IL

Tosa Pool at Hoyt Park
Wauwatosa, WI

Manitowoc Family Aquatic Center
Manitowoc, WI

See many more at www.wti.com



Municipal Pool Facility
(completed in partnership with Water Technology, Inc.)
Muscoda, WI

Municipal Pool Facility
(completed in partnership with Water Technology, Inc.)
Lodi, WI

Frederic Aquatics Center Conceptual Study
(completed in partnership with Water Technology, Inc.)
Frederic, WI

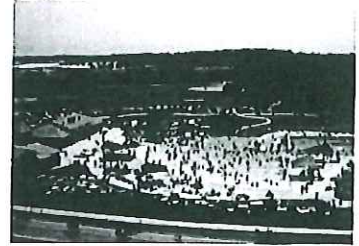
Baraboo School District Indoor Pool Addition
(completed in partnership with Water Technology, Inc.)
Baraboo, WI

Municipal Pool/Bathhouse Addition & Renovation
(completed in partnership with Water Technology, Inc.)
Baraboo, WI

Christmas Mountain Village-Check in/Pool Building
(completed in partnership with Water Technology, Inc.)
Wisconsin Dells, WI

Copper Point Subdivision Clubhouse
Castle Rock Lake, Juneau County, WI

Waterstone Subdivision Clubhouse
Castle Rock Lake, Juneau County, WI



SIMILAR PROJECTS

SIMILAR PROJECTS



GOODMAN COMMUNITY POOL

MADISON, WI

Project Reference

Brad Weisinger
Goodman Pool and Warner Park
Community Rec. Manager
City of Madison
p: (608) 245-3690

The City's new Goodman Pool, designed for 1,000 users, is a walk-in entry swimming pool with water slides, spray park features, and a lap pool. The pool complex required 300-car parking and is located in a site known for high ground water and poor sub soils. The design team would need to find solutions that would address the soils and ground water, parking lot runoff, pool deck runoff, and pool filter discharge, and regulate the ground water elevations surrounding the pool. The Parks Department also wanted to prevent vehicular traffic from speeding through the parking and pedestrian areas, and to include bike/pedestrian paths to reduce the need for parking.

To accommodate the new impervious area, MSA prepared a low impact design that would provide a high level of water quality treatment and promote infiltration. The developed site discharges less stormwater than the original site, and the effluent that reaches Wingra Creek carries a lower nutrient load. The original site had vast areas of lawn clippings and fertilizer requirements. The bioswales we designed greatly reduce the nutrients using natural biological processes.

The primary treatment ponds are wet basins with emergent vegetation shorelines that remove solids and pre-treat the storm water before entering a large bioswale. The bioswale is downstream of two separate treatment ponds and will remove nutrient loads from the storm water prior to discharging into Wingra Creek.

The parking lot was sized for a limited amount of vehicular parking to encourage non-motorized trips to the park. The integral bike/pedestrian paths were designed to promote safe and effective access for pool and park patrons by tying into surrounding regional bike



paths and neighborhoods, and getting to paths through the site with the shortest possible travel distance.

The parking area has a curved linear design for improved aesthetics and fit with the existing site including the ability to retain existing mature trees on the site. The layout controls inbound/outbound traffic, and bike path crossings are at speed tables that regulate traffic speeds. The new gravity sanitary system releases pool backwash and bathroom facility services to Madison Metropolitan Sewerage District (MMSD). This gravity system had a higher initial cost, but has a lower long-term cost, and was designed in lieu of a pumping system that would have long-term pumping costs. The gravity system provides a savings in energy and reduces the systems life-cycle costs, downtime, and maintenance needs.

SIMILAR PROJECTS



MUNICIPAL POOL FACILITY

MUSCODA, WI

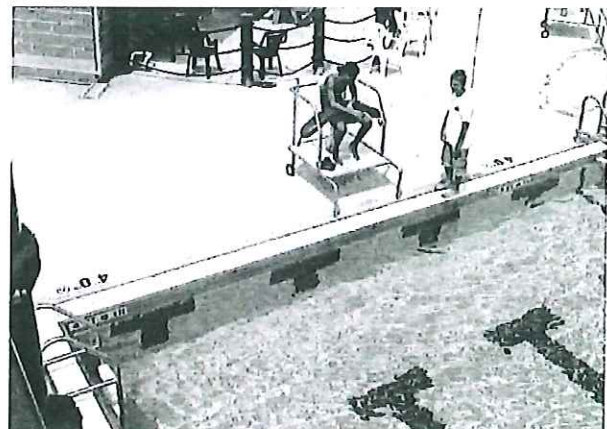
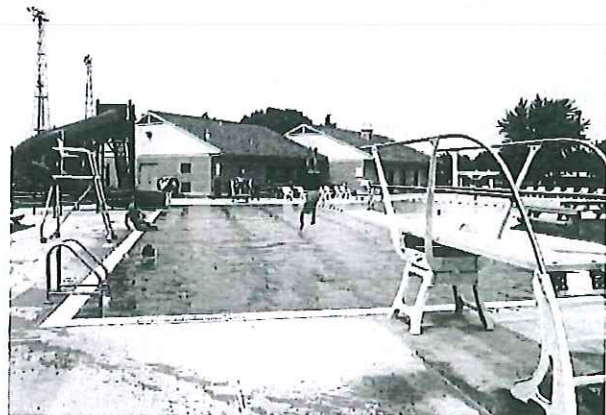
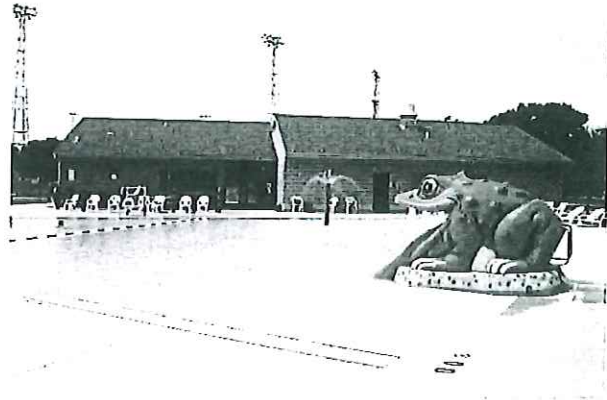
Project Reference

Cinda Johnson
Administrator
Village of Muscoda
p: (608) 739-3182

The Village of Muscoda was considering the renovation or replacement of its existing aged municipal pool facility. The Village wanted to understand available alternatives and the condition of the existing facility. The community, located on the banks of the Wisconsin River, wanted a public swimming facility to discourage swimming in the Wisconsin River.

MSA prepared an Improvement Study for the Village. As part of this study, an MSA architect and pool engineer visited the facility and inspected the existing conditions, reviewed the pool basin and mechanical systems for current code requirements, and determined the relative cost comparisons between alternatives under consideration. General report findings offered general conclusions. The findings were presented at Village meetings.

The community chose the alternative to remove and replace the existing facility. MSA designed and prepared plans and specifications for an all new facility consisting of a 3,211 square foot bathhouse with admission, staff, and equipment areas. The pool has a 313-person patron load with an overall area of 5,103 square feet, and a volume of 151,200 gallons. Features of the pool include a zero depth area with geysers and frog slide, a diving basin, a water slide, and four swim lanes. The Village is now enjoying the new complex.



SIMILAR PROJECTS



PAVILION PARK MASTER PLAN

ROTHSCHILD, WI

Project Reference | Tim Vergara, PE
Village of Rothschild
p: (715) 359-3660

OVERVIEW

The planning area (rebranded as "Pavilion Marketplace") is located in the Village's northernmost corner, north of WIS-29. The planning area is bisected by Business Highway 51 (Grand Avenue), connecting the Village of Rothschild with the City of Wausau. Land uses in this area are reminiscent of 1940s-1970s development, including several deteriorating strip malls and low density residential development.

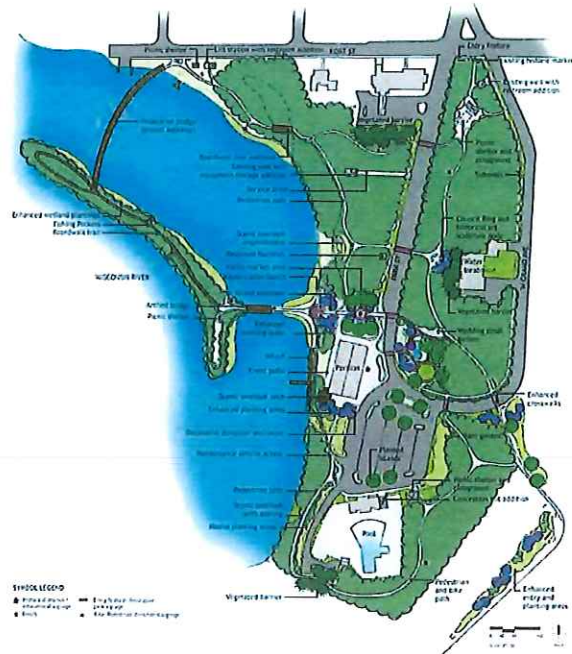
MSA worked with the Village of Rothschild to develop a master plan to redevelop the commercial corridor, and neighboring Pavilion Park, into a mixed use commercial corridor with higher density residential development, enhanced site and building designs, and bicycle/pedestrian-friendly accommodations. The plan identified approximately \$15 million in future infrastructure projects over a 20-year period.

The project was broken out into three phases:

1. Preparation of a land use and transportation plan for mixed-use commercial corridor
2. Preparation of a park master plan for the adjacent Pavilion Park
3. Creation of a TIF district to include the redevelopment area and park to provide one potential funding source for infrastructure improvements

PARK MASTER PLAN

The 26-acre Pavilion Park is located along the Wisconsin River and was established more than 100 years ago. The park is home to a historical pavilion, which is on the National Register of Historic Places, that serves as a local icon, event venue and summer hot spot.



Although the park has many unique features, it wasn't being utilized to its full potential. The Village hired MSA to develop conceptual locations and recommendations for various park improvements. The planning process involved an extensive inventory and analysis of existing site features, site history and community input. Our team developed three concepts that focus on different aspects of the park's history. Components of each plan are reflected in the final master plan.

The Master Plan concept that the Village selected emphasizes the site's rich history, while improving the overall function and quality of the park. The Pavilion Park Master Plan aims to not only enhance the park for residents and tourists, but also to encourage investment in the surrounding neighborhood.

SIMILAR PROJECTS



CLOIE CREEK PARK

ASBURY, IA

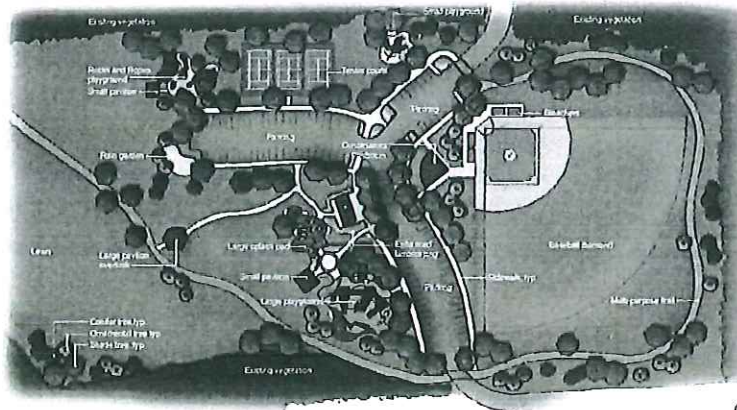
Project Reference

Beth Bonz
City of Asbury
p: (563) 556-7106

The City of Asbury, Iowa is a quickly growing community; its population has nearly doubled since 2000. Looking ahead, the Council had acquired approximately 30 acres surrounded by both existing and developing neighborhoods with the hope that a new Park facility there could be created to relieve pressure on the City's other developed park. The Park Board was tasked by the City Council to develop an overall concept for the new Park and turned to MSA for help. Initially MSA provided planning guidance during the early stages of the process and gathered input from the Athletic Association, residents and City leaders. A conceptual plan was created. From this input after many iterations, a variety of features and amenities were selected to appeal and serve a wide range of ages and interests including baseball fields, walking trails, natural areas, hard surface athletic courts and pavilions.

The first project tackled in 2010 was mass grading of the relatively rough site to provide roadway access and a parking area. As the site took shape, the vision of the Park Board and City Council also transitioned so the concept plan was modified in 2014. The newest component incorporated into the site plan is a municipal potable water well and well house. Taking advantage of this public works infrastructure, the well house footprint was expanded to include restrooms that will serve the Park.

The Park Board also looked to add a zero depth splash pad would provide a unique, central attraction. The well house and restroom facility has been awarded to a local contractor, with construction to start in early winter 2015. MSA is in the process of final design and equipment selection with the Park Board for the traditional playground, a rocks n' ropes play area and the splash pad. Construction on these features will begin in spring of 2016.



CHARACTER IMAGES



PROPOSED:
City of Asbury
DATE: July 11, 2013
PROJECT NAME:
All drawings are preliminary and
subject to change.
MSA Professional Services, Inc.

NORTH PARK DESIGN CONCEPT
MASTER PLAN

Asbury, IA



SIMILAR PROJECTS



SAVOY RECREATION CENTER

SAVOY, IL

Project Reference

Richard Helton
Village of Savoy
p: (217) 359-5894

A new curvilinear roof structure literally enclosed the existing gabled structure, allowing our team to repurpose the former church space into a community-friendly recreational center. Our design converted the sanctuary into a community meeting center. The other existing spaces now provide offices, conference rooms, and new bathing and locker facilities.

An addition, which includes a cardiovascular exercise room and a dance and aerobic room, extends the former church. A new gymnasium addition, complete with an elevated running track and mezzanine, is connected to the former church structure. A reception and observation area has been carved out of the former church and provides a central control point for all activities.

The 6,000-square-foot former church space, which is included in the new facility, was expanded to a total of 20,000 square feet. The curved metal roof and the column arcades provide a unique appearance to the single story former church structure. Translucent panels diffuse light into the gym and the exposed joists and mechanical systems reveal the dynamic structure of the facility.

This project successfully serves the Village by creating a place that promotes community fitness, wellness and social interaction. This place that once provided a place of neighborhood gathering continues to serve the community's needs in a new way. MSA provided full architectural and engineering services, including schematic design, design development, construction documentation, construction administration and observation.



SIMILAR PROJECTS

LODI SWIMMING POOL

LODI, WI

Project Reference

Mayor Paul F. Fisk
City of Lodi
p: (608) 592-3247, ext. 300

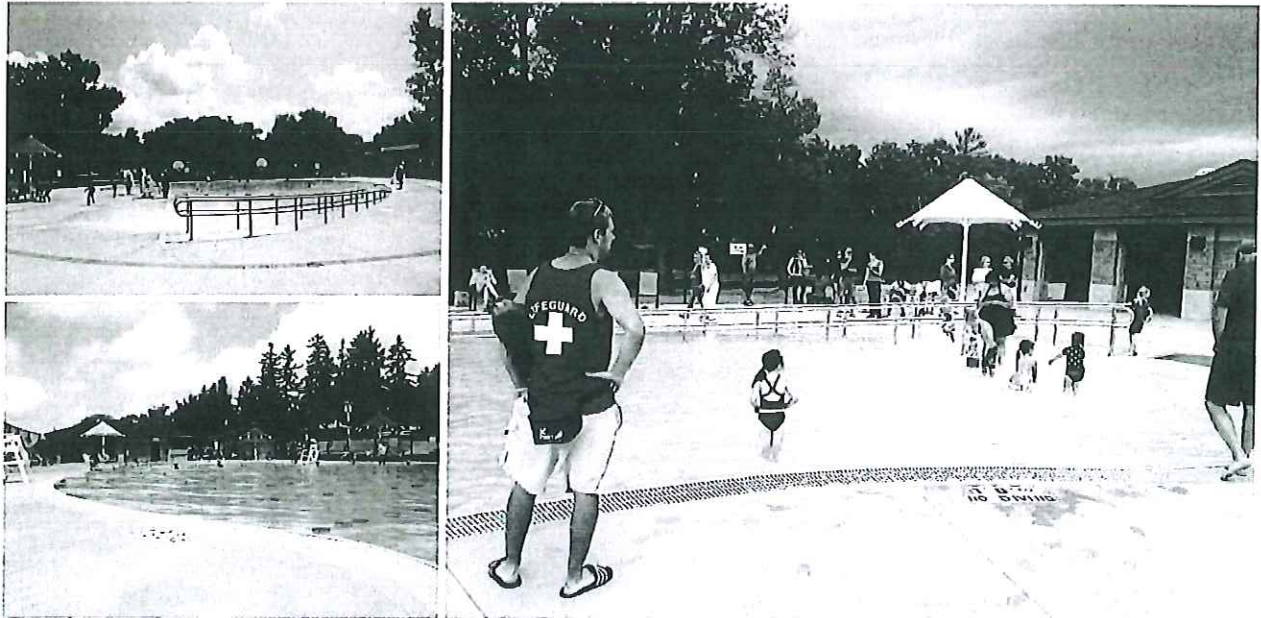
The City of Lodi celebrated the Grand Re-Opening of its historic swimming pool located in Goeres Park on June 15, 2014. The pool, which was originally built in the 1930s from WPA funds in conjunction with the development of the 20-acre park, was closed in 2013 because it no longer met current regulations. The kidney bean shaped pool, designed and engineered by WTI, maintains the original pool's rich history, while complimenting it with modern amenities that meet the needs of today's families.

One major change from the original pool to the new pool is the addition of zero depth entry that gradually slopes to a depth of four feet. An ADA compliant ramp entry was also added, providing easy access for children and adults with accessibility challenges. Floor geysers are located in the zero-depth entry and not only provide an aesthetic appeal, but also appeal to toddlers and young children.

Other added amenities include underwater bench seating, four wellness lap lanes, and two basketball hoops with underwater marking to identify the free-throw lane and three-point arc. Upgrades were also made to the bathhouse, entry area, and surrounding deck area. The \$2.1 million public pool, which is open free of charge, was funded through fundraising efforts led by "Friends of Lodi Pool" and bond monies.

AMENITIES

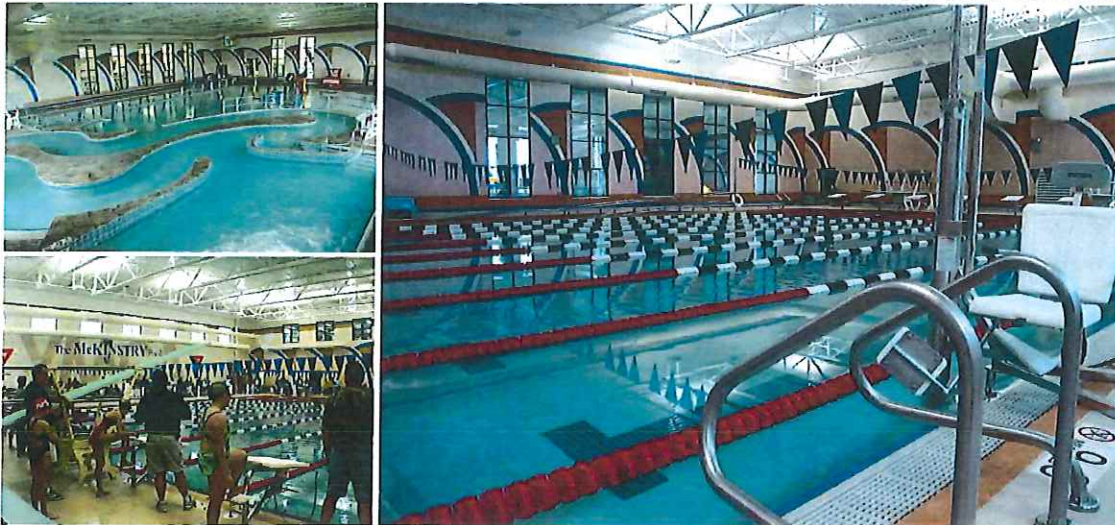
5,791 SF Leisure Pool
ADA Ramp Entry
3 Floor Geysers
Zero-depth Entry
3 Wellness Lap Lanes
2 Basketball Hoops with Underwater Free-throw and Three-point Lines
Underwater Bench Seating
Umbrella Shading



SIMILAR PROJECTS

YMCA OF DODGE COUNTY

Beaver Dam, Wisconsin

**Amenities**

8 Lane 25 Yard Competition Pool:
6,015 SF

401 Bather Capacity

Ramp Entry

2 - 1 Meter Diving

Depth 3'6" - 12'

4,770 SF Leisure Pool:

245 Bather Capacity

Zero Depth Entry

Beaver Kiddie Slide

10 Geysers

Vortex Bell Trio

Vortex Huddle Spray

Vortex Water Trio

170 LF Lazy River:

Spray Tunnel

Vortex Donut Spray

Underwater Bench with

Hydrotherapy Jets

2 - 75 Meter Lap Lanes

1 Enclosed Innertube Slide

224 SF Whirlpool

15 Bather Capacity

Ultraviolet Light (UV) Treatment System
Additional Programming Areas:

Aerobics-Dance Studio, Gymnasium,
Strength Training, Cardio Wellness
Center, Childcare Facility, Racquetball
Courts, Multipurpose Rooms, Adult
Locker Rooms, Family Locker Room,
Administration

With monies raised through a capital campaign, individual and corporate donations, the YMCA of Dodge County started a new chapter in its already rich history. The Beaver Dam YMCA's roots date back as far as 1893 when it was a student organization at Wayland Academy. The Dodge County YMCA was founded in 1914 and became the Beaver Dam YMCA in 1939. In 2006, the Beaver Dam YMCA changed its name to the YMCA of Dodge County to more accurately represent the communities it serves.

The YMCA offers a broad range of programs, but the heart and soul of its outreach is serving the needs of youth and families. As the history foretells, the YMCA has been an active force in the Beaver Dam area, providing children with meaningful experiences and positive values for over 112 years.

Through several community needs assessments and from strategic planning steps, the YMCA of Dodge County determined that a new YMCA could better serve the community in the following areas: Expanded Swimming, Improved Physical Fitness Opportunities for Adults, Children & Families, More Childcare and Pre-School Enrichment Programs, and Consolidated Outdoor Playing Fields.

Water Technology, Inc. became involved with this project in the very early stages. Our hometown pride shined even brighter when a donation worth \$1.7 million was made to the Beaver Dam YMCA by the Neuman family and the home-grown businesses they own. The Neuman families, Water Technology Inc. and Neuman Pools Inc., announced a contribution that provided for the complete design and construction services for the two pools that are included in the aquatic center at the new YMCA of Dodge County.

Owner

YMCA of Dodge County

Reference(s)

Jen Krueel, Director

(920) 887-8811 Ext. 102

jkrueel@ymcaofdodgecounty.org

WWW.YMCAOFDODGECOUNTY.COM

Total Building SF

58,000 SF

Capital Cost

\$9.1 million

Aquatic Budget

\$1.7 million

Completed

2007



WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

COLUMBUS AREA AQUATIC CENTER

Columbus, Wisconsin



Owner
City of Columbus
105 North Dickason Boulevard
Columbus, WI 53925

Reference(s)
Anne Donahue, City Clerk
City of Columbus
(920) 623-5900

Completed
2002

WWW.CITYOFCOLUMBUSWI.COM

The Columbus Area Aquatic Center opened its doors for the summer of 2002. The 12,731 square foot pool has a bather capacity of 792 and is designed to accommodate the variety of recreational needs throughout the community. The zero depth entry makes the interactive water play area accessible to all, where kids of all ages can enjoy an arch jet, bar jet and pipe falls, all with individual movable valves for child interaction. Also featured is a 135 foot long body slide that opens up into a plunge area. This area was designed with the idea that an inner tube flume slide could be added in the future. Also included in the design completed by WTI is a 6 lane, 25 yard lap area with a one meter diving board and room for a future drop slide. The generous deck and turf area provides plenty of room for bathers to sit back, relax and enjoy. In 2013, WTI was hired again by the city to develop drawings for a new slide addition to be added once funds were raised.

Amenities
12,731 SF Lap and Leisure Pool
(6) Lap Lanes
(1) 1 Meter Diving Board
(3) Geysers
SCS Arch Jet
SCS Bar Jet
SCS Pipe Falls
(1) Body Flume Slide
Plunge Area
(1) Tot Slide
Zero Depth Entry



WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

IRWIN A. GOODMAN & ROBERT D. GOODMAN
COMMUNITY SWIMMING POOL AT GOODMAN PARK

Madison, Wisconsin

**Owner**

City of Madison
215 Martin Luther King, Jr. Blvd.,
Suite 120
Madison, WI 53710

Completed
2006**Reference(s)**

Brad Weisinger
Goodman Pool and Warner Park
Community Rec. Manager
City of Madison
Ph. 608.245.3691
bweisinger@cityofmadison.com

Awards

Architectural Showcase Feature
Athletic Business, June 2007

Innovative Architecture & Design
Highlight
Recreation Management, May 2007

"Excellence in Masonry" Award
Wisconsin Concrete Masonry Assoc.,
May 2007

2006 WPRA Outstanding Aquatic
Facility Award
Wisconsin Park and Recreation Assoc.
November 2006

WWW.CI.MADISON.WI.US



The City of Madison received a total donation of \$2.5 million from retired jewelers, Robert and Irwin Goodman for the design and construction of the pool. The stipulation was that the ground breaking had to take place by July 1, 2005. The City formed two committees; one for the planning and one for the sole purpose of raising money. The dedication and hard work of these committees was an integral part of the success of the project.

Several key issues in this project include a site location plan that would place the pool in the most accessible place for all of the City's neighborhoods. WTI and the Ad Hoc Pool Committee studied nine sites for feasibility of location, parking, transportation, demographics and technical aspects of all sites. WTI then developed two conceptual plans; one with an 800 bather load capacity and the other for 1000 bathers. The selection between the plans would be based on how much additional money could be raised. The City contributed \$1.26 million and the rest came from large and small public and private donations through Madison's impressive fund raising efforts. This was enough to begin the final design of the pool that would allow for 1,000 swimmers.

The deck level pool is a total of 16,500 square feet with a zero depth entry, interactive waterplay, two waterslides, an 8 lane, 25 meter lap area, one meter diving boards, starting platforms, large deck areas with shade structures and deck furniture along with concession and guest changing areas. The design also incorporated variable frequency drives on pool pump motors to help reduce energy costs and all building materials, lighting, mechanical and heaters are designed to be energy efficient.

The project proved its success with an average of 1,100 guests per day in its first season. The goal of the project was to attract residents of all ages and ethnic backgrounds and provide public aquatic recreation to children of all income levels.

Amenities

16,500 SF Leisure/Lap Pool
8 Lane, 25 Meter Lap Area
Starting Platforms
(2) One Meter Diving Boards
(2) Body Slides
Raining buckets
Perispray
Silly spray

Water curtain
(7) geysers
Shade Structures
Umbrella Tables
Deck Chairs
Family Changing Rooms
Concessions Area

WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

REINDAHL PARK SPLASH PAD

Madison, Wisconsin



Owner
City of Madison

Reference(s)
Eric Knepp
City of Madison
T. 608.266.4207
E. eknepp@cityofmadison.com

Completed
Spring 2014

Awards/Features
Aquatic Design Portfolio Feature
Athletic Business, Jan/Feb 2015

WWW.CITYOFMADISON.COM

Dozens of children, of all ages, gathered under the interactive features August 8 at Reindahl Park in Madison, Wisconsin for the inaugural activation of the water sprays. 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 will house 2-4 picnic tables, and a mechanical support/concessions building. Uniquely, a remote monitoring system will be connected to the splash pad to convenience of 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 a 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) Ground Geyser

(1) Aqua Dome No1

(2) Spray Loop

(2) Ground Geyser

(1) Watergarden Activator No1

(2) Foot Activator



WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

FOND DU LAC FAMILY YMCA

Fond du Lac, Wisconsin

**Owner**

Fond du Lac Family YMCA
90 W Second Street
Fond du Lac, WI 54935

Reference(s)

Don Millage,
Associate Executive Director
Fond du Lac Family YMCA
90 W Second Street
Fond du Lac, WI 54935
T. (920) 921-3330
F. (920) 921-3376
dmillage@fdlymca.org

Completed

2010

WWW.FDLYMCA.ORG

The original Fond du Lac YMCA was built in 1904. In 1913, the building received a renovation, with the addition of a swimming pool. The YMCA eventually outgrew this location and construction of a new YMCA began in 1963. Throughout the years, the building underwent many additions and renovations to accommodate the needs of its members.

Most recently, through a collaborative effort between the Fond du Lac Family YMCA and the Boys & Girls Club of Fond du Lac, a newly constructed state-of-the-art facility was opened. The fundamental focus of this project was to provide a combined facility with ample space for fitness, education and community services to meet the needs of a growing community. The project is much more than just a building; the Fond du Lac community is proud to call this community center their own - a place where families, children and individuals can gather.

The aquatics portion of the new facility was designed and engineered by Water Technology. It features a leisure pool, lap pool and whirlpool. The 4-lane lap pool is designated primarily for lap swimming while the leisure pool offers fun for all ages and swimming abilities. The zero depth entry area with interactive play features is ideal for young children, while the slide offers excitement for those looking for more of a thrill. For users seeking relaxation and socialization, the whirlpool is the place to be.

Amenities

3,608 SF Leisure Pool
Zero Depth Entry
Kiddie Slide
Interactive Play Features
Play Structure
2 Lap Lanes
Slide
Current Channel
Vortex

4-Lane Lap Pool
148 SF Whirlpool

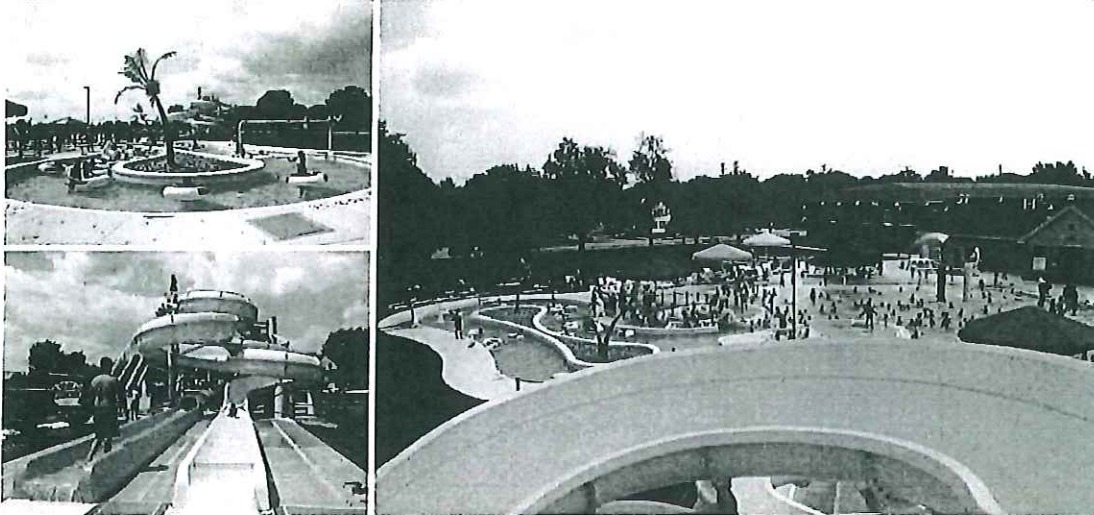


WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

MANITOWOC FAMILY AQUATIC CENTER

Manitowoc, Wisconsin



Owner
City of Manitowoc
930 North 18th St.
Manitowoc, WI 54220

Completed
2010

Reference(s)
Denise Larson
Assistant Recreation Director
City of Manitowoc
3330 Custer Street
Manitowoc, WI 54220
T. (920) 683-4506
F. (920) 683-4504
dlarson@manitowoc.org

WWW.MANITOWOC.ORG

Water Technology, Inc. (WTI) worked with the City of Manitowoc to perform an aquatic study to determine what type of aquatic facility would best meet the needs of their community. The primary goal was to develop an outdoor aquatic facility that appealed to youth, adults, and family. The second planning objective was to develop facilities that would support the local interests of competitive swimming and diving. Lastly, the City wanted to provide new opportunities for casual non-water recreation activities for youth and adults (picnic areas, sand play, etc.) and provide an aesthetic quality to the pool environment through signage, furniture, appurtenances, and landscaping.

WTI evaluated four potential sites and compared them for accessibility, adjacent land use, available utilities, and special considerations such as if the site had an existing pool, would displace other recreational activities or if land acquisition would be required. After design and programming meetings with the city and citizen survey tabulations, a recommended program was provided.

In 2007, the City of Manitowoc hired WTI for the second phase of the project, which included the final design, construction documents, construction administrations and start up. After being without a pool for three years, the new pool opened in time for the 2010 summer season.

Amenities
9,072 SF Leisure Pool
Zero Depth Entry
Kiddie Slide
Geysers
Water Cup Interactive Play Feature
ARC Multi-Play VII Structure
Lazy River
4 Lap Lanes
3/4 Meter Diving
Drop Slide
(2) Slides with Runout
Funbrella - Shaded Water Areas
Sand Play Area



WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

MERRILL MUNICIPAL AQUATIC CENTER

Merrill, Wisconsin

**OWNER**

City of Merrill
1004 East First Street
Merrill, Wisconsin 54452
(715) 536-7313

COMPLETED

2016

WEBSITE
www.merrill.wi.us


In late 2014, the City of Merrill hired Water Technology, Inc. (WTI) to plan and design their new outdoor aquatic facility. Also the architect of record and prime consultant WTI is responsible for all building architecture on site including the bathhouse and mechanical room. The new facility replaces the swimming pool constructed in 1968. After ongoing maintenance and some mechanical issues, the Merrill Parks & Recreation Commission made the decision to permanently close the 44-year-old pool in Stange's Park and work toward a new facility.

After several meetings with the City and stakeholders and with cost in mind, it was decided that the new aquatic center would be located at the Merrill Area Recreation Center to serve Merrill residents as well as county residents of the surrounding area and visitors to Council Grounds State Park.

The aquatic center features a 6-lane competition / lap pool, a diving well with 1 meter and 3 meter diving boards, climbing wall, water basketball, tethered floatables, zero depth entry area with splash structure and interactive spray features, slides and deck with shaded seating area.

As the Prime Consultant, WTI is responsible for coordination of all Construction Administration. "WTI's role will be to continue to help us through all the infinite details and be our technical consultants," said Dan Wendorf, Merrill Parks and Recreation Director. "Building an aquatic center is a very big undertaking. We have taken a great deal of time in gathering various perspectives and citizen input to put this all together. In turn, we have ended up with a 700 page project manual. WTI is very good at what they do and we will continue to rely on their expertise in helping us along the way. Miron's (Construction Co.) job is to build the aquatic center exactly the way we have it drawn out in this 700 page manual."

AMENITIES

6 Lane Outdoor Competition Pool with both 1 Meter and 3 Meter Diving,
Climbing Wall, Tethered Floatables, and Water Basketball
Zero Depth Entry Area with Water Sprays, Play Structure with Kiddie Slide,
Splash Structure with Dumping Buckets, and 3-Wide Family Slide
Large Deck with 2-Flume Waterslide with Runouts and Shaded Seating

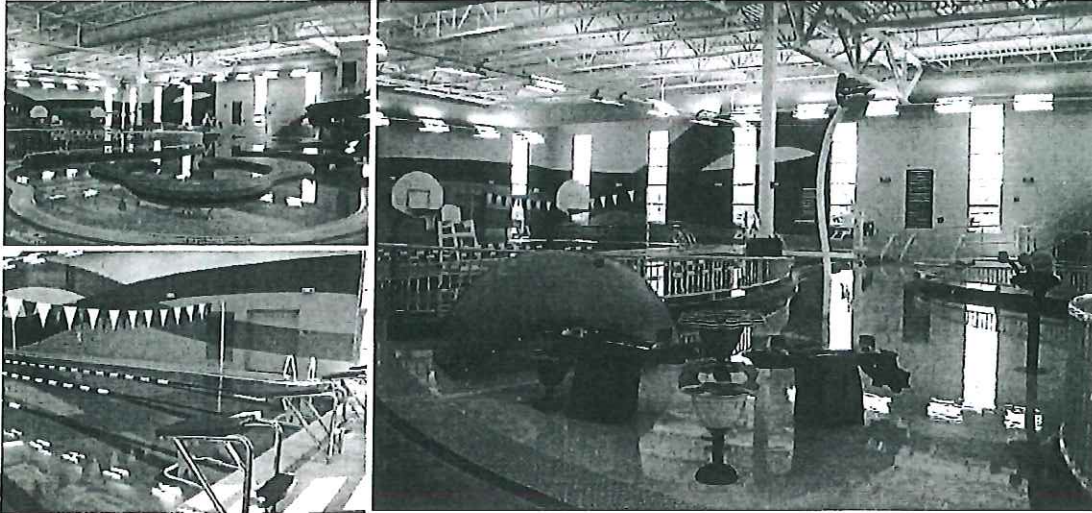


WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

MUKWONAGO YMCA

Mukwonago, WI



Owner
Waukesha Family YMCA
320 E. Broadway
Waukesha, WI 53186

Reference(s)
Chris Becker
Waukesha Family YMCA CEO
320 E. Broadway
Waukesha, WI 53186
Ph. 262 -542-2557
cbecker@waukeshaymca.org

Completed
September 2012

WWW.WAUKESHAYMCA.ORG

Mukwonago YMCA celebrated its grand opening September 4, 2012 and is designed to meet the growing Mukwonago Area Residents' needs. The 58,000 square-foot facility features state-of-the-art cardio equipment, gymnasium, meeting rooms, member lounge, cardio area, 3 exercise studios, a running/walking track, and aquatic center.

The long awaited McAdams Family Aquatic Center satisfies the need for a leisure pool in the Mukwonago area. YMCA Executive, Geoff Martens, told the local Living Lake County newspaper, "Obviously, the pools are big. Everybody loves the pools, and they should. It's been a need here for a long time, and we are glad to be able to address that need."

Water Technology, Inc. worked with the architect and YMCA to design a pool that would best serve the community's needs. The Aquatic Center features a 4,256-square-foot leisure pool with a 3-lane x 25-yard wellness pool; zero depth entry, with dumping pails, sprays, and children's slide; a transition area into an open water area; current channel with lagoon lounge seating; and a body slide into a plunge pool. The area also features a 2,139-square-foot 25 yard lap pool with four lanes and starting blocks; and a 136-square-foot whirlpool. The various areas of the pool are designed to accommodate multiple programming activities including resistance walking, swimming lessons, water aerobics, physical therapy, lap and leisure swimming.

The final cost of the facility was approximately \$12.5 million, about \$300,000 under budget. The facility was financed through donations from more than 800 donors, and the eight-acre site was donated by a local family.

Amenities	136 Sq Ft. Whirlpool
4,256 Sq Feet Leisure Pool	
3 Lane Wellness Pool	
Zero depth Entry	
Children's Slide	
Dumping Pelican	
Current channel	
Body Slide	
2,139 Sq.Ft Lap Pool	
4 Lane x 25 Yards with Starting Blocks	



WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

KETTLE MORaine YMCA FAMILY ADVENTURE POOL

West Bend, WI

**Owner**

Kettle Moraine YMCA
1111 West Washington Street
West Bend, WI 53090
262-334-3405

Completed

June 2011

Reference(s)

Rob Johnson
Executive Director
Kettle Moraine YMCA
Ph. 262-247-1006
rjohnson@kymymca.org

Amenities

5,595 Square Feet
Inner Tube Slide
Body Slide
Play Structure (Kettle Moraine Watertower)
Deck Sprays
Geysers
Tot Slide
Dry Bench
Basketball
Jetted Bench
Waterwalk
Lazy River with Water Rapids

In 2008 the Kettle Moraine YMCA received a generous donation of \$1,350,000 to put towards constructing a facility "like [Wisconsin] Dells water attraction". With this initial leadership donation the YMCA kicked-off its fundraising campaign for a new aquatic center; the campaign raised just over \$3 million dollars through the support of local individuals, business, and foundations.

Water Technology, Inc. worked with the YMCA and Neuman Pools to design the four million dollar Family Adventure Pool that would meet the YMCA's needs. Design elements include zero depth entry, two lap lanes (for additional instruction), a lazy river, tube slide and body slide. Additional features are integrated into each area offering interactive, social, and recreational opportunities for guests. Interactive elements include geysers and children's slide; social areas include bench seating at the perimeter of the zero depth area, and jetted bench seating between the zero depth and lazy river; recreational areas include basketball and a water walk. Unique to the Kettle Moraine YMCA Family Adventure Pool is its Kettle Moraine Water Tower, which sprays water onto swimmers below from a leaky pickle and beet barrel. Individuals, whose height is equal to or greater than the children incorporated into the wall mural, enjoy the speed of either the tube or body slide. The wall mural is painted by Milwaukee, Wisconsin artist Tony Spolar and creates a serene ambience illustrating local wildlife and landmarks. The new aquatic center is connected to the YMCA's existing lap pool and instructional area.

Construction for the new facility began in fall 2010 and opened, on schedule, in June 2011. Between the initial ground breaking and grand opening of the aquatic center the YMCA saw membership increase by 10%, with an additional 3% between June and December of 2011. The 13% growth is attributed to the new pool, and represents approximately 1,500 people of the YMCA's 12,000 members.

WWW.KMYMCA.ORG

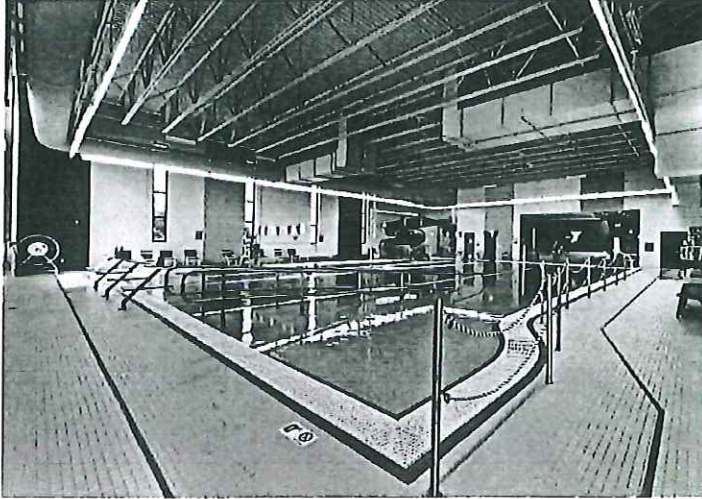


WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

SIMILAR PROJECTS

COOK COUNTY COMMUNITY YMCA

Grand Marais, Minnesota



Owner

Cook County YMCA
105 West 5th Street
Grand Marais, MN 55604

Cook County
411 West 2nd Street
Grand Marais, MN 55604

Reference(s)

Emily Marshall
COOK COUNTY COMMUNITY YMCA
105 W 5th Street
Grand Marais, MN 55604
P. 218.722.4745 ext. 183
E. emarshall@duluthymca.org

Completed
January 2014

WWW.COOKCOUNTYYMCA.ORG

The Cook County Community YMCA opened its doors January 4, 2014 and is a result of multiple groups coming together to support a common need within the community. Funded partially through a 1% sales tax, the facility is owned by Cook County, operated and maintained by the Duluth Family YMCA, and the space is shared between the YMCA and ISD 166. The new facility, which is attached to the ISD 166, includes a remodeled gymnasium, fitness area, social/meeting areas, and new aquatic center.

Resident, Sue Hakes, describes the pool as her "favorite [place] in the whole world."

WTI, together with architect, designed an aquatic center to serve the needs of Cook County for years to come. The pool is designed accommodate a variety of programs including lap swimming, learn-to-swim programs for both children and adults, swim team, and open swim. Throughout the space, swimmers can enjoy a multitude of activities to partake in, including a waterslide, rock climbing wall, and whirlpool.

In addition to designing a facility that could be used for years to come, the mechanical space supports this goal through the use of a regenerative media filtration system.

Amenities

3,361 SF Lap Pool
4 Lane, 25 Yd Lap Pool
Ramp Entry
Underwater bench seating
Climbing Wall
Flume Slide

166 SF Whirl Pool



WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING

PROJECT UNDERSTANDING AND PROJECT APPROACH

PROJECT UNDERSTANDING

PROJECT SUMMARY

The City would like to identify the most feasible site(s) for the new aquatics center that would take the place of the two existing public pools in a process to engage public feedback. The City will select the specific sites for consideration. This effort is expected to take place in early 2016 and will be the first step in a process that will ideally lead to the construction of a new facility in the next five years. This initial effort will not include project design.

PROJECT APPROACH

SCOPE OF SERVICES

YMCA PARTNERING CONSIDERATION:

1. Kick-Off Meetings:

- Coordinate and organize discussion points and agenda
- Two sequential meetings on the same day
 - Meet with City staff
 - Meeting with City staff and YMCA

2. Consider City and YMCA general project parameters and goals.

3. Generate scenario summary for a joint facility.

4. Consider and generate a pro-con summary that lists the positive and negatives attributes of such a project partnership. Identify perceived conclusions to YMCA/ City Aquatics Center partnering.

5. Review the findings with City via e-mail and conference call.

6. Refine findings and summarize in a letter.

7. This effort, if desired, would be performed simultaneously with Site Selection Study.

SITE SELECTION STUDY:

1. The City will compile and convey a list and basic mapping of four-six possible sites.

2. Consider two proposed sites and facilitate preliminary dialogue in regard to them. Additional sites can be considered as an OPTIONAL additional service.

3. Kick-Off Meetings:

- Coordinate and organize discussion points and agenda
- Two sequential meetings on the same day
 - Meet with City Staff
 - Public meeting with stake holders (Public Ring Leaders)
 - City shall identify attendees for this meeting
- Review project goals and process

• Review the measures to be used to judge the best site

• Review previous examples of new aquatics facilities to allow the City to identify a ballpark/ benchmark aquatics facility scale that will be the basis of this Site Selection Criteria

• Review and discuss the proposed sites

• Tour and generally observe the proposed sites

4. Review the proposed sites for compatibility with the proposed facility.

5. Compile a very general program statement for the facility to identify the project parameters such as aquatics, buildings, parking and amenities. This will be reviewed by the City and after finalization will be the programmatic basis for site consideration.

6. Study the selected sites and prepare numeric comparison of factors for such items as:

- Utilities
- Context
- Size
- Proximity
- Impact to the area
- Terrain
- Vehicular Traffic
- Pedestrian Traffic
- And other factors deemed as important

7. Develop pro/con comparative narratives.

8. Develop aerial imaginary of each site to display and define the anticipated project zones.

9. Generally consider and convey a narrative of ideas and suggestions regarding the existing pool sites that are not used for the new aquatics facility.

10. Review the findings with City via e-mail and conference call.

PROJECT APPROACH

SCOPE OF SERVICES (CONTINUED)

11. Refine findings and create City mapping diagrams of the possible sites.
12. OPTIONAL Public Meeting (may be a Council Meeting or standalone public meeting):
 - Conduct one public meeting to foster resident stake holder reaction/input
 - Set up easels with mapping exhibits of the proposed sites
 - Pre- and post-meeting public discussions
 - Make joint presentation with City staff of the proposed sites under consideration
 - Collect comment cards
13. Review feedback with City via e-mail and conference call.
14. Release Final Report:
 - Refine findings
 - Compile final report defining and ranking the sites
 - Provide electric (PDF) copy and four hard copies
3. Construction cost estimates and budgeting
4. Demographic survey, fiscal analysis, operations review and report
5. Site and facility lay-out and design
6. Construction documents, bidding and construction administration
7. Geo-Technical study and considerations
8. Additional public and City meetings

ITEMS TO BE PROVIDED BY CITY:

MSA can provide these as additional services that were not asked for as part of the proposal, if they are desired:

- Base City mapping and data of the proposed sites that shall include areal imagery, property lines/parcels, utilities
- Existing utility information on the proposed sites

GENERAL:

This proposal remains valid for 60 days. Upon your acceptance of this proposal, MSA shall prepare a Standard City of De Pere Agreement for services..

SERVICES NOT INCLUDED (these can be provided as an additional service if desired):

1. Site surveying
2. Detailed facility programming (Site/Space/Aquatics Needs Study)

PROJECT SCHEDULE

TASK	2016 TIMEFRAME
City Council Approval	Early February
Services Agreement in Place	February
Kick-Off Meetings	March
MSA/WTI to Share Preliminary Assessment	April
Receive City Feedback	May
Optional Second Public Meeting	Early June
Compile and Release Findings	Late June

Notes:

1. *This is an approximate schedule.*
2. *A detailed schedule will be developed at the onset of the work.*
3. *The final schedule will be adjusted to respond to the City's needs and desires.*

2.6.d

COST OF SERVICES

COST OF SERVICES

Company Name: MSA Professional Services, Inc

Company Address: 4321 W. College Avenue, Appleton, WI 54914

Company Representative: E. Carter Arndt, AIA

Signature: 

FEE BREAKDOWN

The Team's Lump Sum Fee is as follows:

TASK	TEAM		TOTAL
			
YMCA PARTNERING CONSIDERATION	\$1,800	\$1,000	\$2,800
SITE SELECTION STUDY (2 Sites)	\$9,500	\$6,400	\$15,900
OPTIONAL CONSIDER ADDITIONAL SITE (Performed simultaneously with other site selection study)	\$1,500	\$500	\$2,000 per each additional site
OPTIONAL - SECOND PUBLIC MEETING	\$1,500	\$800	\$2,300

Price per/hour for Misc. Items
not covered under contract: \$80 to \$150 per hour

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Review and recommend locations for Aquatic Center Location Study.

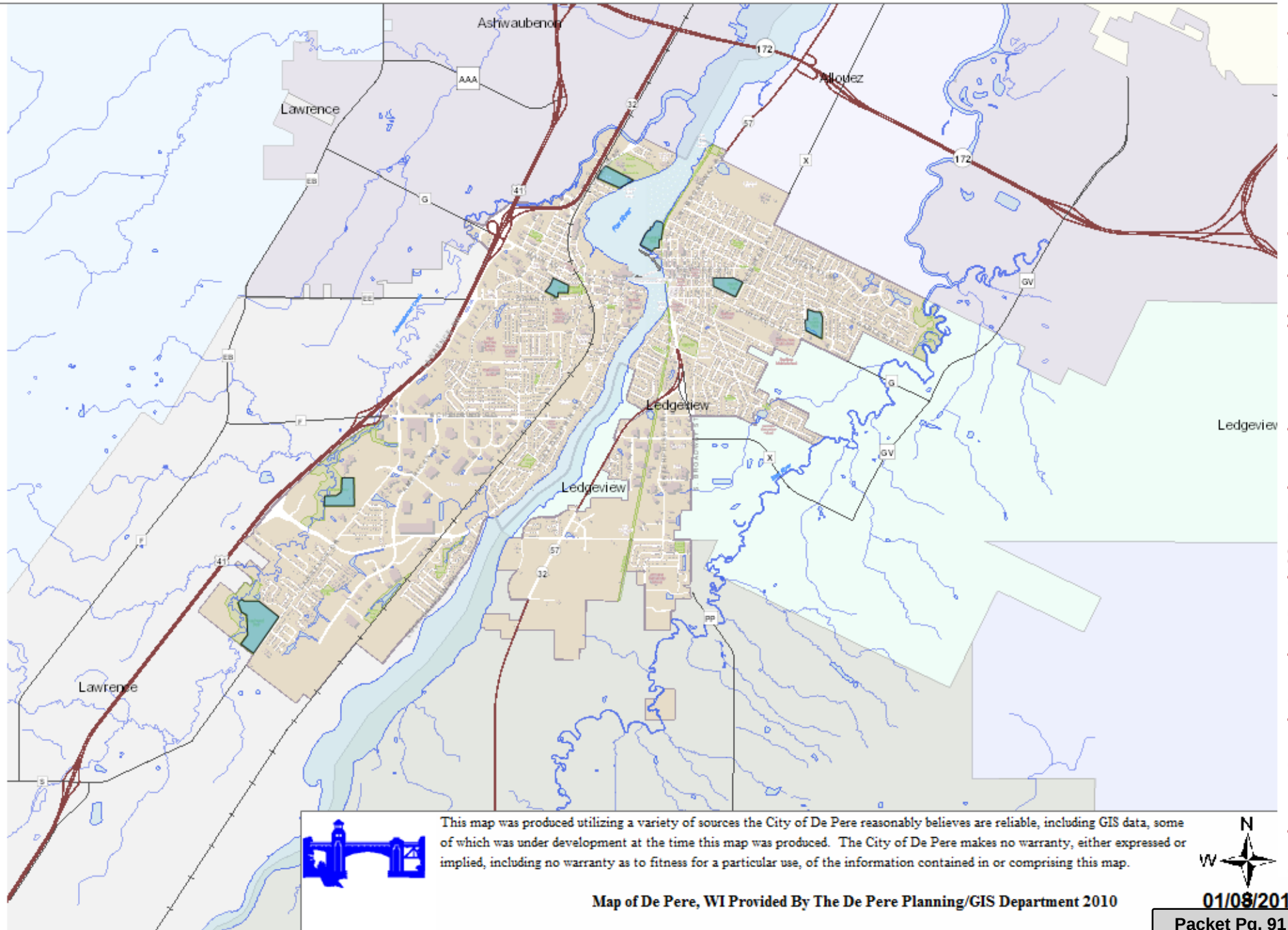
As part of the process with our Location Study for the Aquatic Center, we want to provide a base list of locations to the consultant versus having the consultant spend time on this. The more locations our consultant analyzes, the higher their price will be. Being a fairly closed City as it relates to land, I do believe the Park Board/staff can develop a fundamentally sound list of potential locations for the Aquatic Center. I have provided a starting list of locations, as well as a map showing the locations.

I am hoping the Park Board can review the list, bring up other potential sites, and agree upon 4-6 locations we can provide to the consultant.

ATTACHMENTS:

- Aquatic Location Map(PDF)
- Aquatic Facility Locations (DOCX)

<Title>



Aquatic Facility Locations – Options

As part of the Pool Location Study, we would like to internally create a list of considerations for the consultant to review and consider. The more locations the consultant has to consider the higher the cost will be to our project. I have provided a list of potential locations and a few brief comments about the location.

Location	East/West	Comments
VFW	West	Current site of an outdoor pool. Appears to have suitable space. Parking is already in place. Good location to accommodate both sides of river.
Legion	East	Current site of an outdoor pool. Having the appropriate amount of space is questionable. Location appears to have adequate space as long as some facilities are moved or removed. Parking will be an issue to consider. In a good location.
Jim Martin Park	East	Would have appropriate space. Parking will be an issue to consider. Location is not centrally located, however would be a good option if the city would partner with Town of Ledgeview.
Fairgrounds	West	Would have adequate space, however would have to strategize around the Oak Trees and Bald Eagle habitat. Other concerns would be navigation to boat launch and current rentals of the facility with the Brown County Fairgrounds. Location is not centrally located.
Southwest Park	West	Would have adequate space. Location is not centrally located, and is likely an issue for convenience if Southern Bridge does not go in. Would be a good location if Town of Lawrence wants to partner.
Humana Sports Complex	West	Property is currently leased from Humana. Acquisition would be an issue to address. Location is not centrally located and may be considered inconvenient if Southern Bridge does not go in. Would be a good location if Town of Lawrence wants to partner.
Voyageur Park	East	Excellent Location. Would have appropriate space for facility. Parking would be easier to address than other parks. Issue – if an aquatic center would be constructed here, it would definitely change the current goals of the park. It is currently used for picnics, festivals, band concerts, and the Riverwalk.

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016

DEPARTMENT: Parks, Recreation & Forestry

FROM: Marty Kosobucki

SUBJECT: Optimist Park Playground Committee Update

City of De Pere, Wisconsin

**Request For Board of Park Commissioners Action**

MEETING DATE: January 21, 2016
DEPARTMENT: Parks, Recreation & Forestry
FROM: Marty Kosobucki
SUBJECT: Donation Listing for 2015

ATTACHMENTS:

- 2015 Donations (XLSX)

DONATION LISTING 2015

5.2.a

NAME	AMOUNT	ITEM	DATE
Nicole Reetz	\$ 2,800.00	Photos of the City	January
Cellcom	\$ 500.00	Cell phones and service for summer day camp	February
De Pere Optimist	\$ 500.00	Easter Egg Hunt	February
De Pere Optimist	\$ 500.00	T-Shirts for Day Camp	February
Pink Flamingo's	\$ 1,295.00	Fence for Legion Park	February
JX Peterbilt/JX Enterprises	\$ 300.00	Big Rig Event	February
De Pere School District	\$ 400.00	Little Free Library	February
De Pere Men's Club	\$ 200.00	Easter Egg Hunt	February
GB Packers, WDNR, GB Packing, SCA, WPS, US Forestry	\$ 2,840.00	Trees for America	May
American Transmission	\$ 200.00	Trees	May
Verna Jensen	\$ 5,000.00	Scoreboard	May
VOS Electric		Electricity for the Scoreboard	May
Wochinske Foundation	\$ 2,500.00	Recreation Scholarship	June
Brown County Womens Club	\$ 500.00	Various Items for the Senior Center	July
De Pere Men's Club	\$ 300.00	Senior Picnic	July
Donations from the Community	\$ 200.00	Senior Picnic	July
De Pere Men's Club	\$ 260.00	Recreation Scholarship	August
Eagle Scout Joel Mommaerts	\$ 1,200.00	Information Sign for Riverwalk	October
Clara Petasek	\$ 1,200.00	Senior Programs	December
Total	\$ 20,695.00		

Attachment: 2015 Donations (4315 : Donation Listing for 2015)