

AGENDA
PARKS & RECREATION COMMISSION
Tuesday, January 31, 2023 at 6:00 p.m.
Jackson Municipal Complex
N168W19851 Main Street, Jackson, WI 53037



JOINT MEETING PORTION WITH THE PUBLIC WORKS COMMITTEE

1. Call to Order and Roll Call
2. Approval of the Board of JPR Commission Minutes – November 15, 2022
3. Hasmer Lake Park Master Plan, Concept & Community Survey Results (MSA)
–Presentation by MSA & Review
4. Pickleball Court Project Bids – Review & Recommendation
5. Hwy 60 Street Pole Project – Review & Recommendation
6. Cedar Run Dog Park Project Concept – Review & Recommendation

JPR COMMISSION AND PW COMMITTEE SEPARATE TO CONTINUE THEIR MEETINGS

7. Jackson Community Center Expansion Bids – Review & Recommendation
8. Financial Stat Pak & 2022 Budget Review will take place in February
9. Upcoming Events – Monte Carlo Night, Easter Egg Hunt
10. Director of Parks & Recreation Report
11. Citizens/Village Staff to address the Board
12. Adjourn – Next Meetings: ***Tuesday, February 21 JPRC and Friends Group Annual Meeting & Election of Officers***

**IMPORTANT: ALL JPRC ATTACHMENTS AND SUPPORT MATERIALS CAN BE
ACCESSED FROM THE VILLAGE WEBSITE; UNDER AGENDA’S & MINUTES, THEN
MEETING PACKETS, THEN PARKS & RECREATION, THEN JANUARY 31 PACKET**

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
PARKS & RECREATION COMMISSION
Tuesday, November 15, 2022 at 6:00 p.m.
Jackson Community Center
N165W20330 Hickory Lane
Jackson, WI 53037



1. Call to Order and Roll Call

Chair Latz called the meeting to order at 6:00 p.m.

Members Present: Tr. Engelhardt, Casey Latz, Brittany Rathke, and Brian Mekka

Member Absent: Sue Rank

Staff Present: Parks & Recreation Director Kelly Valentino, and Recreation Supervisor Renee Fisher

2. Approval of the Board of JPR Commission Minutes of October 4, 2022 Meeting

Director Valentino made a correction in Agenda Item #9 to correct the spelling of Chief Swaney.

Motion by Brittany Rathke, second by Tr. Engelhardt to approve the Parks & Recreation Commission minutes from Oct 4, 2022 with the correction made to Chief Swaney's spelling of his last name.

Vote: 4 Ayes, 0 Nays, Motion carried

3. Hasmer Lake Park Master Plan – MSA will be at the meeting to review draft of the Hasmer Lake Park Community Information Survey and give update

Director Valentino explained the MSA representative was going to attend tonight's meeting but decided not to due to the snowstorm. Director Valentino made the presentation regarding the Community Survey that MSA put together. Director Valentino explained that herself and Recreation Supervisor Fisher went through the Survey and sent feedback to MSA. She asked the Committee to take the Survey over the next week and send feed back to her regarding it. Director Valentino stated that she will email the Commission the digital version of the flyer with the QR code. The Community Survey is set to go live Nov 28-Dec 21, 2022. A Story Map will also launch with the Survey. This will enable the public to link into the Story Map to keep up with progress on the Project. Also, at the Village Tree Lighting on December 2 there will be a table with information about the Survey. Director Valentino asked if there were any Committee members that would like to work the booth at the Tree Lighting? If anyone was interested to let her know. Director Valentino stated that herself, Director of Public Works Kober and two representatives from MSA met and walked the site at Hasmer Lake. They found that the best place to put a two story shelter up would be on the land off of Rosewood. The lower part of the shelter would be storage and the upper part of the shelter would be a 4-season room for rentals and events. The Village is working with the DNR to acquire this part of the property. An

alternative to acquiring the property would be to maintain a cooperative agreement with the DNR. Director Valentino also pointed out that the Jackson Legion and VFW are looking to make a Veterans Memorial and the best spot would be by the land by the Park in Ride.

4. Review Current Financial Stat Pak

Director Valentino reviewed the current Financial Stat Pak. Director Valentino pointed out that there have been some issues with the Work Horse Program but those are being addressed. She reported that the Park and Rec Dept is doing fine with Expenses and Revenues and is in the Black and the Village Board approved to make the Department whole covering the income loss from the Town of Jackson.

5. Update – Jackson Park Tennis/Pickleball/Basketball Courts & JCC Expansion

Director Valentino explained she met with the Director of Public Works Kober and the project will be rebid after the first of the year. The RFP will be sent to a list of larger bidders in the hopes of receiving more competitive bids.

6. Update – JCC Expansion

Director Valentino explained the RFP went out to 11 vendors on November 14, 2022 and will be sent to 9 more vendors on November 16, 2022. The RFP was written covering two phases of the project to save time in the bidding process. Phase one is the Concept Plan and Project Analysis. Phase two is Contractor Bids and Construction Specs. This would allow us to possibly break ground on the project in the Fall. Director Valentino stated that she would email the RFP to the Commission. The timeline for the Project is: RFP bids are due back by January 10, 2023, Bids will come to the Commission at the January 17, 2023 meeting, Commission's recommendation will move to the Village Board meeting on February 14, 2023, Phase 1 to be completed by April, 2023 and Phase 2 by August 2023.

7. 2023 Budget Update

Director Valentino explained the Budget has been approved by the Village Board and will now be moved to the Public Hearing on November 28, 2022.

8. WBSD – 4k Contract & Program Changes

Director Valentino stated that the contract with the WBSD is up for renewal this year. The WBSD starting with the 2023-24 school year would like to make the 4k program Monday thru Friday (it is currently Monday thru Thursday). This will cause issues with hiring teachers at the partner sites since the program is set up to have the teachers as part-time staff employed by the partner sites. The partner sites cannot afford to pay the teacher full time benefits. The WBSD has reported that they will receive more money from the State for making the Program 5 days a week, but they will not collect the increase from the State for 3 years. Director Valentino reported with the time frame that the partner sites will get the new contracts from the WBSD they will have to sign them right away without any discussion regarding the contracts with the WBSD.

9. Review & Upcoming Events – Review: Glo Run & Ghou! Gala, Upcoming: Christmas Tree Lighting/Monte Carlo Night

Director Valentino stated that she does not have a financial report at this time on the Glo Run or Ghou! Gala. However, both events were well attended. Director Valentino reported the Christmas Tree Lighting is Friday, December 2, 2022 at the Village Municipal Complex. Thank you to West Bury Bank for sponsoring the event and thank you to the Jackson Business Alliance who will be sponsoring the photo booth and the cookies (they are having cookies made that look like the ornaments the Park & Rec is selling to put on the tree). She also reported that herself and Recreation Supervisor Fisher met with Equipment Rentals at the Fire Department to iron out the logistics of the pipe and drape for the event. Director Valentino also stated the information for Monte Carlo Night will be coming out soon and we will need help from the Commission in securing sponsorships and raffle prizes.

10. Director of Parks & Recreation Highlights

Report not given at this time.

11. Citizens/Village Staff to address the Board

Casey Latz reported that it was decided not to have the Friends Meeting tonight and it would be held on January 17, 2023 after the Commission meeting. Director Valentino also stated that we will not have a Parks & Recreation Commission meeting on December 19, 2022. But the Commission should keep open the third Tuesday of every month just in case a meeting is needed with the upcoming potential projects.

12. Adjourn – Next meeting: JPRC Tuesday, January 17, 2023 and Friends Group Annual Meeting & Election of Officers will be held after.

Motion by Brittany Rathke, second by Tr. Engelhardt to adjourn.

Vote: 4 ayes, 0 nays. Motion Carried. Meeting was adjourned at 6:45pm

Hasmer Lake Community Park

Concept 1 - Working with the DNR

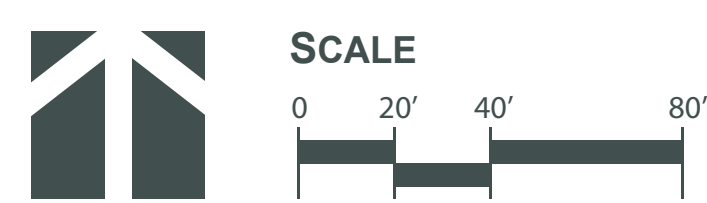
Village of Jackson, WI
1.31. 2023



Hasmer Lake Community Park

Concept 2 - Acquiring Land

Village of Jackson, WI
1.31. 2023



Hasmer Lake Commmunity Park

Concept 1 Character Imagery

Village of Jackson, Wisconsin
January 31, 2023



PROPOSED AMENITIES

2 - Level Warming Shelter



Hillside Play



Lake Overlook (Back of Shelter)



Water Access



Kayak Storage



Gravel Picnic Area



EXISTING FACILITIES

Existing Fishing Pier (DNR Property)



Existing Kayak Launch (DNR Property)



PEDESTRIAN ACCESS

Existing Paved Multi-Use Path



Hasmer Lake Commmunity Park

Concept 2 Character Imagery

Village of Jackson, Wisconsin
December 2nd, 2022



PROPOSED AMENITIES

Shelter with Restrooms



Stairs to Water - Water Access



Kayak Rentals - PaddleBreak Adventures, LLC.



Permanent (Concrete) Corn Hole



Firepit Gathering Plaza



Natural + Hillside Play Elements



EXISTING FACILITIES

Existing Fishing Pier (DNR Property)



Existing Kayak Launch (DNR Property)



EXPERIENCE

PEDESTRIAN ACCESS

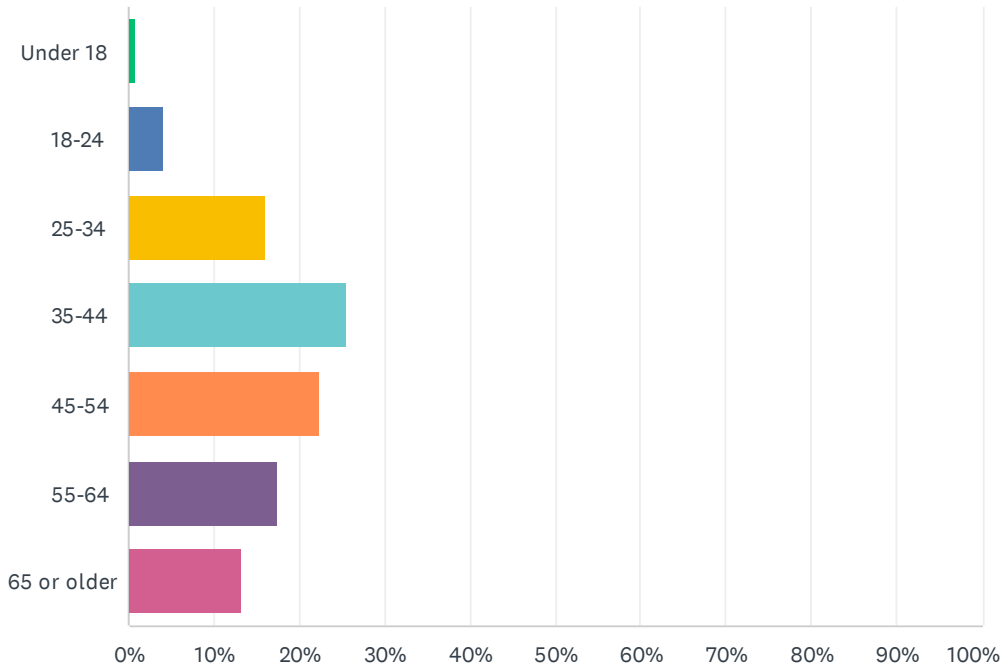
Existing Paved Multi-Use Path



PLAY

Q1 What is your age?

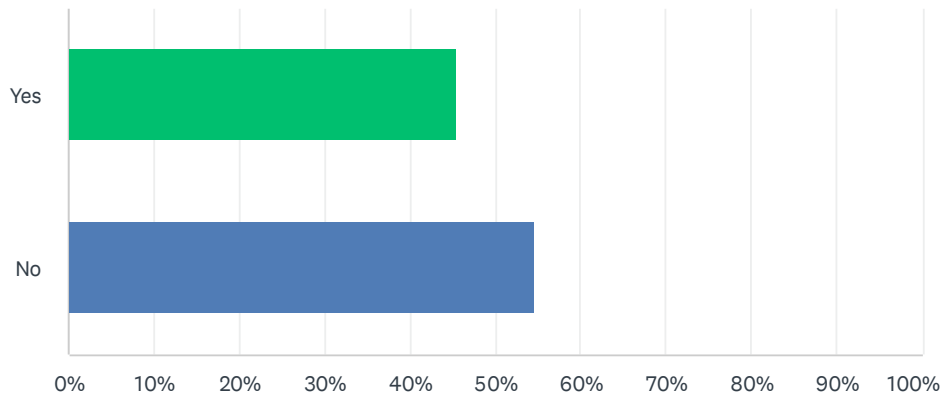
Answered: 218 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 18	0.92%	2
18-24	4.13%	9
25-34	16.06%	35
35-44	25.69%	56
45-54	22.48%	49
55-64	17.43%	38
65 or older	13.30%	29
TOTAL		218

Q2 Do you have any children living in your home that are under the age of 18?

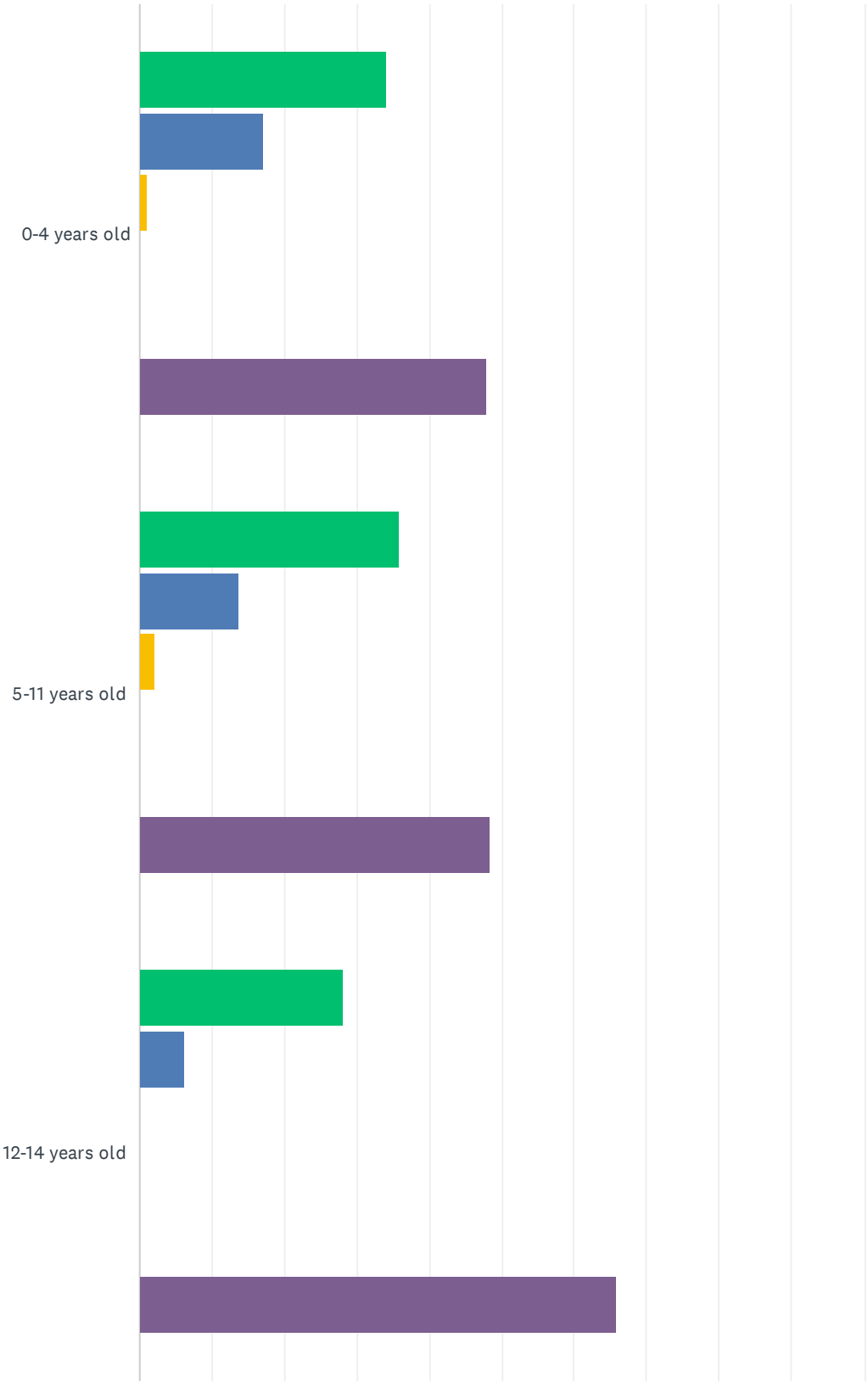
Answered: 218 Skipped: 1



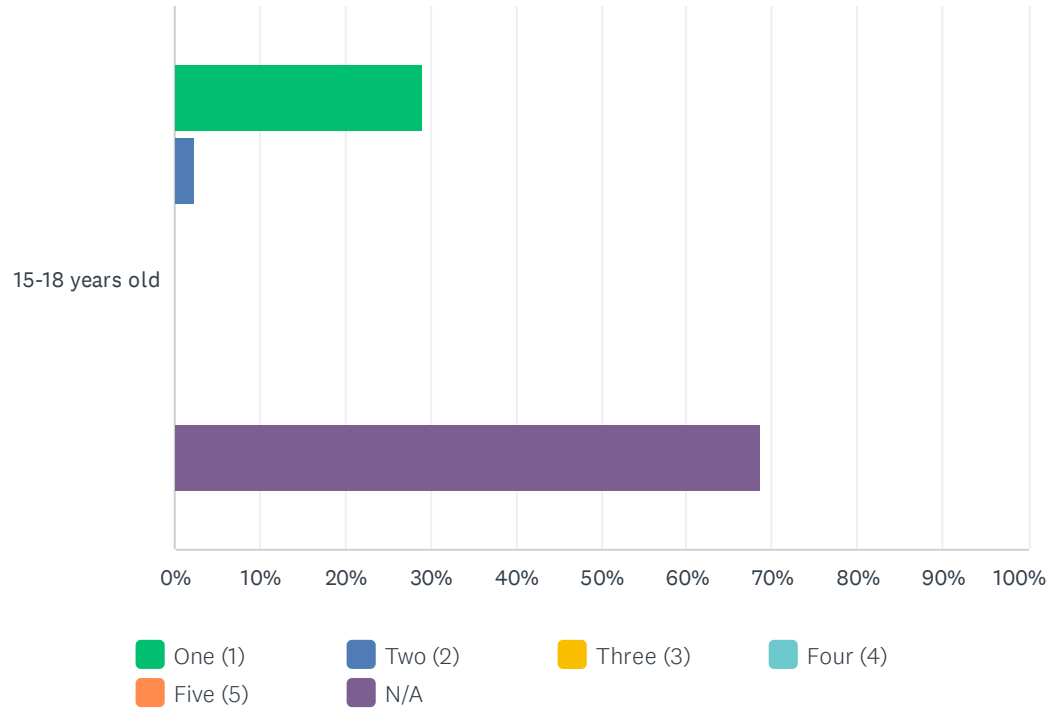
ANSWER CHOICES	RESPONSES	
Yes	45.41%	99
No	54.59%	119
TOTAL		218

Q3 If you answered "Yes" to Question #2, how many children do you have that are:

Answered: 128 Skipped: 91



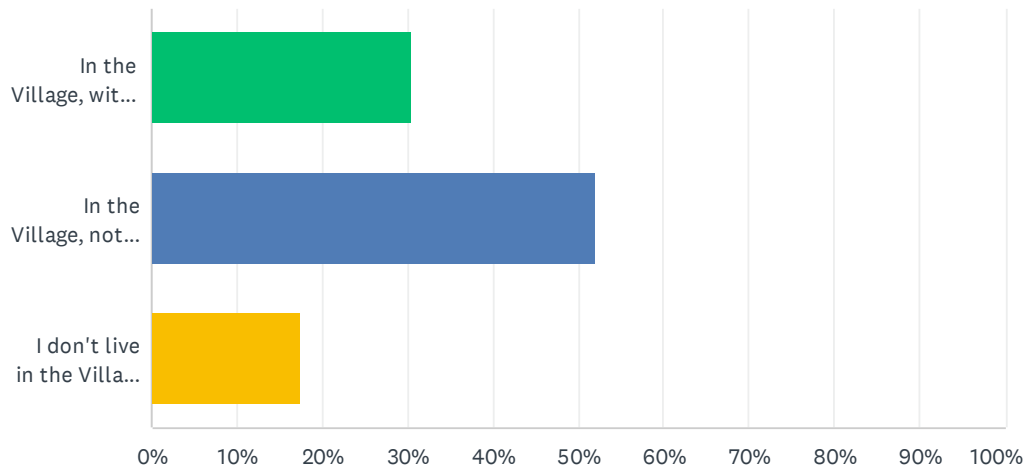
Hasmer Lake Community Park Master Plan



	ONE (1)	TWO (2)	THREE (3)	FOUR (4)	FIVE (5)	N/A	TOTAL	WEIGHTED AVERAGE
0-4 years old	34.04% 32	17.02% 16	1.06% 1	0.00% 0	0.00% 0	47.87% 45	94	1.37
5-11 years old	35.79% 34	13.68% 13	2.11% 2	0.00% 0	0.00% 0	48.42% 46	95	1.35
12-14 years old	28.05% 23	6.10% 5	0.00% 0	0.00% 0	0.00% 0	65.85% 54	82	1.18
15-18 years old	29.07% 25	2.33% 2	0.00% 0	0.00% 0	0.00% 0	68.60% 59	86	1.07

Q4 Where do you live in relation to Hasmer Lake?

Answered: 217 Skipped: 2



ANSWER CHOICES	RESPONSES	
In the Village, within walking distance of Hasmer Lake	30.41%	66
In the Village, not within walking distance of Hasmer Lake	52.07%	113
I don't live in the Village of Jackson. I live in ...	17.51%	38
TOTAL		217

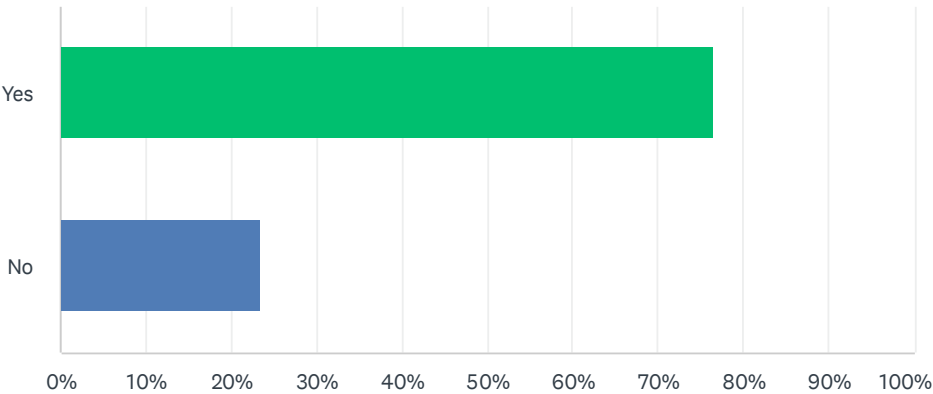
#	I DON'T LIVE IN THE VILLAGE OF JACKSON. I LIVE IN ...	DATE
1	Germantown, former long time Jackson resident	12/19/2022 4:49 PM
2	West Bend	12/18/2022 9:14 AM
3	Town of Jackson	12/16/2022 11:54 AM
4	town of Jackson	12/16/2022 6:09 AM
5	West Bend	12/12/2022 8:50 AM
6	Slinger	12/9/2022 11:30 AM
7	Kewaskum	12/5/2022 10:37 AM
8	West bend	12/5/2022 7:52 AM
9	Town of Polk	12/3/2022 7:59 PM
10	Polk	12/3/2022 12:39 PM
11	Polk	12/3/2022 7:04 AM
12	West Bend	12/3/2022 6:48 AM
13	West bend	12/2/2022 10:46 PM
14	Germantown	12/2/2022 9:21 PM
15	Cedarburg but work and highly active in Jackson	12/2/2022 8:23 PM

Hasmer Lake Community Park Master Plan

16	Town of Jackson off off Hwy. P	12/2/2022 7:05 PM
17	Polk	12/2/2022 7:05 PM
18	Whitefish Bay	12/2/2022 4:16 PM
19	Milwaukee	12/2/2022 3:44 PM
20	West Bend	12/2/2022 3:23 PM
21	Town of Jackson	12/2/2022 1:22 PM
22	Town of Polk	11/30/2022 6:29 AM
23	Town of Jackson	11/28/2022 10:36 PM
24	West Bend, but we used to live in Green Valley and we love to come back and visit!	11/28/2022 9:52 PM
25	Town of Jackson	11/28/2022 9:24 PM
26	Trenton	11/28/2022 9:21 PM
27	Town of jackson	11/28/2022 8:05 PM
28	Town of Jackson	11/28/2022 7:49 PM
29	the town of Jackson	11/28/2022 6:45 PM
30	West bend	11/28/2022 6:26 PM
31	Town of West Bend	11/28/2022 5:26 PM
32	West bend	11/28/2022 5:17 PM
33	Town of Jackson	11/28/2022 4:55 PM
34	Richfield	11/28/2022 4:44 PM
35	Town of Jackson	11/28/2022 4:41 PM
36	West Bend	11/28/2022 4:29 PM
37	Grafton	11/28/2022 2:39 PM
38	Lomira	11/22/2022 1:51 PM

Q5 Have you ever visited the DNR Hasmer Lake Access Site?

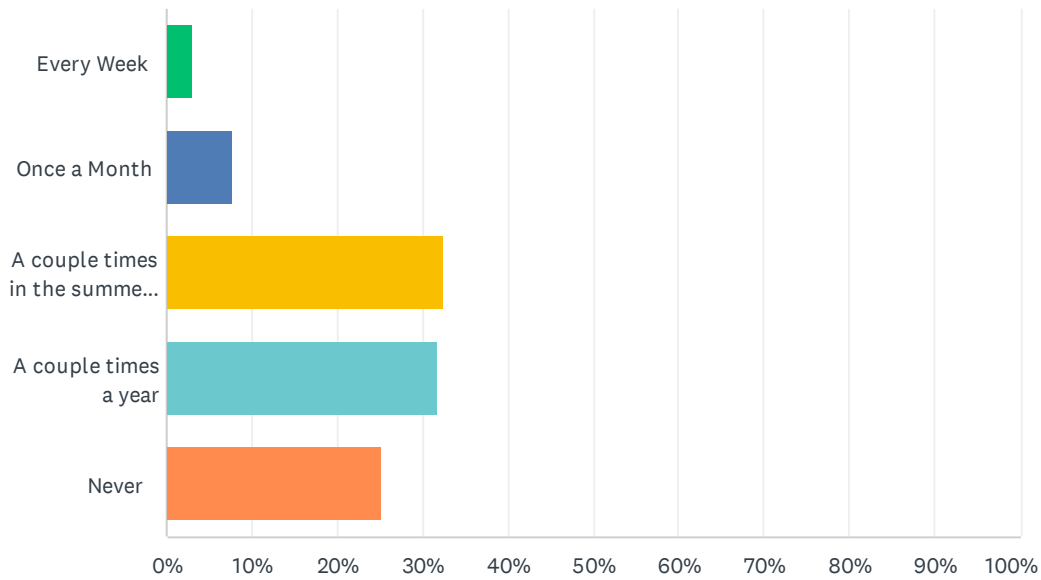
Answered: 201 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	76.62%	154
No	23.38%	47
TOTAL		201

Q6 How often do you frequent the DNR Hasmer Lake Access Site?

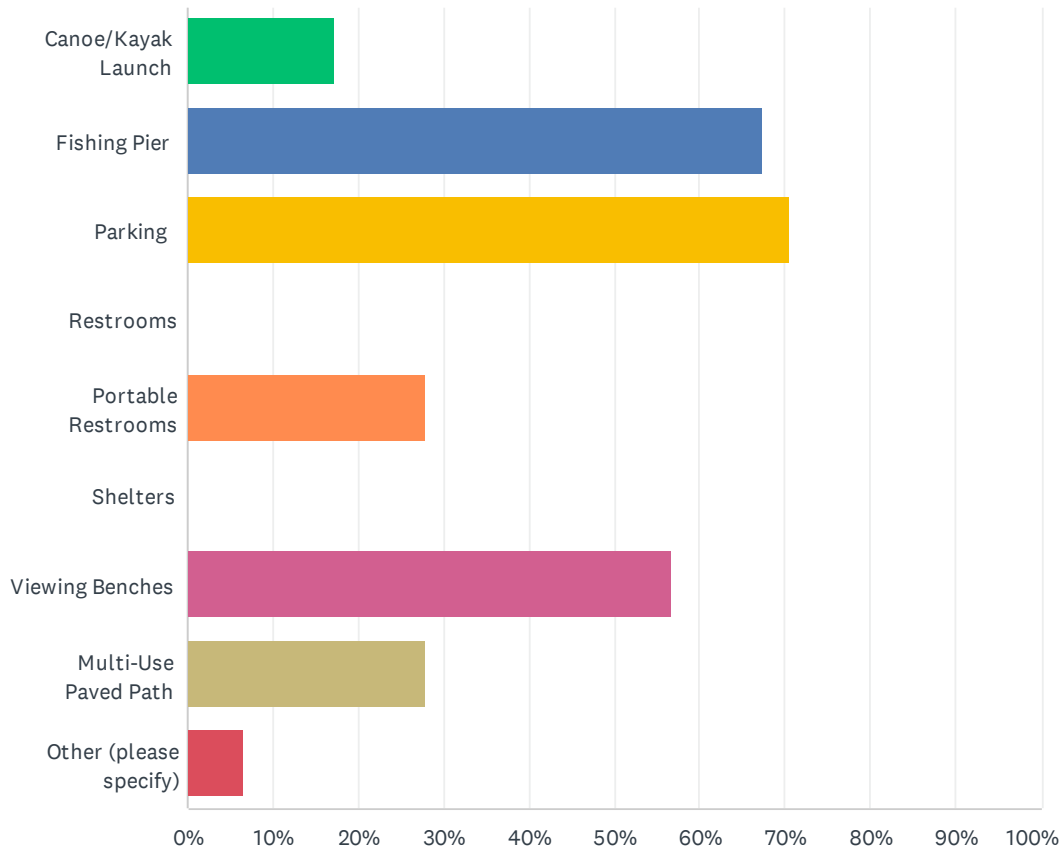
Answered: 198 Skipped: 21



ANSWER CHOICES	RESPONSES	
Every Week	3.03%	6
Once a Month	7.58%	15
A couple times in the summer months	32.32%	64
A couple times a year	31.82%	63
Never	25.25%	50
TOTAL		198

Q7 If you answered yes to the question above, which of the following amenities have you utilized at the DNR Water Access Site at Hasmer Lake?

Answered: 150 Skipped: 69



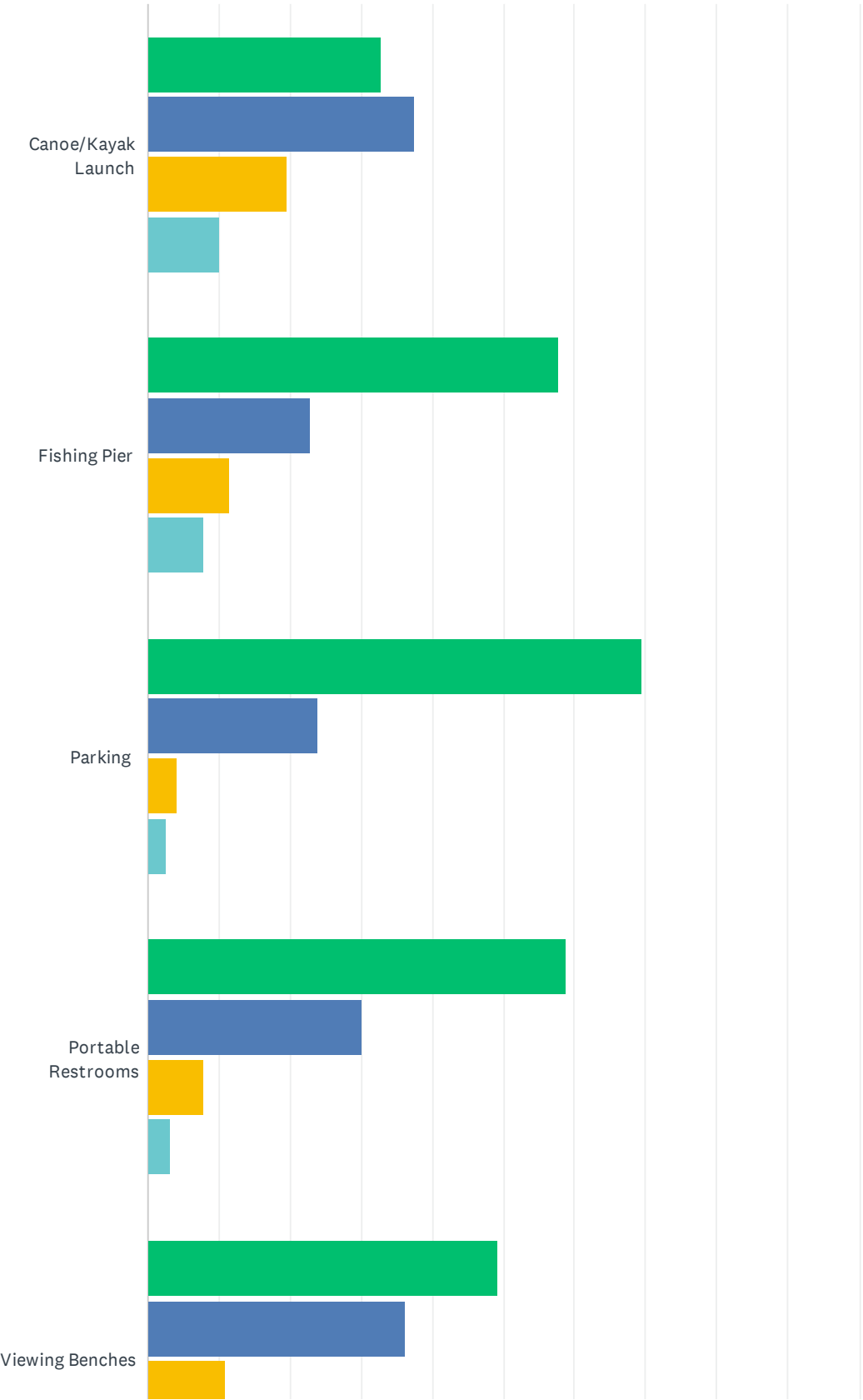
ANSWER CHOICES	RESPONSES	
Canoe/Kayak Launch	17.33%	26
Fishing Pier	67.33%	101
Parking	70.67%	106
Restrooms	0.00%	0
Portable Restrooms	28.00%	42
Shelters	0.00%	0
Viewing Benches	56.67%	85
Multi-Use Paved Path	28.00%	42
Other (please specify)	6.67%	10
Total Respondents: 150		

Hasmer Lake Community Park Master Plan

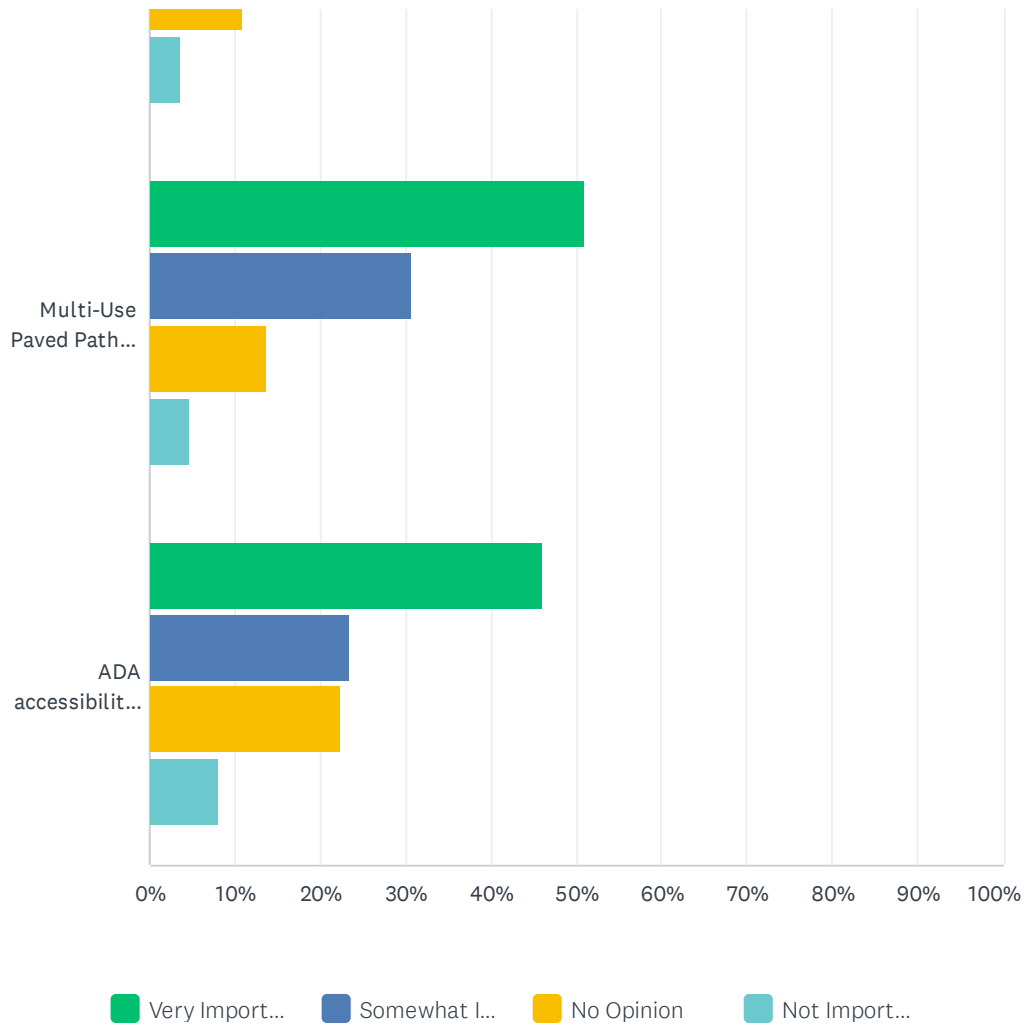
#	OTHER (PLEASE SPECIFY)	DATE
1	The paved path is great to walk to the lake	12/20/2022 8:00 PM
2	fishing from shore	12/16/2022 6:16 AM
3	Dog walking however area is much too small and no paths	12/15/2022 11:19 PM
4	I swim my dog from shore	12/15/2022 4:08 PM
5	Winter Fishing	12/6/2022 12:28 PM
6	We use the shore line to fish and relax and cookout	12/2/2022 5:05 PM
7	We only drove in once to check it out	11/30/2022 6:16 AM
8	None	11/29/2022 12:43 PM
9	Parking lot to sit by the lake and eat dinner	11/28/2022 7:35 PM
10	Kids Fishing Derby	11/16/2022 8:18 AM

Q8 How important to you are each of the existing amenities ?

Answered: 194 Skipped: 25



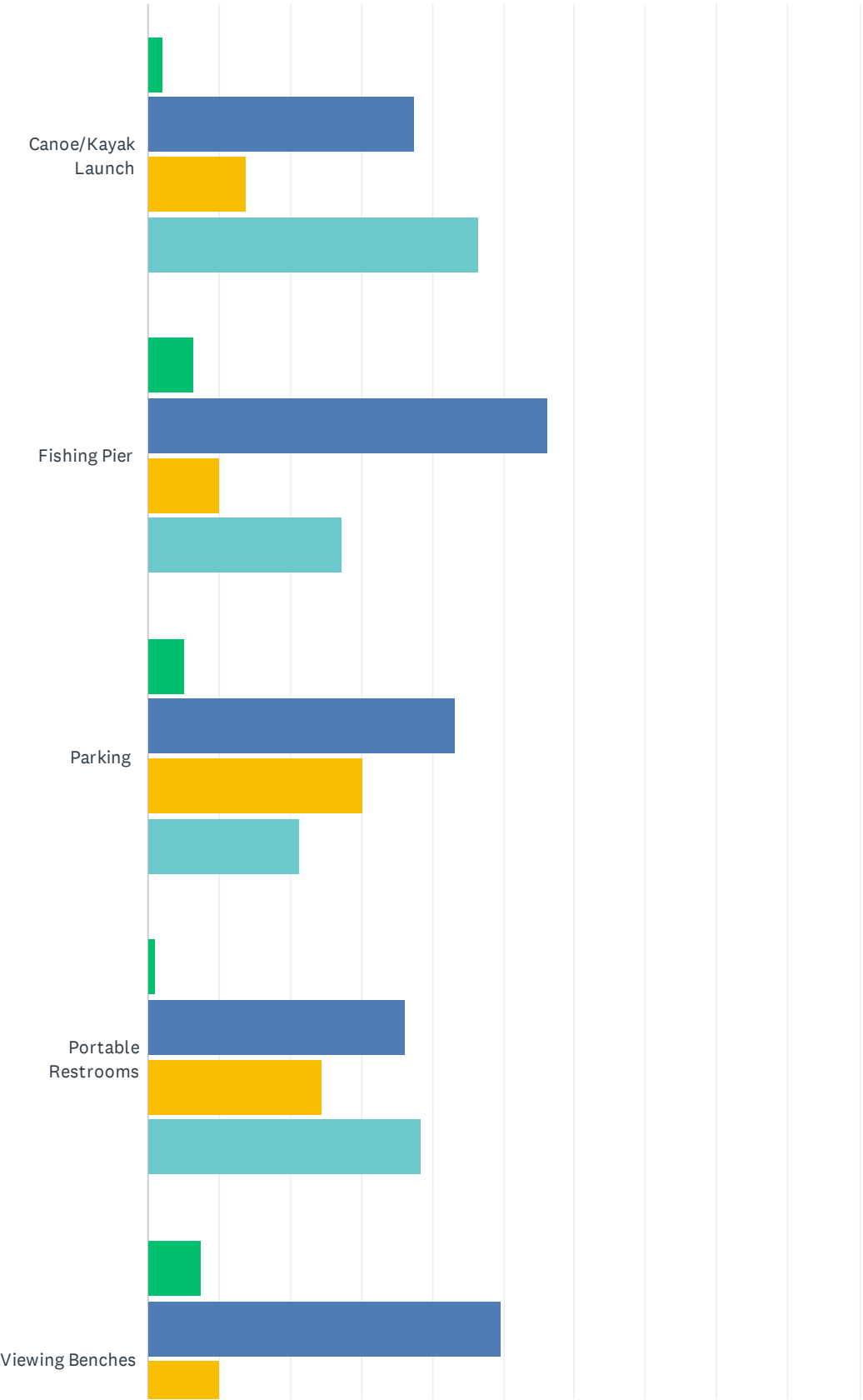
Hasmer Lake Community Park Master Plan



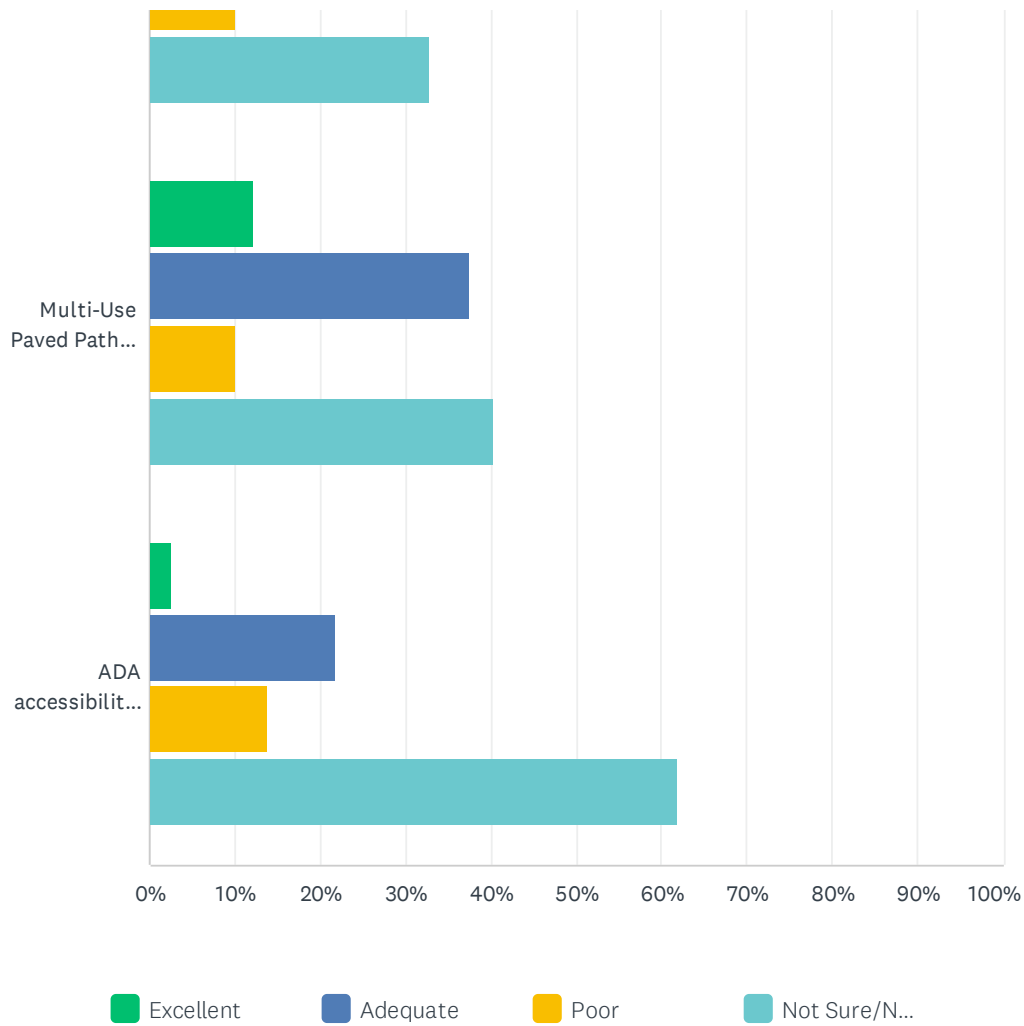
	VERY IMPORTANT	SOMEWHAT IMPORTANT	NO OPINION	NOT IMPORTANT AT ALL	TOTAL	WEIGHTED AVERAGE
Canoe/Kayak Launch	32.80% 62	37.57% 71	19.58% 37	10.05% 19	189	2.07
Fishing Pier	57.81% 111	22.92% 44	11.46% 22	7.81% 15	192	1.69
Parking	69.43% 134	23.83% 46	4.15% 8	2.59% 5	193	1.40
Portable Restrooms	58.95% 112	30.00% 57	7.89% 15	3.16% 6	190	1.55
Viewing Benches	49.22% 95	36.27% 70	10.88% 21	3.63% 7	193	1.69
Multi-Use Paved Path (Along Highway P)	51.04% 98	30.73% 59	13.54% 26	4.69% 9	192	1.72
ADA accessibility to the piers	45.99% 86	23.53% 44	22.46% 42	8.02% 15	187	1.93

Q9 What is your opinion of the condition of the existing amenities?

Answered: 192 Skipped: 27



Hasmer Lake Community Park Master Plan

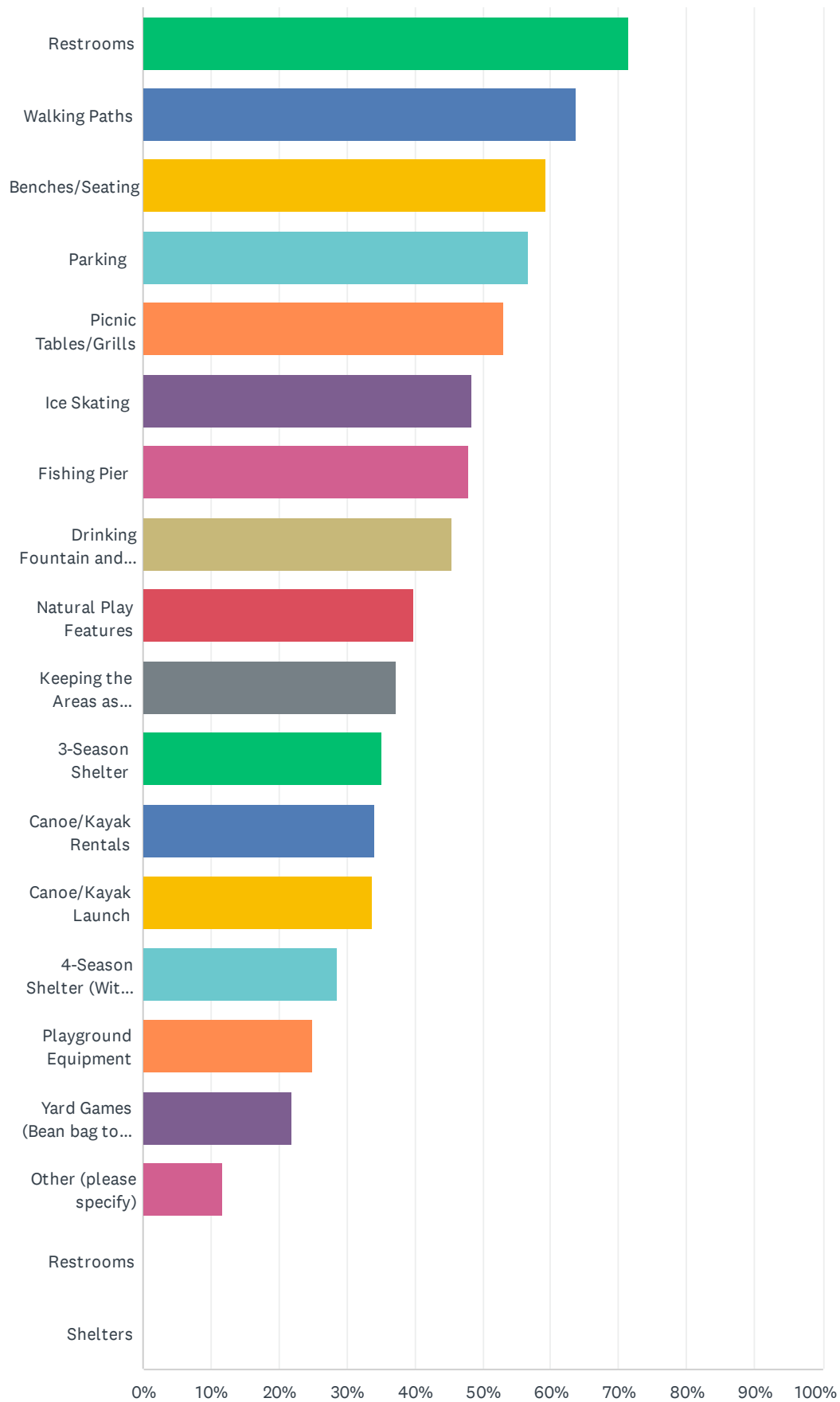


	EXCELLENT	ADEQUATE	POOR	NOT SURE/NO OPINION	TOTAL	WEIGHTED AVERAGE
Canoe/Kayak Launch	2.12% 4	37.57% 71	13.76% 26	46.56% 88	189	3.05
Fishing Pier	6.32% 12	56.32% 107	10.00% 19	27.37% 52	190	2.58
Parking	5.21% 10	43.23% 83	30.21% 58	21.35% 41	192	2.68
Portable Restrooms	1.06% 2	36.17% 68	24.47% 46	38.30% 72	188	3.00
Viewing Benches	7.41% 14	49.74% 94	10.05% 19	32.80% 62	189	2.68
Multi-Use Paved Path (Along Highway P)	12.17% 23	37.57% 71	10.05% 19	40.21% 76	189	2.78
ADA accessibility to the piers	2.65% 5	21.69% 41	13.76% 26	61.90% 117	189	3.35

Q10 Which of the following amenities would you like to be included at Hasmer Lake Community Park?

Answered: 196 Skipped: 23

Hasmer Lake Community Park Master Plan



Hasmer Lake Community Park Master Plan

ANSWER CHOICES	RESPONSES	
Restrooms	71.43%	140
Walking Paths	63.78%	125
Benches/Seating	59.18%	116
Parking	56.63%	111
Picnic Tables/Grills	53.06%	104
Ice Skating	48.47%	95
Fishing Pier	47.96%	94
Drinking Fountain and or Water Bottle Filler	45.41%	89
Natural Play Features	39.80%	78
Keeping the Areas as Natural as Possible	37.24%	73
3-Season Shelter	35.20%	69
Canoe/Kayak Rentals	34.18%	67
Canoe/Kayak Launch	33.67%	66
4-Season Shelter (With Heat)	28.57%	56
Playground Equipment	25.00%	49
Yard Games (Bean bag toss, Bocce Ball, etc.)	21.94%	43
Other (please specify)	11.73%	23
Restrooms	0.00%	0
Shelters	0.00%	0
Total Respondents: 196		

#	OTHER (PLEASE SPECIFY)	DATE
1	A few years ago the DNR added the fishing pier and I originally thought it was a great idea, but after a year or so it became littered with garbage, cigarettes butt, old bait containers and old fishing line. A garbage can would be nice but the people who litter probably wouldn't use it any way.	12/20/2022 8:06 PM
2	Fish stocking from DNR	12/18/2022 8:39 AM
3	The view of this lake is tarnished by the mobile homes. It may be a waste of efforts putting money and time into a space off a lake that isn't nice to look at. Would love all of the above if it didn't look like the trailer park's backyard. Sorry.	12/16/2022 5:04 AM
4	Dog friendly park/walking path	12/15/2022 11:21 PM
5	Access to swim dogs	12/15/2022 4:10 PM
6	Dog swimming area!!!!!! Please please please	12/15/2022 11:22 AM
7	Pop up Beer Gardens	12/12/2022 8:52 AM
8	john boat rental - small food stand - hot dog - soda etc.	12/7/2022 1:02 PM
9	Pedal/Paddle Boats might be a great option	12/7/2022 11:33 AM
10	Fish stocking of pan fish	12/6/2022 12:32 PM

Hasmer Lake Community Park Master Plan

11	Restroom available all year for running and walking	12/3/2022 10:22 AM
12	An In Memory board of some sort☺	12/2/2022 5:08 PM
13	Dog park	12/2/2022 4:18 PM
14	Maybe a place to play football and/or volleyball.	12/2/2022 4:00 PM
15	Wading area	11/29/2022 6:37 AM
16	Let's get this lake stocked up!!	11/28/2022 10:00 PM
17	An easy path between the sidewalk behind (rosewood?) and the paved trail on highway P. It was always a nightmare with strollers or kids on bikes trying to make a full loop on our walks.	11/28/2022 9:54 PM
18	Paddle boat rental with canoe	11/28/2022 8:30 PM
19	Swimming	11/28/2022 8:13 PM
20	Swimming area or dog park	11/28/2022 8:01 PM
21	Dog park	11/28/2022 7:35 PM
22	A gazebo would be nice.	11/28/2022 6:55 PM
23	None. Taxes are already high enough. Let pay off some of the expenses we have before our taxes go so high nobody wants to live here.	11/28/2022 5:49 PM

Q11 What amenities could you see located on this site?

Answered: 82 Skipped: 137

#	RESPONSES	DATE
1	Dog parks are popular these days not sure if there is enough space. I like the veterans memorial idea	12/20/2022 8:13 PM
2	Move the ice rink to Parcel C and keep Parcel B as natural as possible.	12/20/2022 12:20 PM
3	I like the idea outlined in 12	12/19/2022 4:55 PM
4	Restrooms, playground.	12/18/2022 9:18 AM
5	(1) Nothing that tempts children to cross Cty Rd P and/or the Park-N-Ride area and create a dangerous situation for drivers. (2) A fenced dog park since there is no housing nearby at this time. (Would require safety for dogs that are "escape artists" as well)	12/17/2022 4:17 PM
6	Park for children with equipment	12/16/2022 6:08 PM
7	If there needs to be a child play area it could be better here away from dangers of the lake.	12/16/2022 11:46 AM
8	picnic tables	12/16/2022 6:32 AM
9	Trees lining on the opposite side so that you can't see the trailer park would be nice so that it keeps the view more natural.	12/16/2022 5:05 AM
10	Shelter, grills, restrooms, benches, memorial.	12/15/2022 11:39 PM
11	Maybe a wedding pavilion that can be rented out to generate revenue to support the park given that there is lots of parking across the way in the park & ride.	12/15/2022 10:35 PM
12	Parking is currently too small based on usage. Times there is no open parking spots. Also notice many people that are not from the community using the area.	12/15/2022 4:13 PM
13	Food Trucks	12/15/2022 2:30 PM
14	Four season heated shelter	12/15/2022 2:04 PM
15	Parking, rentals	12/15/2022 12:24 PM
16	Dog swimming area!!!!	12/15/2022 11:23 AM
17	Make the area more accessible to more people. Maybe add a few picnic tables.	12/14/2022 10:22 PM
18	Opportunities for music, events, food trucks and beer gardens.	12/12/2022 8:53 AM
19	Picnic tables	12/11/2022 11:18 AM
20	Kayak launching	12/10/2022 11:19 PM
21	Development for kayaking	12/10/2022 11:01 PM
22	Some sort of bridge or something to make crossing the street safe.	12/9/2022 12:39 PM
23	Sell it.	12/7/2022 3:27 PM
24	restrooms - crosswalk across hwy p to dnr area - small lunch stand hot dog - soda etc.	12/7/2022 1:03 PM
25	Shelter area with facilities to offer concessions for special occasions. Ice fishing clinics/derbys in the winter months.	12/7/2022 11:34 AM
26	Handicap wheelchair accessible pier fishing. Handicapped bathroom for wheelchair.	12/6/2022 12:40 PM
27	Dog park walking distance for rosewood apts.	12/5/2022 8:01 AM
28	History	12/4/2022 2:05 AM

Hasmer Lake Community Park Master Plan

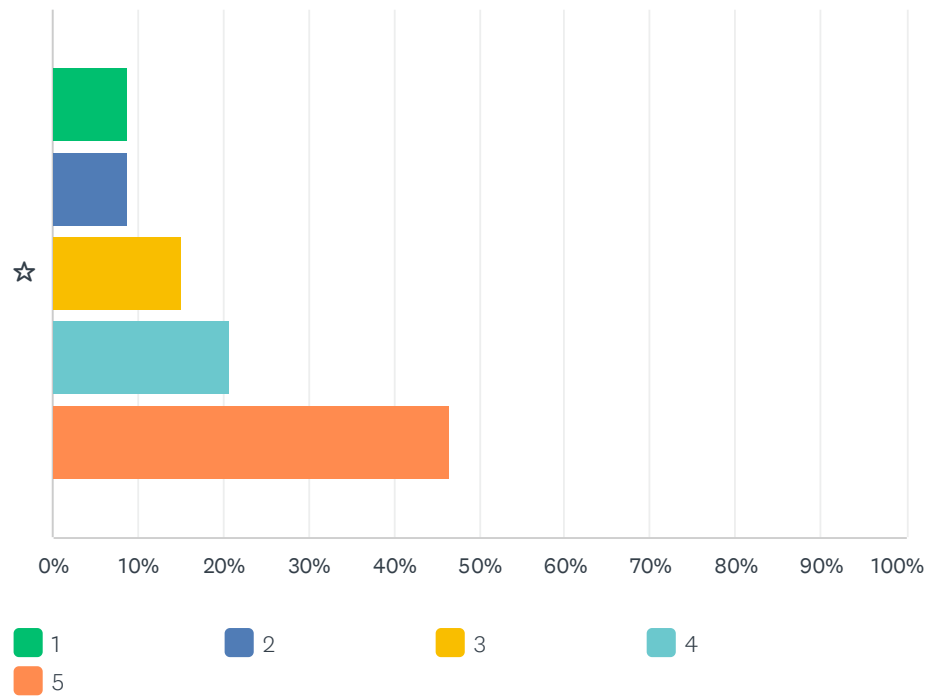
29	Food trucks	12/3/2022 9:50 PM
30	None. It's a park and ride.	12/3/2022 8:02 PM
31	Parking, food	12/3/2022 12:43 PM
32	Parking for Hasmer	12/3/2022 8:48 AM
33	Idk	12/3/2022 8:41 AM
34	Nothing. Across the road is way too dangerous for people to access the lake	12/3/2022 7:54 AM
35	Sell it to purchase the previous location	12/3/2022 5:11 AM
36	VFW meeting place	12/3/2022 3:16 AM
37	Community Farmer's Market	12/2/2022 7:06 PM
38	Indoor park? Small Indoor or outdoor pool. Jogging track.	12/2/2022 6:03 PM
39	Restrooms	12/2/2022 5:47 PM
40	Parking, restroom, shelter	12/2/2022 5:04 PM
41	Playground equipment, maybe swimming if the water is safe, a shelter to have parties in	12/2/2022 4:59 PM
42	Dog park. Parking.	12/2/2022 4:50 PM
43	Swimming	12/2/2022 4:33 PM
44	Dog park	12/2/2022 4:18 PM
45	Kwik Trip!! We have been asking for Kwik Trip to come to Jackson since we moved here 15 years ago but the village doesn't seem to want to let them in.	12/2/2022 4:06 PM
46	The memorial sounds great. We wouldn't want anything over there like play group equipment due to having to cross the road.	12/2/2022 3:51 PM
47	Overflow parking for Hasmer	12/2/2022 3:45 PM
48	A small beach would be nice. I understand lifeguards are likely not a viable option. I heard south of the fishing pier was a beach at one time.	12/2/2022 3:35 PM
49	Overflow Parking; Business Development; Additional Park Space	12/2/2022 3:06 PM
50	Parking	12/2/2022 1:25 PM
51	None	11/30/2022 3:23 PM
52	I think a play area for kids outside is a big deal on either parcel.	11/30/2022 7:48 AM
53	That is where I could see a playground of some type. With ADA being able to use as well.	11/29/2022 3:59 PM
54	Over flow Parking	11/29/2022 3:38 PM
55	Parking with a bridge over P. Playground that is away from body of water.	11/29/2022 9:40 AM
56	An area to clean/filet fish, dog park	11/29/2022 8:02 AM
57	Parking or Plaayground	11/29/2022 6:26 AM
58	More parking, I don't know	11/28/2022 10:23 PM
59	A playground for kids to enjoy with some swings and slides, maybe a small beach area? It would also be nice to get another small Pier or two south of the one we have. When the weeds come in it's nearly impossible to fish the shore,	11/28/2022 10:17 PM
60	This would be a great spot for a playground!	11/28/2022 9:55 PM
61	Playground, picnic area, walking paths, dog park	11/28/2022 9:24 PM
62	Billboard. Advertising proceeds go to Jackson.	11/28/2022 8:31 PM
63	Picnic area, playground	11/28/2022 8:06 PM

Hasmer Lake Community Park Master Plan

64	Dog park	11/28/2022 8:02 PM
65	Pool!	11/28/2022 7:45 PM
66	Dog park	11/28/2022 7:36 PM
67	Fenced dog park or playground	11/28/2022 7:26 PM
68	A park. There's nothing on the west side of Jackson for parks	11/28/2022 7:23 PM
69	Parking	11/28/2022 7:02 PM
70	Food/ concession stand	11/28/2022 7:02 PM
71	Beach, picnic area, bathrooms, fishing pier, inside/outside shelter.	11/28/2022 7:00 PM
72	Parking	11/28/2022 6:48 PM
73	Keep it natural	11/28/2022 6:29 PM
74	Community pool	11/28/2022 6:01 PM
75	Additional park shelter(s)	11/28/2022 5:54 PM
76	None. Sell it and pay down on our bills	11/28/2022 5:52 PM
77	Parking or restrooms	11/28/2022 5:29 PM
78	Playground	11/28/2022 5:22 PM
79	Pickle ball	11/28/2022 5:01 PM
80	Fenced in dog park	11/28/2022 4:54 PM
81	A better/bigger beach area	11/28/2022 4:31 PM
82	Veterans Memorial is a great idea!	11/22/2022 2:47 PM

Q12 There is interest from veterans groups to dedicate this land to a Veteran's Memorial, rate the idea of using this parcel as a war memorial below:

Answered: 159 Skipped: 60



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	8.81% 14	8.81% 14	15.09% 24	20.75% 33	46.54% 74	159	3.87

Q13 Any additional comments or thoughts for this parcel?

Answered: 30 Skipped: 189

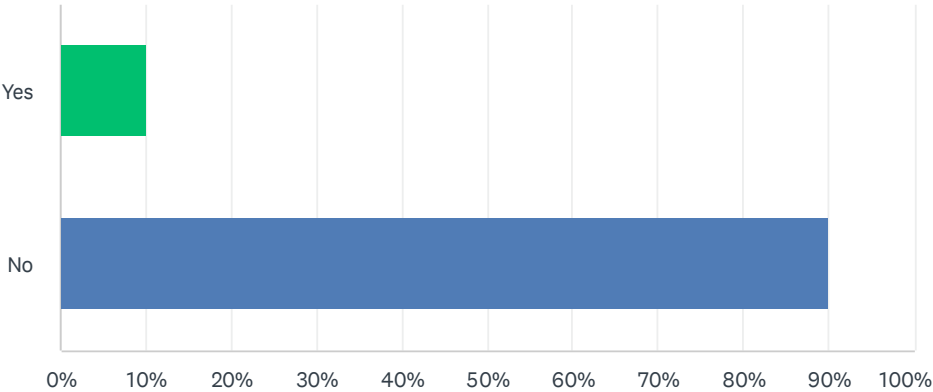
#	RESPONSES	DATE
1	Park like area with covered gazebo like the one across from Washington fairgrounds. Pickleball courts would be awesome.	12/20/2022 8:13 PM
2	A veterans memorial would be nice	12/18/2022 8:40 AM
3	If there is no room at Jackson Park where the tank is currently situated, is this the best location with sufficient parking for the public to attend any future event?	12/17/2022 4:17 PM
4	As mentioned above, the idea is so wonderful, but just an eye sore.	12/16/2022 5:05 AM
5	No.	12/15/2022 11:39 PM
6	Land/Hamser lake/Community park area is off a busy road, I dont see that as safe space for children.	12/15/2022 11:25 PM
7	modern art pieces	12/15/2022 2:04 PM
8	Dog swimming area!!!	12/15/2022 11:23 AM
9	Keep it as natural looking as possible, while adding to its usability.	12/14/2022 10:22 PM
10	Cleanup west side lake bottom	12/10/2022 11:01 PM
11	If there is no plans for the parcel, maybe sell it and use the proceeds to fund amenities on the other side of the street?	12/10/2022 6:36 AM
12	A memorial at the park would be nice for Veterans.	12/7/2022 11:34 AM
13	A memorial for veterans should be added to our village park where the tank is already parked. It should not be added to this parcel. Plus our parade would benefit with it in the large village park.	12/6/2022 12:40 PM
14	A better place for war memorial would be by the tank in Jackson park or by skate bowl in hickory park.	12/5/2022 8:01 AM
15	Dog park	12/3/2022 9:50 PM
16	Leave it as is. No need to spend tax dollars improving that parcel.	12/3/2022 8:02 PM
17	I have so many memories at Hasmer Lake My boyfriend and I spent the whole summer here☺ I recently found him deceased He was in his storage unit. I am heartbroken I go to Hasmer to feel close to him☺ His name is Jason Leitzke He was very kind He enjoyed Fishing at Hasmer,cooking out and having deep conversation on the end of the pier. We enjoyed Hasmer Lake for 6 years Thank you for making it possible to have those memories!	12/2/2022 5:15 PM
18	Cross walk to Lake with crossing lights. Traffic light stay green on P until cross walk button is activated for pedestrian to cross.	12/2/2022 4:50 PM
19	Make it kid friendly and safe	12/2/2022 4:33 PM
20	A restaurant?	12/2/2022 4:06 PM
21	Concern with tying to the park/lake area is crossing the busy Hwy P,	12/2/2022 1:25 PM
22	leave as is	12/2/2022 1:11 PM
23	I think it's fine to dedicate land to vets but I don't love the idea of spending money on a statue/monument of some kind.	11/30/2022 7:48 AM
24	Whatever comes of this land, let's keep it free for all to use!!	11/28/2022 10:17 PM
25	Not fond of people potentially walking across Hwy. P	11/28/2022 7:32 PM

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26	beer garden	11/28/2022 7:04 PM
27	Jackson already has 5 playgrounds. Leave the adults a place to relax that isn't a bar.	11/28/2022 7:02 PM
28	A foot bridge over hyw P to the lake from the park n ride across the street would help with parking. Or at least a decent crosswalk.	11/28/2022 7:00 PM
29	How many war memorials do we need?	11/28/2022 6:30 PM
30	Sell it. A war memorial belongs in town by the tank. Not on the fringes where it is more easily vandalized.	11/28/2022 5:52 PM

Q14 Do you have any concerns for safety and accessibility in any of the Village of Jackson Parks?

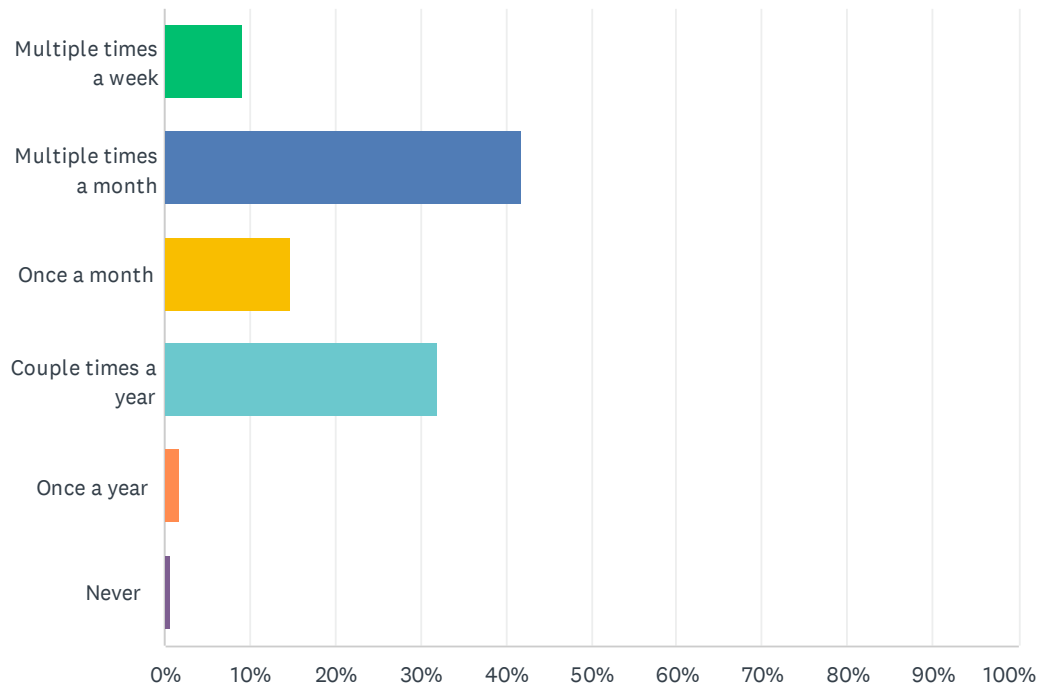
Answered: 180 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	10.00%	18
No	90.00%	162
TOTAL		180

Q15 How often do you visit public parks?

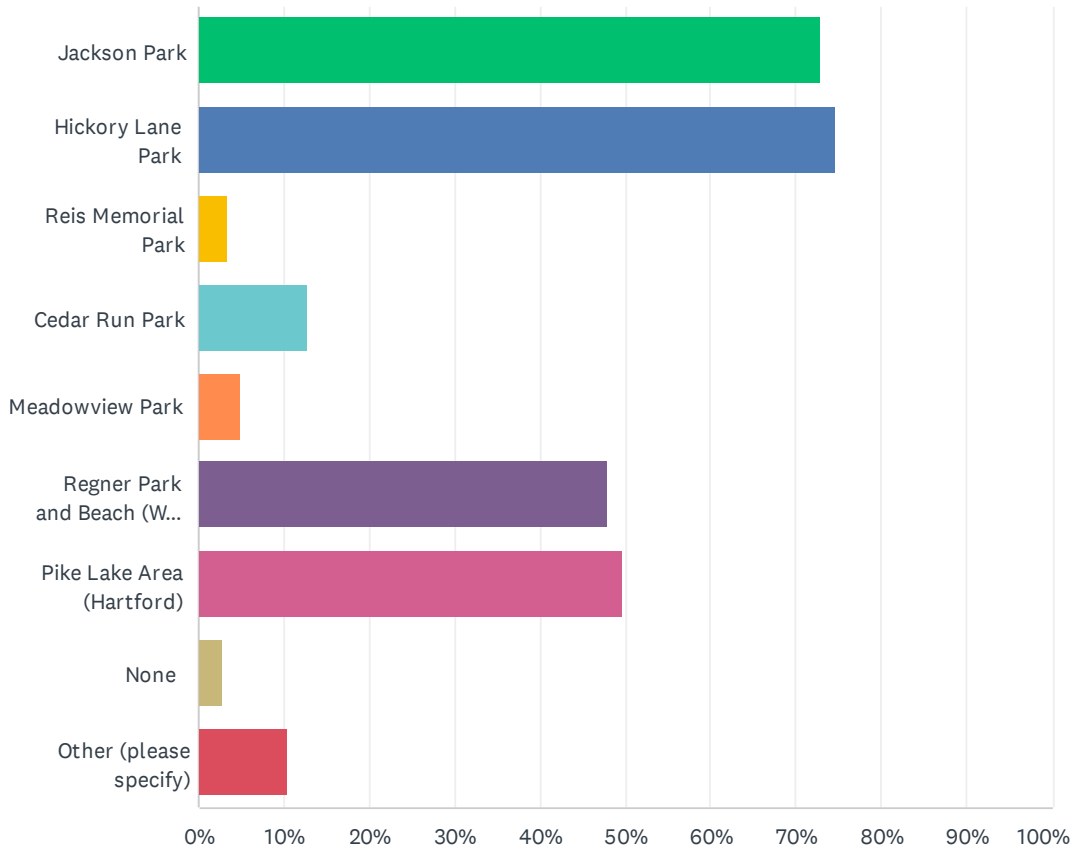
Answered: 184 Skipped: 35



ANSWER CHOICES	RESPONSES	
Multiple times a week	9.24%	17
Multiple times a month	41.85%	77
Once a month	14.67%	27
Couple times a year	32.07%	59
Once a year	1.63%	3
Never	0.54%	1
TOTAL		184

Q16 What parks (inside or outside the Village of Jackson) do you visit on a regular basis? Select all that Apply.

Answered: 181 Skipped: 38



ANSWER CHOICES		RESPONSES	
Jackson Park		72.93%	132
Hickory Lane Park		74.59%	135
Reis Memorial Park		3.31%	6
Cedar Run Park		12.71%	23
Meadowview Park		4.97%	9
Regner Park and Beach (West Bend)		48.07%	87
Pike Lake Area (Hartford)		49.72%	90
None		2.76%	5
Other (please specify)		10.50%	19
Total Respondents: 181			

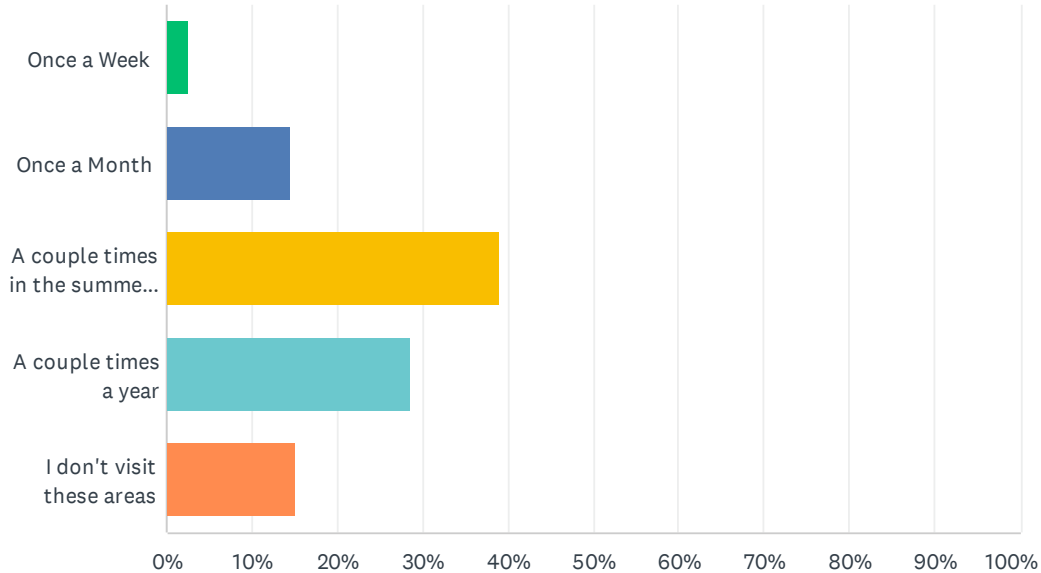
#	OTHER (PLEASE SPECIFY)	DATE
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Hasmer Lake Community Park Master Plan

1	Homestead Hollow	12/21/2022 3:36 PM
2	Richfield Historical Park, Glacial Hills	12/19/2022 4:58 PM
3	Rolf's Dog Park	12/18/2022 3:34 AM
4	Sandy knoll	12/15/2022 11:25 AM
5	Jackson Town Hall park and Jackson marsh to run dogs, Ridge Run, Riverside, It would be great to continue the Eisenbahn trail too from Rusco Rd to Jackson Park	12/3/2022 9:59 PM
6	Ridge run, river view,	12/3/2022 8:50 AM
7	IAT trail	12/3/2022 6:51 AM
8	Cedarburg parks and pool	12/3/2022 5:16 AM
9	Glacier Holl park	12/2/2022 8:19 PM
10	Hartford parks	12/2/2022 7:19 PM
11	Riverside Park (West Bend)	12/2/2022 3:28 PM
12	I live on Hasmer	11/29/2022 12:47 PM
13	Morningstar Lutheran Church's playground	11/28/2022 9:57 PM
14	Ridge Run, Ackerman Grove	11/28/2022 8:37 PM
15	Riveredge, Ledge County Park, Fox Hill nordic ski area to hike	11/28/2022 8:05 PM
16	Riverside Park (West Bend)	11/28/2022 7:02 PM
17	Ridge Run, Cedar Lake Conservation Foundation Trails	11/28/2022 5:32 PM
18	Rolfs Park, Homestead Howl	11/28/2022 4:54 PM
19	Mauthe Lake	11/28/2022 4:29 PM

Q17 If you answered above that you frequent Regner Park (West Bend) or the Pike Lake Area (Hartford) how often do you visit?

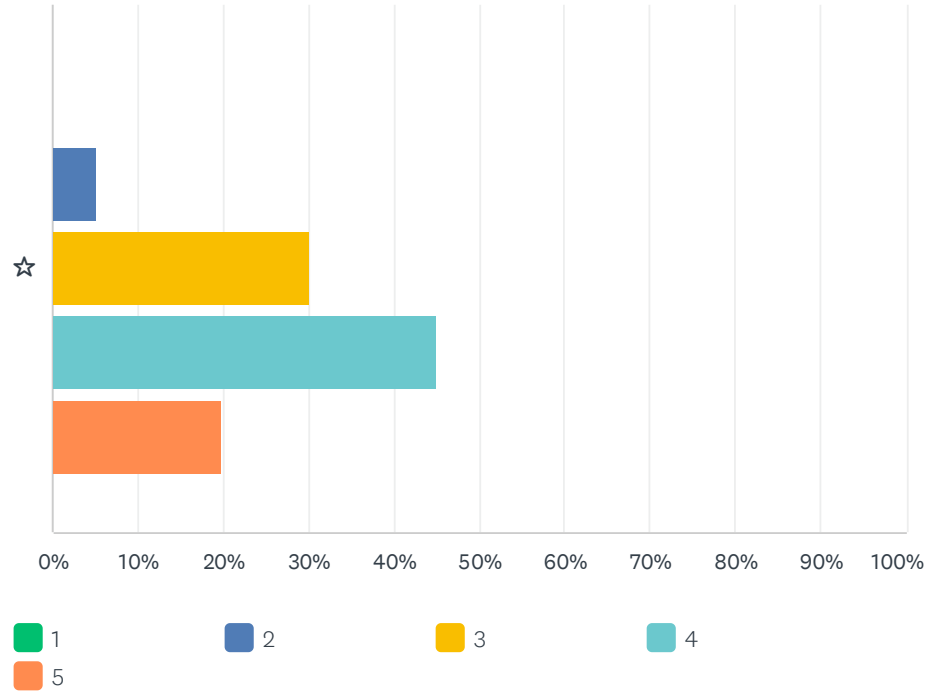
Answered: 151 Skipped: 68



ANSWER CHOICES	RESPONSES	
Once a Week	2.65%	4
Once a Month	14.57%	22
A couple times in the summer months	39.07%	59
A couple times a year	28.48%	43
I don't visit these areas	15.23%	23
TOTAL		151

Q18 Overall, how would you rate the Village of Jackson's Parks and Open Spaces in terms of quantity and variety?

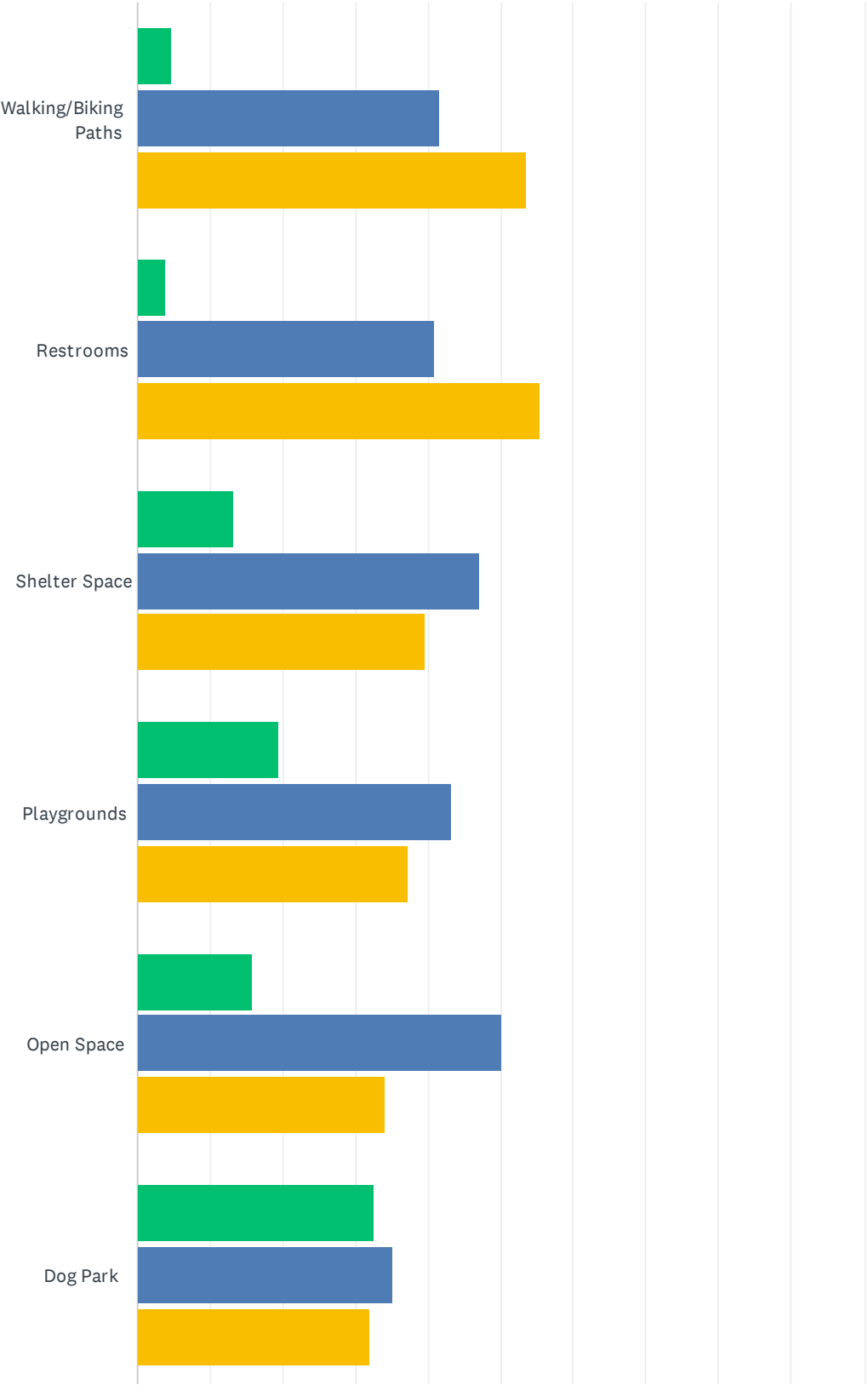
Answered: 176 Skipped: 43



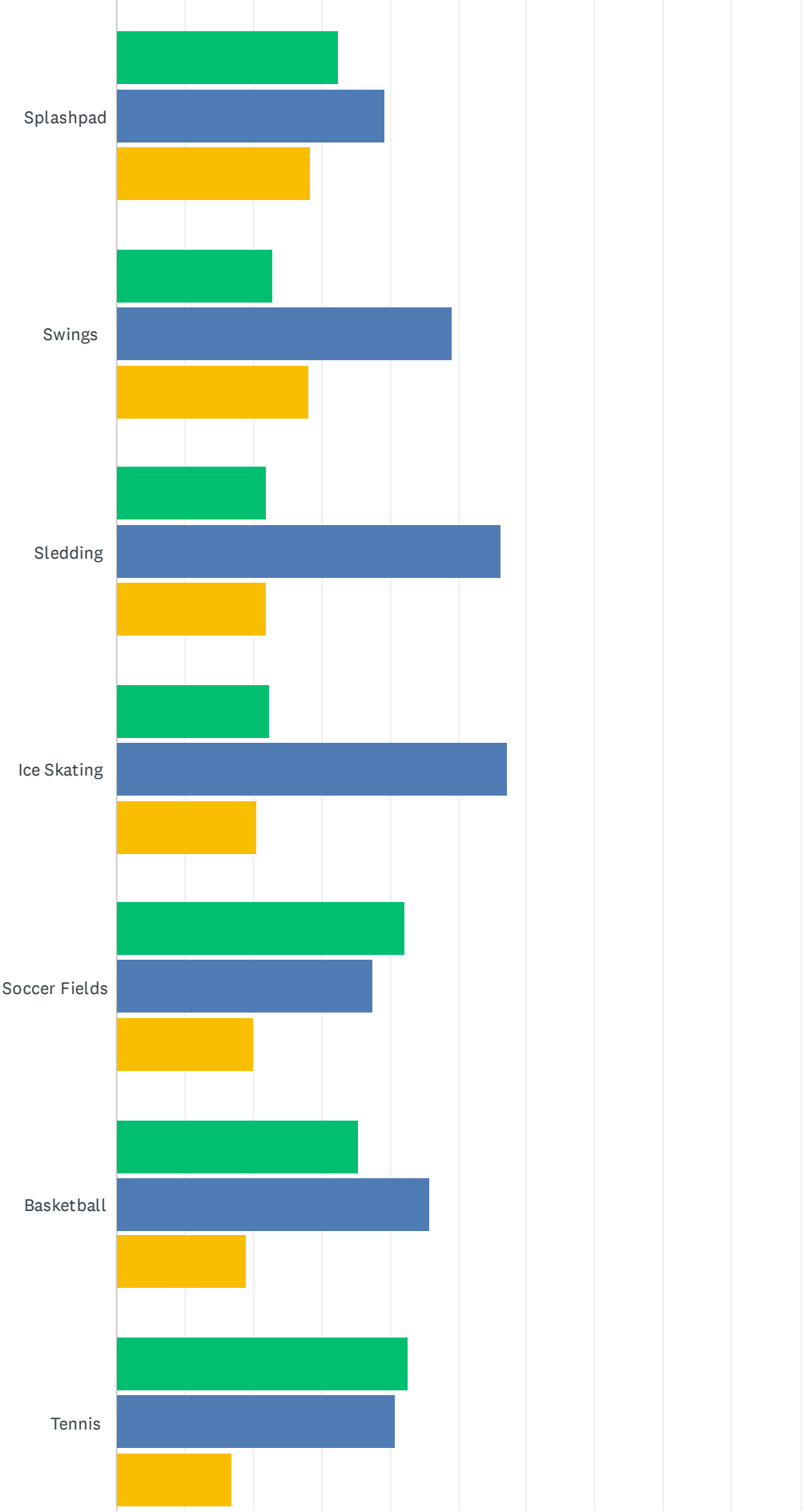
	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	0.00% 0	5.11% 9	30.11% 53	44.89% 79	19.89% 35	176	3.80

Q19 What facilities would you like to see added to new or existing Village of Jackson parks?

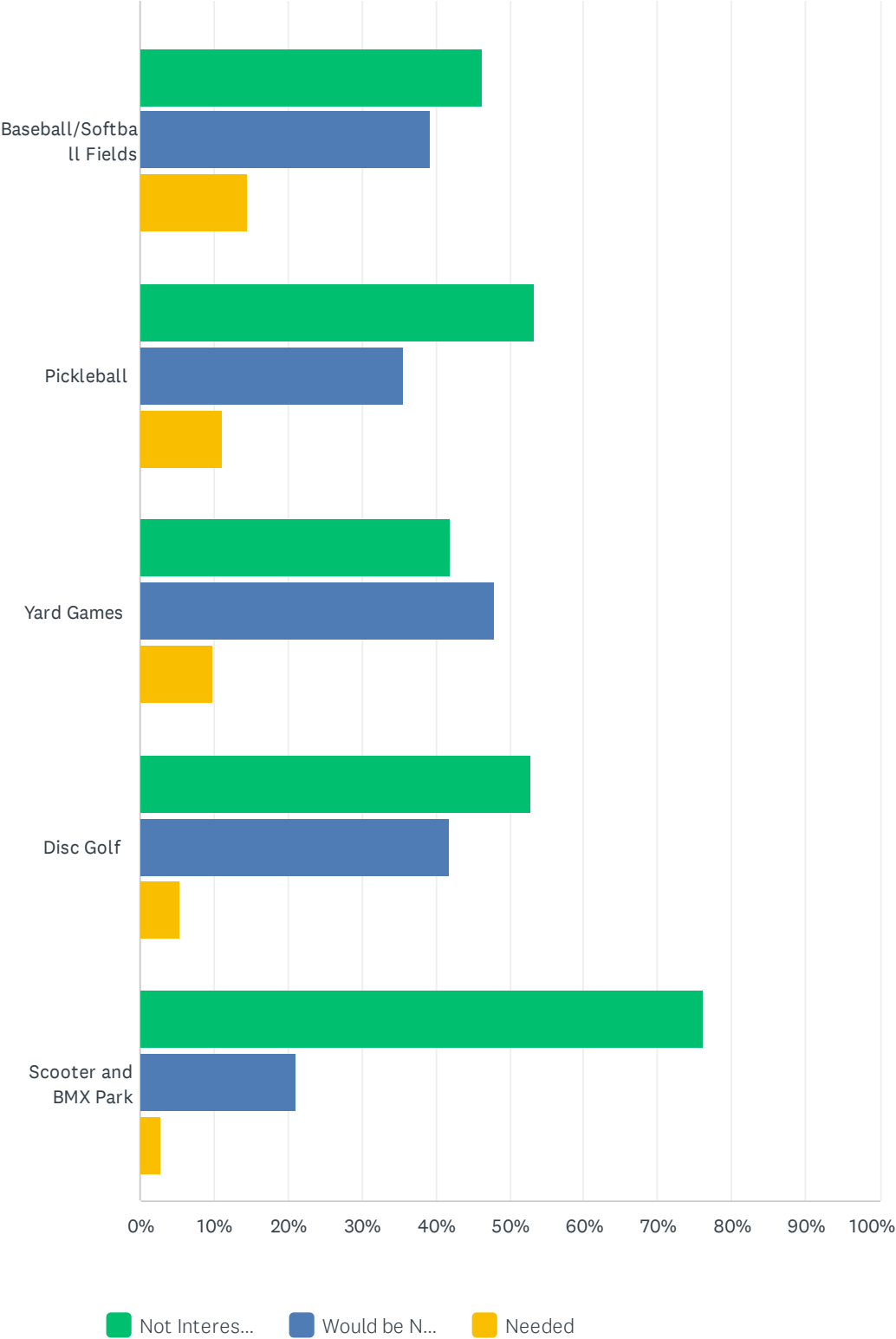
Answered: 180 Skipped: 39



Hasmer Lake Community Park Master Plan



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	NOT INTERESTED	WOULD BE NICE TO HAVE	NEEDED	TOTAL	WEIGHTED AVERAGE
Walking/Biking Paths	4.76% 8	41.67% 70	53.57% 90	168	2.49
Restrooms	3.77% 6	40.88% 65	55.35% 88	159	2.52
Shelter Space	13.21% 21	47.17% 75	39.62% 63	159	2.26
Playgrounds	19.33% 29	43.33% 65	37.33% 56	150	2.18
Open Space	15.79% 24	50.00% 76	34.21% 52	152	2.18
Dog Park	32.70% 52	35.22% 56	32.08% 51	159	1.99
Splashpad	32.43% 48	39.19% 58	28.38% 42	148	1.96
Swings	22.82% 34	48.99% 73	28.19% 42	149	2.05
Sledding	21.88% 35	56.25% 90	21.88% 35	160	2.00
Ice Skating	22.36% 36	57.14% 92	20.50% 33	161	1.98
Soccer Fields	42.28% 63	37.58% 56	20.13% 30	149	1.78
Basketball	35.29% 54	45.75% 70	18.95% 29	153	1.84
Tennis	42.58% 66	40.65% 63	16.77% 26	155	1.74
Baseball/Softball Fields	46.21% 67	39.31% 57	14.48% 21	145	1.68
Pickleball	53.25% 82	35.71% 55	11.04% 17	154	1.58
Yard Games	42.11% 64	48.03% 73	9.87% 15	152	1.68
Disc Golf	52.98% 80	41.72% 63	5.30% 8	151	1.52
Scooter and BMX Park	76.19% 112	21.09% 31	2.72% 4	147	1.27

Q20 Is there any other program, structured activity, or service you would like to see offered in these parks?

Answered: 44 Skipped: 175

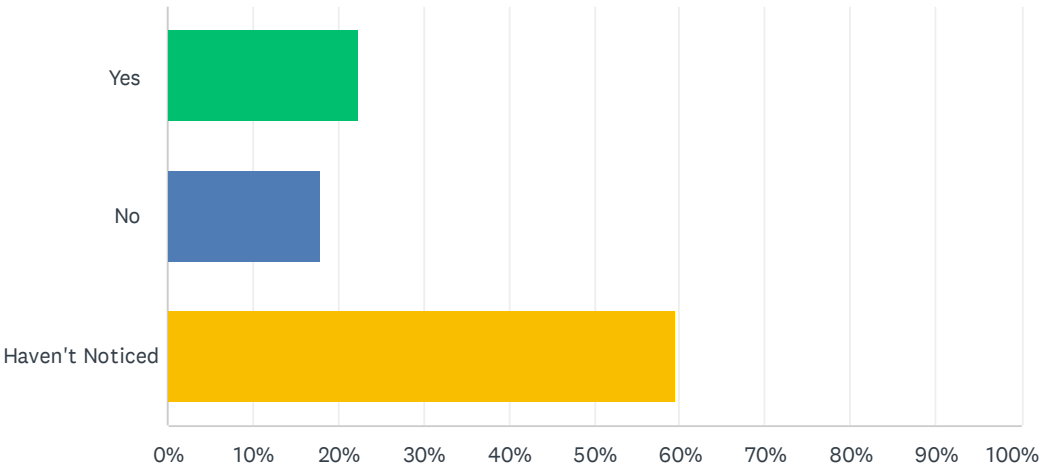
#	RESPONSES	DATE
1	The splash pad is amazing and is always busy in the summertime could be larger and more shaded areas would be great	12/20/2022 8:18 PM
2	Recycling stations Handicap accessible outdoor activities	12/17/2022 4:21 PM
3	Community pool	12/16/2022 6:11 PM
4	would be nice to have a light by the cross over on P from the big parking lot to Hasmer Lake. Maybe a light only activated by pushing a "walk" button???	12/16/2022 6:37 AM
5	Special needs accessibility playgrounds.	12/16/2022 3:59 AM
6	Unsure.	12/15/2022 11:46 PM
7	Dog friendly space, trails, park, including poop bag stations so people are more likely to clean up after their dogs.	12/15/2022 11:32 PM
8	Dog areas!! B	12/15/2022 11:25 AM
9	I would like to see more park promotions. Not just postings, but physical presence at park promotions getting more residents to visit these wonderful public spaces. Maybe combine police and fire departments with park promotions.	12/14/2022 10:31 PM
10	A Zip Line!	12/7/2022 3:29 PM
11	Jackson Park would be a great space for more Summer Music/Food Trucks/Farmer's Markets/Winter Markets	12/7/2022 11:37 AM
12	A pond stocked for handicap elderly people that is safe and accessible with wheelchairs.	12/6/2022 12:46 PM
13	Every community has a conservancy park. Which is a much needed in the ecosystem. Cedar run is our only conservancy park and putting a dog park there will deter a good eco system and critters will have to relocate. Getting rid of our conservancy is a threat to a good park system.	12/5/2022 8:09 AM
14	Beer garden, dog park, food trucks, corn hole leagues, bands	12/3/2022 9:59 PM
15	Special needs playground	12/3/2022 12:45 PM
16	Food truck days	12/3/2022 5:16 AM
17	Activities to attract older individuals, music in the park	12/3/2022 3:23 AM
18	park program for kids of all ages	12/2/2022 11:45 PM
19	Lights on the paths parks are to dark breeds trouble in the playground areas	12/2/2022 7:19 PM
20	More shaded areas	12/2/2022 7:08 PM
21	Yoga	12/2/2022 6:05 PM
22	Whatever would make people happy and content	12/2/2022 5:17 PM
23	Need to repair and update the shelters and bathrooms at Jackson Park	12/2/2022 4:59 PM
24	Swimming beach	12/2/2022 4:35 PM
25	Would love to have a pool in the village. A football field would be great as well. Better tennis courts would also be nice.	12/2/2022 4:09 PM
26	Volleyball Courts; Picnic Amenities	12/2/2022 3:09 PM

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27	Not that I can think of.	12/2/2022 1:27 PM
28	The Jackson Park astroturf needs to be fixed. Pickleball courts would be an amazing upgrade for the current astroturf tennis courts.	11/29/2022 8:18 PM
29	Would love to see a nature oriented educational area for the youth.	11/29/2022 4:03 PM
30	No	11/28/2022 10:26 PM
31	I'd love to see village bathrooms open during winter months. We frequent parks & playgrounds year round and with small children it makes it a whole lot easier to have a restroom available.	11/28/2022 9:57 PM
32	More biking and walking trails, sidewalk on Sherman. Would also love to have a canteen opened at the park for drinks, ice cream etc.	11/28/2022 8:37 PM
33	Bocce would be great but I don't see that at Hasmer. Would be great to add to another park. We love the disc golf!	11/28/2022 8:34 PM
34	Swimming	11/28/2022 8:15 PM
35	Dog park area with a beer garden, playground, splash pad with music space for bands all in the same area so parents and kids can equally enjoy themselves.	11/28/2022 8:12 PM
36	Swimming area	11/28/2022 8:05 PM
37	We need a community pool!	11/28/2022 7:46 PM
38	My kid (4 y/o) would love a program or activity with an obstacle course or floor-is-lava activity. Would be cool for kids to be able to help build it together (floor dots, balance beams, sidewalk chalk, tumbling mats, etc) and then run the courses	11/28/2022 7:27 PM
39	Not sure why you're listing things to add that already exist, at least most of them do.	11/28/2022 7:06 PM
40	Jackson should have a community pool. Cedarburg makes BANK on their pool. With Regners swimming uncertain, Jackson could become a destination for other communities.	11/28/2022 7:04 PM
41	Disc Golf	11/28/2022 7:02 PM
42	A dog park in Jackson would be fantastic!!!	11/28/2022 5:27 PM
43	It would be nice to improve the existing parks. Jackson park tennis courts and baseball field are in disrepair. Parking lot is falling a part.	11/28/2022 5:03 PM
44	Swimming pool/lake	11/28/2022 4:29 PM

Q21 Do you see pedestrian wayfinding (directional signage) within the Village of Jackson and along bike/pedestrian routes?

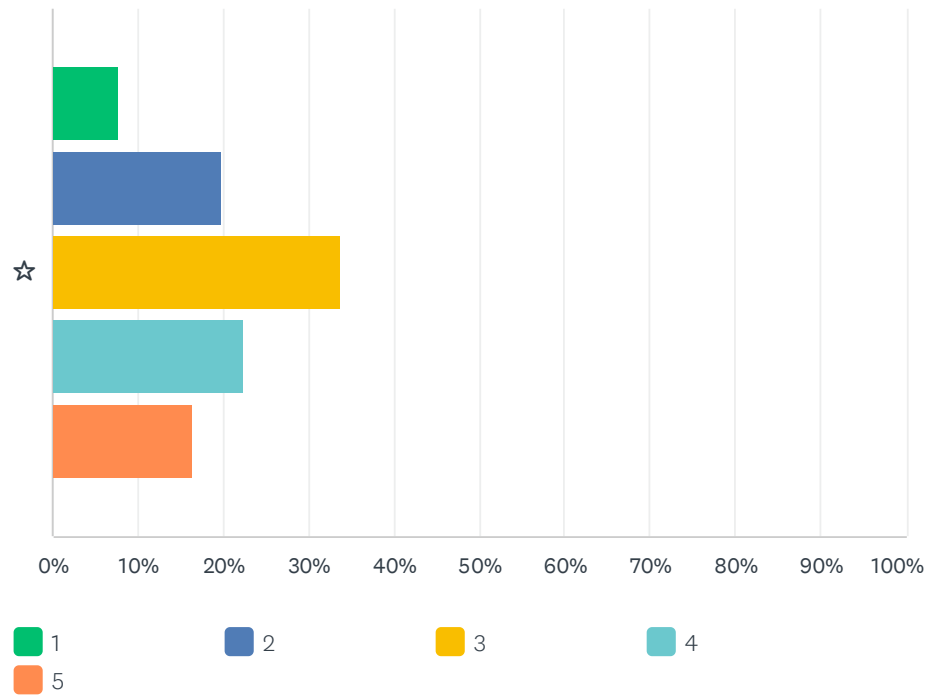
Answered: 178 Skipped: 41



ANSWER CHOICES	RESPONSES	
Yes	22.47%	40
No	17.98%	32
Haven't Noticed	59.55%	106
TOTAL		178

Q22 When utilizing biking and walking paths, rate how easy it is to navigate your route by map or signage:

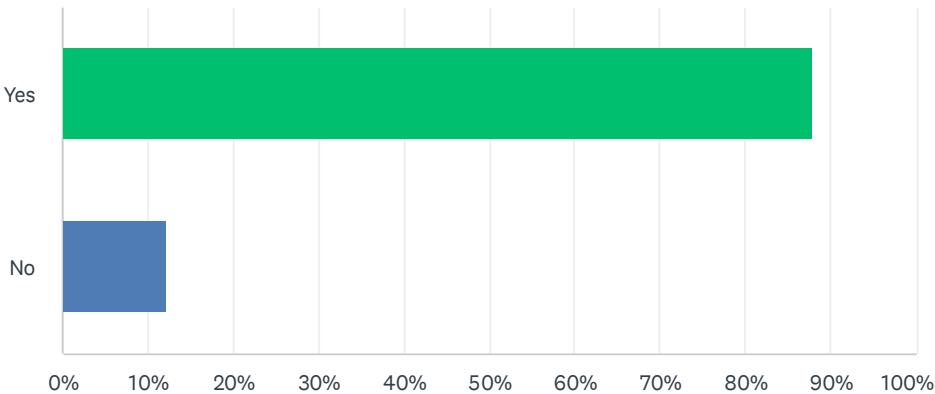
Answered: 116 Skipped: 103



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	7.76% 9	19.83% 23	33.62% 39	22.41% 26	16.38% 19	116	3.20

Q23 Would you like to see maps at Hasmer Lake Community Park (and other Village of Jackson Parks) that show you bike and pedestrian routes between public spaces?

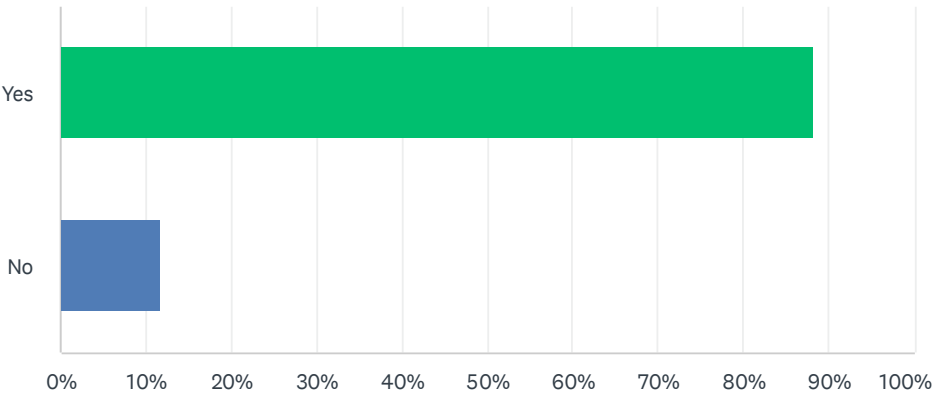
Answered: 173 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	87.86%	152
No	12.14%	21
TOTAL		173

Q24 Would you like to see posts/signs along bike and pedestrian routes that direct you between public spaces?

Answered: 172 Skipped: 47



ANSWER CHOICES		RESPONSES	
Yes		88.37%	152
No		11.63%	20
TOTAL			172

Q25 Please use this space to provide any other comments relating to the park space in question.

Answered: 34 Skipped: 185

#	RESPONSES	DATE
1	Jackson park is is a great park however thru the years of neglect many thing have gone to disrepair ie tennis courts skateboarding area.	12/20/2022 8:22 PM
2	Good luck with your planning, keeping the safety of any resident or guest (from age 1 to 100+) using the location as a primary goal.	12/17/2022 4:24 PM
3	Keep the trees. More natural plants .	12/15/2022 7:02 PM
4	It would be nice if the walking paths could be separt from bike path. Bikers think that walkers should move out of their way. The seniors should not be afraid the bikers are going to hit them	12/10/2022 11:24 PM
5	Develop Hasmer Lake for quiet water sports so it is a county destination spot	12/10/2022 11:06 PM
6	Signage is a nice idea, but don't most people just use their phone? QR codes are ugly but maybe some sort of interactive signage could help enhance things.	12/10/2022 6:41 AM
7	The area has great potential.	12/7/2022 3:30 PM
8	access to deeper water fishing on hasmer lake - disk golf in all parks	12/7/2022 1:17 PM
9	Planting some native trees and garden areas for the new space at Hasmer Lake would be nice. River Birch, Dogwood, Pines etc.	12/7/2022 11:39 AM
10	We need more things geared towards our elderly and handicapped people so these people can enjoy their restricted lives.	12/6/2022 12:49 PM
11	We just moved to Rosewood Commons apts. Would be great to have a local park, thanks.	12/5/2022 10:46 AM
12	Please take into consideration other communities and tour their facilities. Talk to the people who maintain them and do this right the first time. Don't just take the developers plans and roll with it.	12/5/2022 8:13 AM
13	A definite path for pedestrians around Jackson Park	12/4/2022 7:54 AM
14	It would be nice to have trails to walk on. The park on Eagle Dr is awful, Town of Jackson park is very nice, Jackson Marsh varies on trail maintenance, Jackson Park has no trails that I know of, the little trail around Hickory Park is nice but not long enough	12/3/2022 10:03 PM
15	Better utilize existing parks before adding additional parks or further developing currently unused land.	12/3/2022 11:23 AM
16	We need more connected walking paths and more year round bathrooms for runners / walkers.	12/3/2022 10:25 AM
17	Hasmer use to have an beach and traffic on that section of road was horrible for high volume usage - and parking was a nightmare - since the beach disappeared its become a favorite fishing spot both in summer and winter for residents - places to sit that do not distract from the surroundings	12/3/2022 3:47 AM
18	Plan it right get input from all stakeholders ex public, users, and people responsible for its upkeep and care	12/2/2022 7:21 PM
19	Thank You!	12/2/2022 5:18 PM
20	Jackson Park should be used more often for team play and beer gardens or weekly music	12/2/2022 5:00 PM
21	What bike paths?	12/2/2022 4:42 PM
22	What Jackson done so far is great!	12/2/2022 3:54 PM
23	I didn't know there were walking paths. Where are they? Why aren't they advertised or where	11/30/2022 6:34 AM

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	are maps? How does the community find them?	
24	Biking connections within town and to West Bend, Germantown, Slinger, Hartford (neighboring community trails) would be such a great addition.	11/29/2022 8:20 PM
25	Better small boat launch possible	11/29/2022 3:41 PM
26	Control of the massive Geese on land and the mess they make. Too many semi's and trucks going to and from the industrial park. More people, more noise, are not the favorites for the fishermen. 75 plus vehicles coming in and out of Rosewood, not safe for the added amount of children that may be present. More swimmers without any lifeguards, who is responsible?	11/29/2022 12:57 PM
27	The village parks are awesome!!!! The parks and recreation department are doing a great job listening to the community!	11/28/2022 10:43 PM
28	I can't wait to see what comes of this, I've been fishing this lake since I was a kid in 1989!! Great that we might get to see this place shine	11/28/2022 10:20 PM
29	This would be a beautiful site for a natural play area. It's something that would draw families from around the kettle moraine area and it's naturally a great space for nature exploration! There are very few spaces like this in our area, and parents are seeking these kinds of experiences for their kids!	11/28/2022 9:59 PM
30	I would love to see more walking and biking trails.	11/28/2022 8:38 PM
31	Possible foot bridge over hwy P for pedestrian safety from parking area	11/28/2022 8:06 PM
32	Please leave Hasmer alone. Updates would be nice to have, but please don't turn it into another playground.	11/28/2022 7:08 PM
33	A dog park in Jackson would be fantastic!!	11/28/2022 5:28 PM
34	Would it be possible to make Hasmar into a swimming lake?	11/28/2022 4:30 PM

Q26 If you are interested in future involvement in the planning, please enter your contact information below and you will be added to the project mailing list.

Answered: 34 Skipped: 185

ANSWER CHOICES	RESPONSES	
Name	94.12%	32
Company	0.00%	0
Address	88.24%	30
Address 2	0.00%	0
City/Town	94.12%	32
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	34
Phone Number	70.59%	24

#	NAME	DATE
1	Scot Peret	12/20/2022 8:23 PM
2	Dennis Jeske	12/18/2022 8:44 AM
3	Michael Grobschmidt	12/16/2022 11:49 AM
4	Chris Daley	12/15/2022 11:49 PM
5	Deena Guerra	12/15/2022 8:48 PM
6	Amanda Oswald	12/15/2022 12:28 PM
7	Marissa Hansen	12/15/2022 11:26 AM
8	Dan Magnusson	12/14/2022 10:33 PM
9	Stephen Klajbor	12/13/2022 4:32 PM
10	Jeffrey	12/7/2022 11:40 AM
11	Brooklyn LaSage	12/4/2022 1:51 PM
12	Maggie Jensen	12/3/2022 1:17 AM
13	Tawnya Schroeder	12/2/2022 11:53 PM
14	Tricia Kirst	12/2/2022 6:07 PM
15	Donna Fichtner	12/2/2022 5:19 PM
16	Amy MacRae	12/2/2022 5:10 PM
17	James Huggins	12/2/2022 4:56 PM
18	Chris Sberna	12/2/2022 3:10 PM

Hasmer Lake Community Park Master Plan

19	Dave Morbeck	12/2/2022 1:29 PM
20	Sherry Schumacher	11/30/2022 3:26 PM
21	Kim Powers	11/30/2022 12:36 PM
22	Kristi Western	11/29/2022 8:20 PM
23	Barbara Carbine	11/29/2022 12:59 PM
24	Julie Glassman	11/29/2022 10:05 AM
25	Christa Weiss	11/28/2022 10:43 PM
26	Rebecca Tinlin	11/28/2022 8:08 PM
27	Michelle Zak	11/28/2022 8:07 PM
28	Jaclyn Greenweller	11/28/2022 7:54 PM
29	Holly Deitelhoff	11/28/2022 7:13 PM
30	Jackie	11/28/2022 7:05 PM
31	Scott Mogilevsky	11/28/2022 5:03 PM
32	Casey Latz	11/16/2022 8:24 AM
#	COMPANY	DATE
There are no responses.		
#	ADDRESS	DATE
1	N167w20930 south street	12/20/2022 8:23 PM
2	N161W19166 Oakland dr	12/18/2022 8:44 AM
3	N174W20215 Creekside Drive	12/16/2022 11:49 AM
4	N161W19086 Oakland Dr.	12/15/2022 11:49 PM
5	N163W19327 Cedar Run Dr	12/15/2022 8:48 PM
6	4074 jackson dr	12/15/2022 12:28 PM
7	w204n17354 Jackson dr	12/15/2022 11:26 AM
8	N171W20531 Valley Drive	12/14/2022 10:33 PM
9	Waln	12/7/2022 11:40 AM
10	N165 W20166 Hickory Lane	12/4/2022 1:51 PM
11	3163 Sherman parc cir	12/3/2022 1:17 AM
12	n16800w21700 main street Grn Valley 3	12/2/2022 11:53 PM
13	W194N16180 Hickory Lane	12/2/2022 6:07 PM
14	1324 Wayne Rd	12/2/2022 5:19 PM
15	N168W21860 main st	12/2/2022 5:10 PM
16	W 208 N 16779 S Center	12/2/2022 4:56 PM
17	W193 N16063 Stonehedge Dr	12/2/2022 3:10 PM
18	4445 Kingbird Court	12/2/2022 1:29 PM
19	N170W21785 ROSEWOOD LN	11/30/2022 3:26 PM
20	N171W20542 Ridge Court	11/30/2022 12:36 PM
21	W207N16420 Glen Hill Dr	11/29/2022 8:20 PM

Hasmer Lake Community Park Master Plan

22	N170W21805 Rosewood Lane	11/29/2022 12:59 PM
23	N167W21108 Scot Ct	11/29/2022 10:05 AM
24	3570 summer drive	11/28/2022 10:43 PM
25	N170W21801 Rosewood Ln	11/28/2022 8:08 PM
26	W208N16689 S Center St	11/28/2022 8:07 PM
27	W203N16275 White Oak Cir	11/28/2022 7:54 PM
28	Main St lot 211	11/28/2022 7:13 PM
29	W213n16590 glen brooke drive	11/28/2022 7:05 PM
30	N168 W21190 Main St	11/16/2022 8:24 AM
#	ADDRESS 2	DATE

There are no responses.

#	CITY/TOWN	DATE
1	Jackson	12/20/2022 8:23 PM
2	Jackson	12/18/2022 8:44 AM
3	Village of Jackson	12/16/2022 11:49 AM
4	Jackson	12/15/2022 11:49 PM
5	Jackson	12/15/2022 8:48 PM
6	Jackson	12/15/2022 12:28 PM
7	Jackson	12/15/2022 11:26 AM
8	Jackson	12/14/2022 10:33 PM
9	Jackson	12/13/2022 4:32 PM
10	Jackson	12/7/2022 11:40 AM
11	Jackson	12/4/2022 1:51 PM
12	Jackson	12/3/2022 1:17 AM
13	Jackson	12/2/2022 11:53 PM
14	Jackson	12/2/2022 6:07 PM
15	West Bend	12/2/2022 5:19 PM
16	Jackson	12/2/2022 5:10 PM
17	Jackson	12/2/2022 4:56 PM
18	Jackson	12/2/2022 3:10 PM
19	Jackson	12/2/2022 1:29 PM
20	Jackson	11/30/2022 3:26 PM
21	Jackson	11/30/2022 12:36 PM
22	Jackson	11/29/2022 8:20 PM
23	Jackson	11/29/2022 12:59 PM
24	Jackson	11/29/2022 10:05 AM
25	Cedarburg	11/28/2022 10:43 PM
26	Jackson	11/28/2022 8:08 PM

Hasmer Lake Community Park Master Plan

27	Jackson	11/28/2022 8:07 PM
28	Jackson	11/28/2022 7:54 PM
29	Jackson	11/28/2022 7:13 PM
30	Jackson	11/28/2022 7:05 PM
31	Jackson	11/28/2022 5:03 PM
32	Jackson	11/16/2022 8:24 AM
#	STATE/PROVINCE	DATE
	There are no responses.	
#	ZIP/POSTAL CODE	DATE
	There are no responses.	
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	stirperet@gmail.com	12/20/2022 8:23 PM
2	gunsights69@gmail.com	12/18/2022 8:44 AM
3	Michael.grobschmidt@gmail.com	12/16/2022 11:49 AM
4	cdizzy21@gmail.com	12/15/2022 11:49 PM
5	dguerra512@gmail.com	12/15/2022 8:48 PM
6	amanda.felhofer2@gmail.com	12/15/2022 12:28 PM
7	hansenmg24@gmail.com	12/15/2022 11:26 AM
8	magnusson6@yahoo.com	12/14/2022 10:33 PM
9	sklajbor@yahoo.com	12/13/2022 4:32 PM
10	jlippold@sbcglobal.net	12/10/2022 11:07 PM
11	barneryrubble.waln@gmail.com	12/7/2022 11:40 AM
12	vlasage3@gmail.com	12/4/2022 1:51 PM
13	maggie.key@live.com	12/3/2022 1:17 AM
14	tawnyaschroeder@msn.com	12/2/2022 11:53 PM
15	triciamkirst@hotmail.com	12/2/2022 6:07 PM
16	djsf1@yahoo.com	12/2/2022 5:19 PM
17	Amyjmacrae@gmail.com	12/2/2022 5:10 PM
18	jhuggs68@gmail.com	12/2/2022 4:56 PM
19	gfixit1952@yahoo.com	12/2/2022 4:29 PM
20	chris.sberna10@gmail.com	12/2/2022 3:10 PM
21	Dave.morbeck@comforcare.com	12/2/2022 1:29 PM
22	babywhisper2@yahoo.com	11/30/2022 3:26 PM
23	jtpowers1@charter.net	11/30/2022 12:36 PM
24	kristiwestern@hotmail.com	11/29/2022 8:20 PM
25	bcarbaine@charter.net	11/29/2022 12:59 PM
26	julie.glassman805@gmail.com	11/29/2022 10:05 AM

Hasmer Lake Community Park Master Plan

27	christa1974@hotmail.com	11/28/2022 10:43 PM
28	rrtinlin@outlookk.com	11/28/2022 8:08 PM
29	michelle.zak2@gmail.com	11/28/2022 8:07 PM
30	jaclyn.greenweller@gmail.com	11/28/2022 7:54 PM
31	hdeitelhoff3@gmail.com	11/28/2022 7:13 PM
32	jackie.leonardtackett@gmail.com	11/28/2022 7:05 PM
33	scott15@charter.net	11/28/2022 5:03 PM
34	cjlatz@yahoo.com	11/16/2022 8:24 AM
#	PHONE NUMBER	DATE
1	2623885027	12/20/2022 8:23 PM
2	4148812289	12/18/2022 8:44 AM
3	4142483959	12/16/2022 11:49 AM
4	2629932746	12/15/2022 11:49 PM
5	4145071111	12/15/2022 8:48 PM
6	9206398411	12/15/2022 11:26 AM
7	2623058526	12/14/2022 10:33 PM
8	4143314498	12/13/2022 4:32 PM
9	262-323-9204	12/7/2022 11:40 AM
10	2624221850	12/4/2022 1:51 PM
11	8159952249	12/2/2022 11:53 PM
12	2623056619	12/2/2022 6:07 PM
13	2623841756	12/2/2022 5:19 PM
14	12627453039	12/2/2022 5:10 PM
15	2628880785	12/2/2022 4:56 PM
16	2626741515	12/2/2022 1:29 PM
17	2626770869	11/30/2022 3:26 PM
18	262-689-5864	11/30/2022 12:36 PM
19	1-262-674-1240	11/29/2022 12:59 PM
20	2623231929	11/29/2022 10:05 AM
21	2623659204	11/28/2022 8:07 PM
22	4143051588	11/28/2022 7:54 PM
23	8157575803	11/28/2022 7:13 PM
24	6184207984	11/28/2022 7:05 PM

Memo

To: Jen Keller, Village Administrator
From: Brian W. Kober, P. E., Director of Public Works 
Subject: Jackson Park - Tennis Court Conversion to Pickle Ball Courts
Date: January 26, 2023
CC: Park & Rec Committee; Board of Public Works; Village Board

The tennis ball courts in Jackson Park have been scheduled for years to be updated or replaced with something new. The ideas with the Park and Rec Committee and the Park and Rec Director Kelly Valentino was a conversion to include tennis and pickle ball courts together.

The project was bid for construction in May of 2022, the bidding resulted in one bid at \$543,720.50. Upon review of bid, the bid was not accepted, and the project was scheduled for rebid in January 2023.

The Village received three (3) bids for the projects, and the low bid was \$140,513.90 lower than the only bid received in 2022. The low bid was from Vinton Construction Company in the amount of \$403,206.60. Upon review of the bids Cedar Corporation has recommended approval of the bids.

Funding of the project will be done by the budgeted capital improvement fund and the Park Impact Fee account. Recommend approval of the project to Vinton Construction Company.

If you have any questions, please let me know.

Brian W. Kober, P.E.

STANDARD FORM OF
BID ANALYSIS

WHEREAS the Village of Jackson (hereinafter referred to as the OWNER) has received bids on the 24th day of January 2023 for the Re-Bid Jackson Park Tennis-Pickleball Courts, Contract A-23, (hereinafter referred to as the Project); and

WHEREAS Cedar Corporation (hereinafter referred to as ENGINEER) has been retained by the OWNER to prepare bid tabulations, analyze bid results and consult with the OWNER on the award of contracts.

The ENGINEER hereby consults as follows:

1. Bids were received from three (3) bidders. Bids ranged from a low of \$403,206.60 to a high of \$504,717.00. A summary of the bid tabulation is attached.
2. Based upon ENGINEER's analysis of the bids received on the above PROJECT the responsive low bidder is:

Vinton Construction Company
2705 N. Rapids Road
Manitowoc, WI 54221

Bid Amount: \$403,206.60

3. It is understood that by this analysis, that the ENGINEER does not guarantee the Contractor's performance which is covered by the Contractor's bond, but it is a statement by the ENGINEER that the ENGINEER has no information which would lead the ENGINEER to believe that the Contractor does not have the necessary equipment and personnel to complete the PROJECT in compliance with the drawings and specifications within reasonable tolerances generally accepted in the trade.
4. It is further understood that this analysis is not a representation that the ENGINEER has reviewed the proposal for possible legal irregularities which should be a function of the OWNER'S legal counsel, and at the option of the OWNER.
5. It is further understood that in the event that OWNER feels that the Contract should be awarded on some basis other than price, the OWNER should defer further action on this PROJECT until a thorough legal review can be made by OWNER'S legal counsel.

Cedar Corporation

Submitted by: Ron D. Dalton, P.E.

Date: January 25, 2023



BID TABULATION

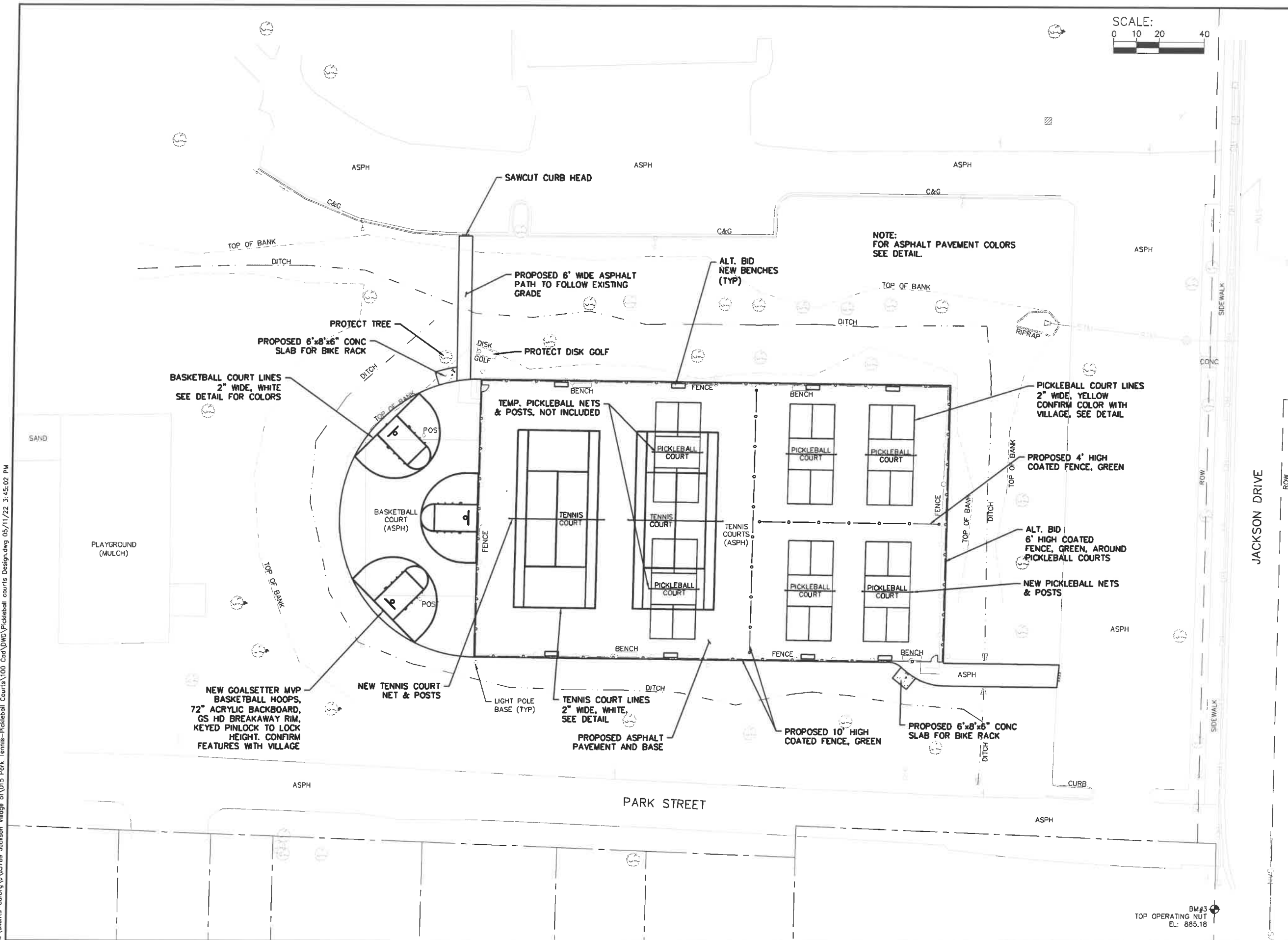
RE-BID: JACKSON PARK TENNIS - PICKLEBALL COURTS,
CONTRACT A-23
VILLAGE OF JACKSON
WASHINGTON COUNTY, WI

BID DATE - January 24, 2023

PROJECT NAME: RE-BID: JACKSON PARK TENNIS - PICKLEBALL COURTS				Vinton Construction Company P.O. Box 1987 Manitowoc, WI 54221-1987		Property Solutions Contracting LLC 7245 W. Concord Creek Mequon, WI 53092		Payne & Dolan, Inc. N3 W23650 Badinger Road Waukesha, WI 53187			
PROJECT NO: CONTRACT A-23											
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
BASE BID:											
1	Common Excavation, with Asphalt and Concrete Pavement Removal, with Subgrade Preparation	CY	1,100	\$49.55	\$54,505.00	\$20.40	\$22,440.00	\$42.00	\$46,200.00		
2	Remove & Salvage Existing Fence	LF	675	\$4.00	\$2,700.00	\$16.22	\$10,948.50	\$20.00	\$13,500.00		
3	Remove & Salvage Existing Benches	Each	4	\$200.00	\$800.00	\$500.00	\$2,000.00	\$100.00	\$400.00		
4	Remove & Salvage Existing Basketball Hoop Assembly	Each	2	\$200.00	\$400.00	\$1,000.00	\$2,000.00	\$200.00	\$400.00		
5	8-inch Base Aggregate - at Sidewalks and Courts	Tons	1,600	\$18.55	\$29,680.00	\$29.90	\$47,840.00	\$26.00	\$41,600.00		
6	3-inch HMA Pavement, 5 LT 58-28 S	Tons	642	\$148.05	\$95,048.10	\$165.50	\$106,251.00	\$220.00	\$141,240.00		
7	6-inch Concrete Bike Rack Pad	SF	96	\$15.00	\$1,440.00	\$20.00	\$1,920.00	\$70.00	\$6,720.00		
8	10-ft. Vinyl Coated Fence	LF	767	\$90.00	\$69,030.00	\$105.00	\$80,535.00	\$100.00	\$76,700.00		
9	4-ft. Vinyl Coated Fence	LF	79	\$46.50	\$3,673.50	\$80.00	\$6,320.00	\$78.00	\$6,162.00		
10	3-ft. Vinyl Coated Gate	Each	2	\$925.00	\$1,850.00	\$3,375.25	\$6,750.50	\$4,000.00	\$8,000.00		
11	Pickleball Net Posts/Ground Sleeves	Each	8	\$475.00	\$3,800.00	\$860.00	\$6,880.00	\$775.00	\$6,200.00		
12	Pickleball Nets/Center Strap & Anchors	Each	4	\$450.00	\$1,800.00	\$722.20	\$2,888.80	\$650.00	\$2,600.00		
13	Tennis Net Posts/Ground Sleeves	Each	4	\$475.00	\$1,900.00	\$957.38	\$3,829.52	\$850.00	\$3,400.00		
14	Tennis Net/Center Strap & Anchors	Each	2	\$750.00	\$1,500.00	\$700.00	\$1,400.00	\$850.00	\$1,700.00		
15	All Court and Asphalt Coatings with Linework, and Painting	LS	1	\$112,000.00	\$112,000.00	\$88,495.00	\$88,495.00	\$89,000.00	\$89,000.00		
16	Concrete Net Footings	Each	12	\$560.00	\$6,720.00	\$1,455.90	\$17,470.80	\$1,400.00	\$16,800.00		
17	Silt Fence	LF	730	\$2.00	\$1,460.00	\$4.00	\$2,920.00	\$4.00	\$2,920.00		
18	Lawn Restoration	SY	325	\$10.00	\$3,250.00	\$10.00	\$3,250.00	\$17.00	\$5,525.00		
19	Bike Rack	Each	2	\$700.00	\$1,400.00	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00		
20	Basketball Goal Assembly	Each	3	\$3,300.00	\$9,900.00	\$9,283.33	\$27,850.00	\$10,000.00	\$30,000.00		
21	Saw Cut Curb Head	LF	6	\$50.00	\$300.00	\$30.00	\$180.00	\$150.00	\$900.00		
22	Saw Cut Asphalt Pavement	LF	10	\$5.00	\$50.00	\$30.00	\$300.00	\$75.00	\$750.00		
TOTAL BASE BID PRICE					\$403,206.60		\$446,469.12		\$504,717.00		

PROJECT NAME: RE-BID: JACKSON PARK TENNIS - PICKLEBALL COURTS				Vinton Construction Company P.O. Box 1987 Manitowoc, WI 54221-1987		Property Solutions Contracting LLC 7245 W. Concord Creek Mequon, WI 53092		Payne & Dolan, Inc. N3 W23650 Badinger Road Waukesha, WI 53187			
PROJECT NO: CONTRACT A-23											
ITEM NO.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
ADDITIVE ALTERNATE BID ITEM(S):											
Additive and/or Deductive Alternate Bid Items. The additive and/or deductive alternate bid items listed below are bid items that the Owner may select based on the cost-effective analysis after the bid opening and before the contract is awarded. The Contractor is required to complete this bid schedule and include it with the bid. The additive and/or deductive alternate bid items listed below will be used for determining the low bidder.											
Additive Alternate Bid Item 1:											
ALT 1	6-ft. Vinyl Coated Fence, (ADD)	LF	291	\$53.00	<u>\$15,423.00</u>	\$59.29	<u>\$17,253.39</u>	\$52.00	<u>\$15,132.00</u>		
Deductive Alternate Bid Item 2:											
ALT 2	10-ft. Vinyl Coated Fence, (DEDUCT)	LF	291	(\$71.00)	<u>(\$20,661.00)</u>	(\$66.10)	<u>(\$19,235.10)</u>	(\$66.00)	<u>(\$19,206.00)</u>		
Additive Alternate Bid Item 3:											
ALT 3	Benches, (ADD)	Each	8	\$2,250.00	<u>\$18,000.00</u>	\$2,200.00	<u>\$17,600.00</u>	\$3,800.00	<u>\$30,400.00</u>		

I:\Clients-Cdrbrg\J5789 Jackson Village of\015 Park Tennis-Pickleball Courts Design.dwg 05/11/22 3:45:02 PM



JOB NO.	05789-0015
BOOK NO.	
DRAWN BY	BJG
CHECKED BY	RDD
DATE	May 11, 2022
REVISIONS	
REFERENCE FILE	
DRAWING FILE	

www.cedarcorp.com
800-472-7572

Cedar
corporation

engineers • architects • planners • environmental specialists
land surveys • landscape architects • interior designers

1905 Ridgeway Street
Green Bay, WI 54311
920-481-9001
FAX 920-481-9020

1820 Weston Commons W.
Madison, WI 53718
608-269-9048
FAX 608-269-9884

WS14497 Washington Ave.
Cedarburg, WI 53012
FAX 262-375-2668

VILLAGE OF JACKSON
JACKSON PARK TENNIS-PICKLEBALL COURTS
WASHINGTON COUNTY, WISCONSIN
SITE PLAN

SHEET NO.
5 of 9

BM#3
TOP OPERATING NUT
EL: 885.18

SCALE:



0 5 10 20

JOB NO. 05789-0015
BOOK NO.
DRAWN BY BJG
CHECKED BY RDD
DATE May 11, 1922
REVISIONS
REFERENCE FILE
DRAWING FILE

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601497 Washington Ave.
Cedar Rapids, IA 52402
252-206-2350
FAX 252-375-2986

2820 Nelson Commons W.
Suite 142
Cedar Rapids, IA 52318
508-249-5046
FAX 508-249-9824

1695 Bellevue Street
Green Bay, WI 54311
920-481-9020
FAX 920-481-9020

604 Wilson Ave.
Menomonee, WI 54751
715-235-2727
FAX 715-235-2727

www.cedarcorp.com
800-472-7372

VILLAGE OF JACKSON
JACKSON PARK TENNIS-PICKLEBALL COURTS
WASHINGTON COUNTY, WISCONSIN
GEOMETRY PLAN

GRADING NOTES:

- * THE CONTRACTOR SHALL VERIFY ALL EXIST. CONDITIONS.
- * THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING LOCATIONS OF EXIST. UTILITIES.
- * RESTORE ALL DISTURBED AREAS NOT COVERED BY HARD SURFACES W/ 5" OF TOPSOIL, SEED, MULCH & FERTILIZER.

EROSION CONTROL NOTES:

- * THE CONTRACTOR SHALL INSTALL APPROPRIATE EROSION CONTROL MEASURES AS THE FIRST CONSTRUCTION ACTIVITY.
- * SEED, MULCH & FERTILIZE ALL DISTURBED AREAS WITH 5" OF TOPSOIL.
- * ADJUST OR ADD SILT FENCE AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
- * INSTALL SILT FENCE AS NEEDED AROUND ANY TEMPORARY SOIL STORAGE PILES.
- * ALL DISTURBED AREAS LEFT FOR MORE THAN 14 DAYS SHALL BE STABILIZE W/ SEED & MULCH TO PREVENT EROSION.
- * THE CONTRACTOR SHALL FOLLOW ALL PRACTICES AS DEFINED IN THE WI DNR TECHNICAL STANDARDS FOR CONSTRUCTION SITE EROSION & SEDIMENT CONTROL.

SCALE:
0 10 20 40



JOB NO.
05789-0015
BOOK NO.
DRAWN BY
BJG
CHECKED BY
RDD
DATE
May 11, 2022
REVISIONS
REFERENCE FILE
DRAWING FILE

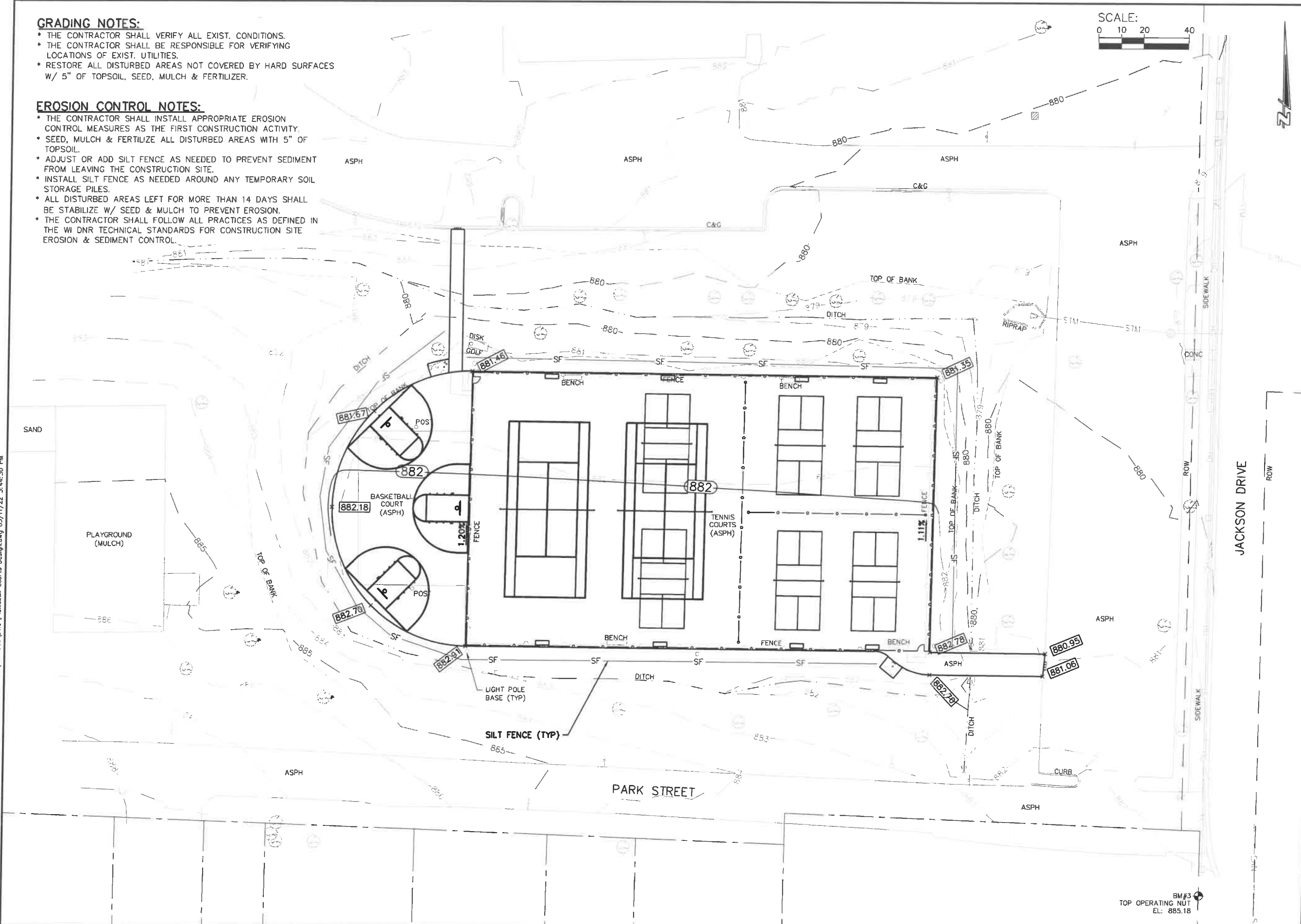
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1800 Watson Commons W.
Madison, WI 53718
608-249-5046
FAX 608-249-5044
1905 Sullivan Street
Green Bay, WI 54311
920-457-9081
FAX 920-457-9081

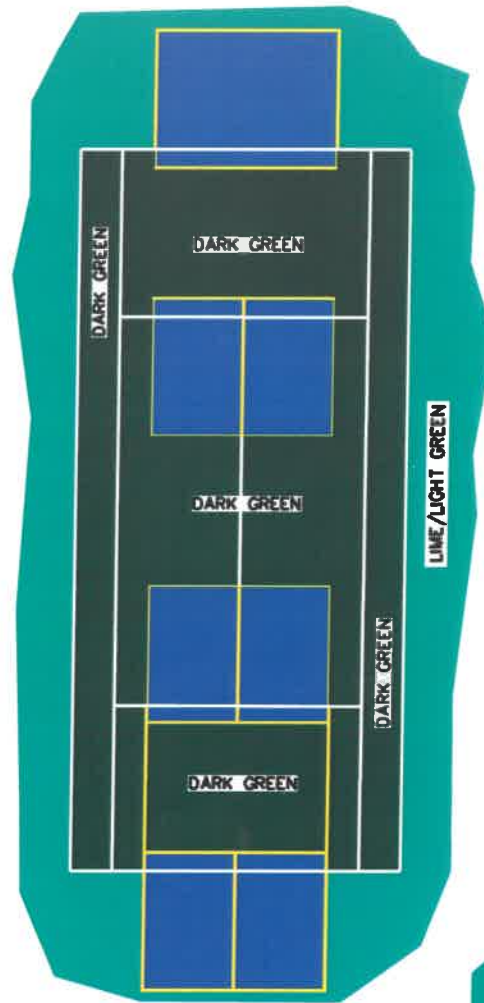
VILLAGE OF JACKSON
JACKSON PARK TENNIS-PICKLEBALL COURTS
WASHINGTON COUNTY, WISCONSIN
GRADING AND EROSION CONTROL PLAN

SHEET NO.
7 of 9

I:\Clients-Cdrbrg\J5789 Jackson Village of\015 Park Tennis-Pickleball Courts Design.dwg 05/11/22 3:44:30 PM



BM#3
TOP OPERATING NUT
EL: 885.18



TENNIS COURT COLORS

NOTE: ALL LINES, 2" WIDE, WHITE. AREAS OUTSIDE OF COURTS, LIME/LIGHT GREEN, VERIFY EXACT COLOR WITH VILLAGE.



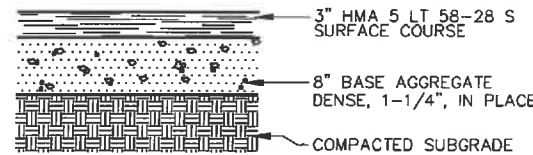
PICKLEBALL COURT COLORS

NOTE: ALL LINES, 2" WIDE, YELLOW. AREAS OUTSIDE OF COURTS, LIME/LIGHT GREEN, VERIFY EXACT COLOR WITH VILLAGE.



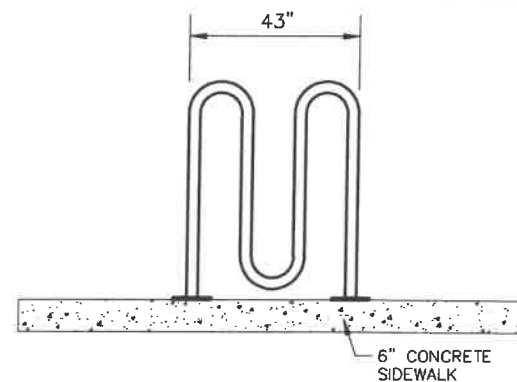
BASKETBALL COURT COLORS

NOTE: ALL LINES, 2" WIDE, WHITE. AREAS OUTSIDE OF COURTS, LIME/LIGHT GREEN, VERIFY EXACT COLOR WITH VILLAGE.



ASPHALT TYPICAL SECTION

NOTE: ASPHALT, BASE COURSE & COMPACTION SHALL BE SUPPLIED & INSTALLED AS PER W DOT STANDARD SPEC. FOR HWY & STRUCTURE CONSTRUCTION, LATEST ED.

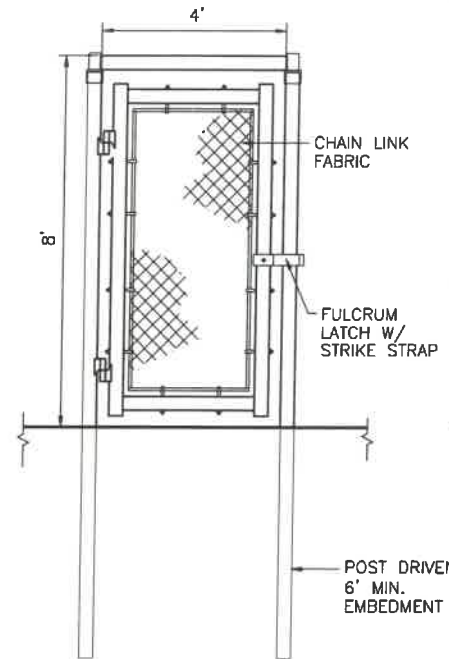


3 LOOP WAVE BIKE RACK DETAIL

NO SCALE

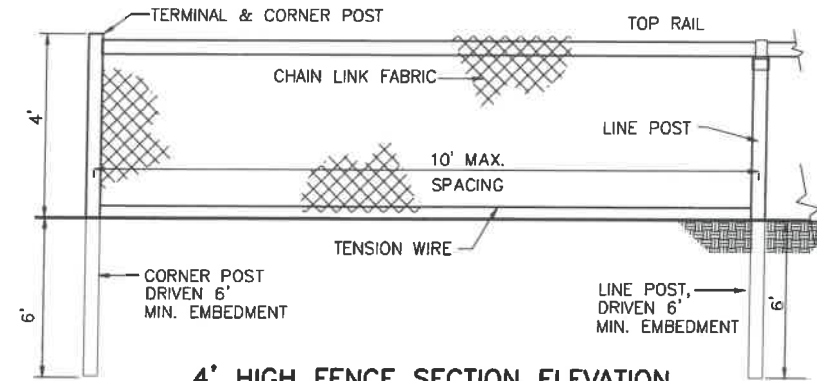
NOTES:

- * 3 LOOP WAVE RACK BY ULINE MODEL NO. H-2543BL OR APPROVED EQUAL.
- * FINISH SHALL BE BLACK POWDER COATING.



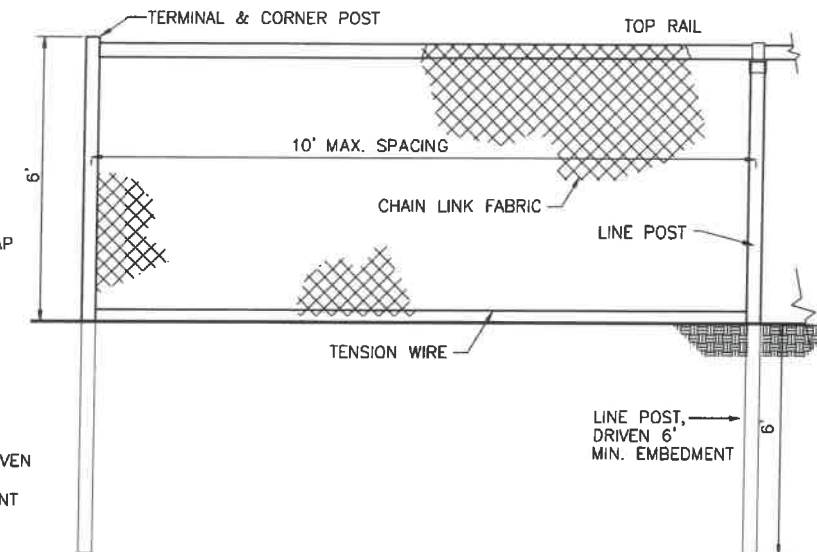
3' GATE ELEVATION

NO SCALE



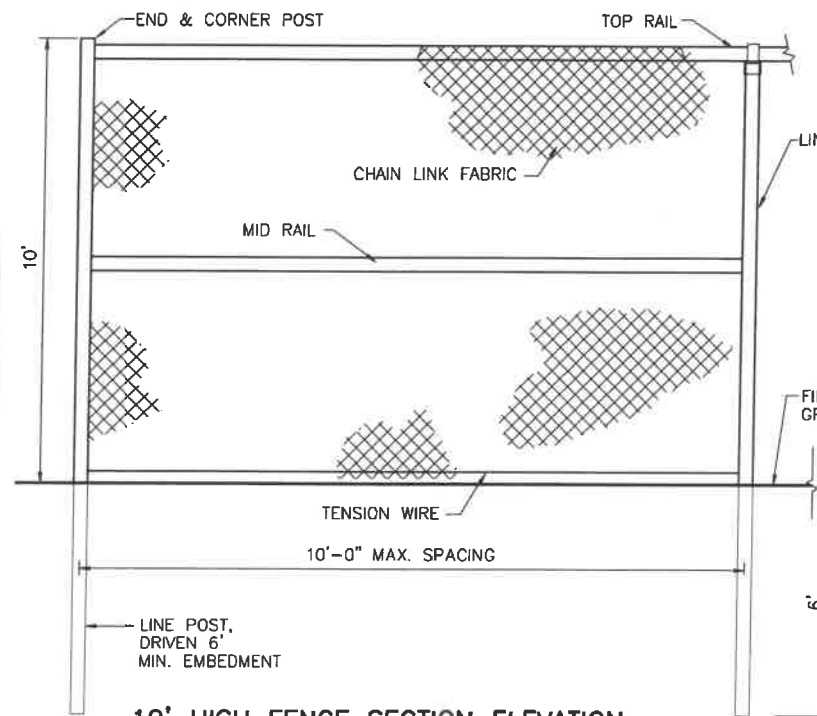
4' HIGH FENCE SECTION ELEVATION

NO SCALE



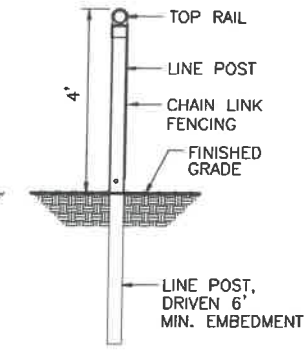
ALT. BID 6' HIGH FENCE SECTION ELEVATION

NO SCALE



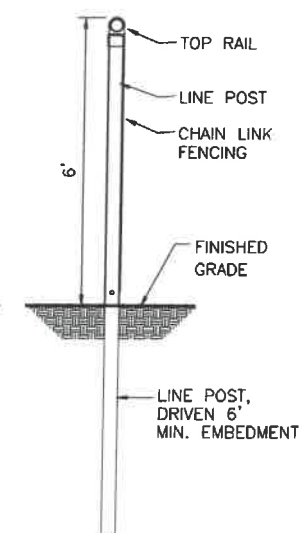
10' HIGH FENCE SECTION ELEVATION

NO SCALE



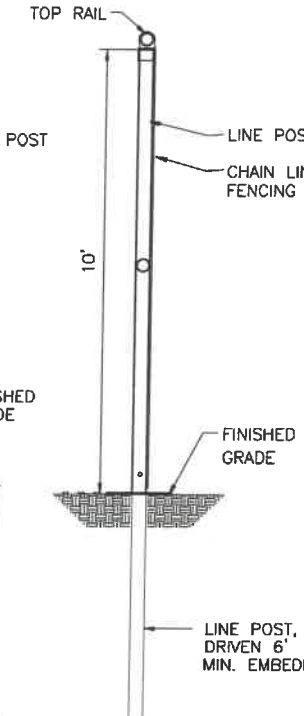
LINE POST DETAIL

NO SCALE



LINE POST DETAIL

NO SCALE



LINE POST DETAIL

NO SCALE

JOB NO.	05789-0015
BOOK NO.	
DRAWN BY	BJG
CHECKED BY	RDD
DATE	May 11, 2022
REVISIONS	
REFERENCE FILE	
DRAWING FILE	

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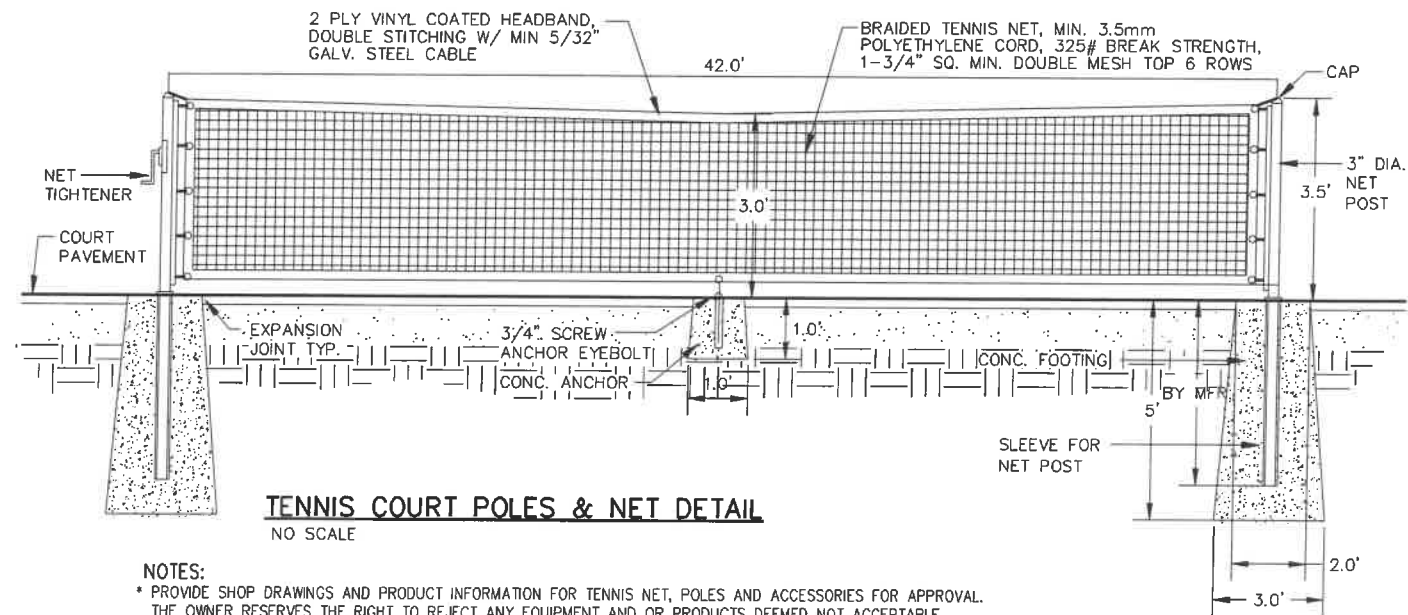
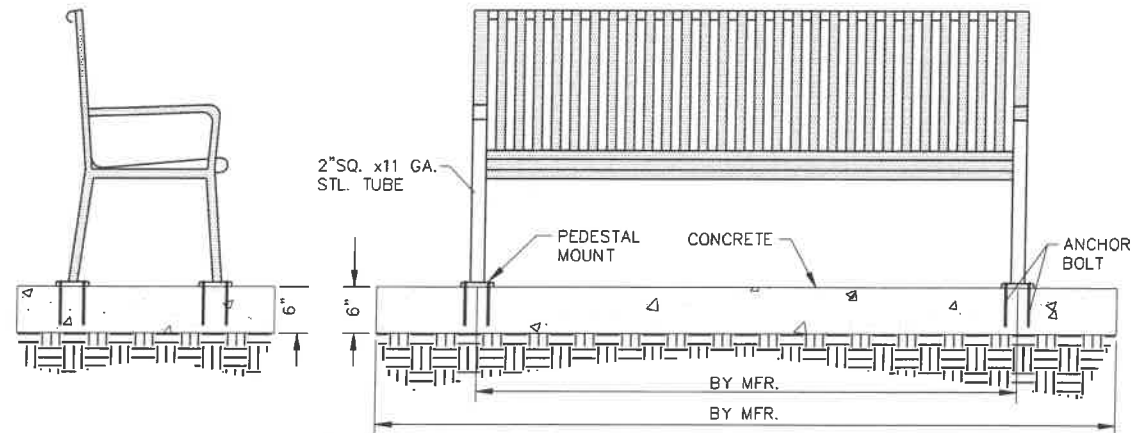
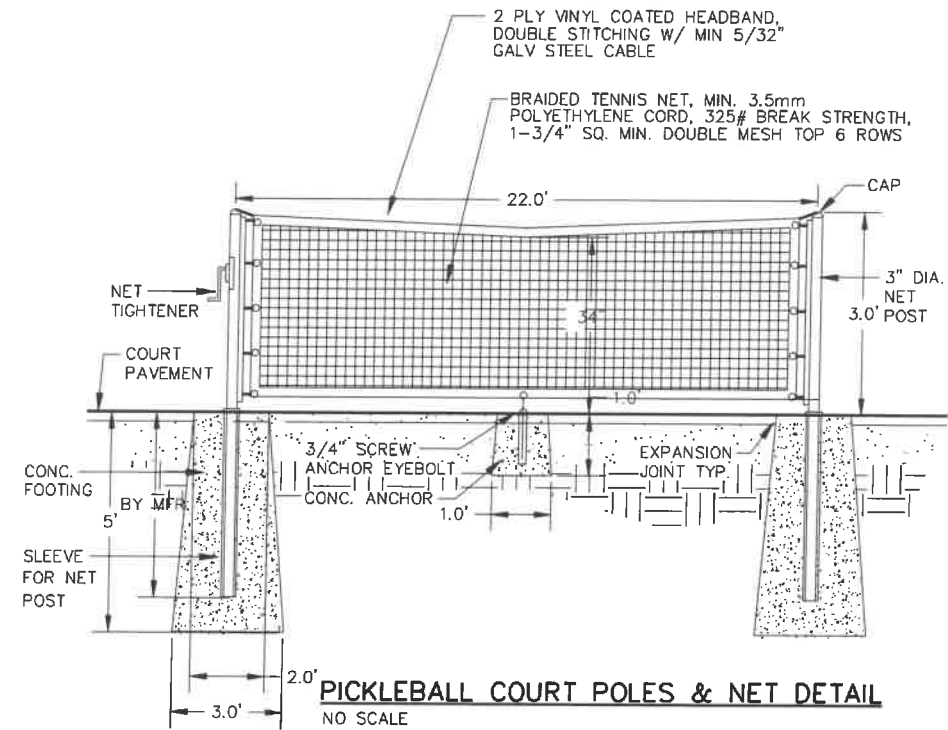
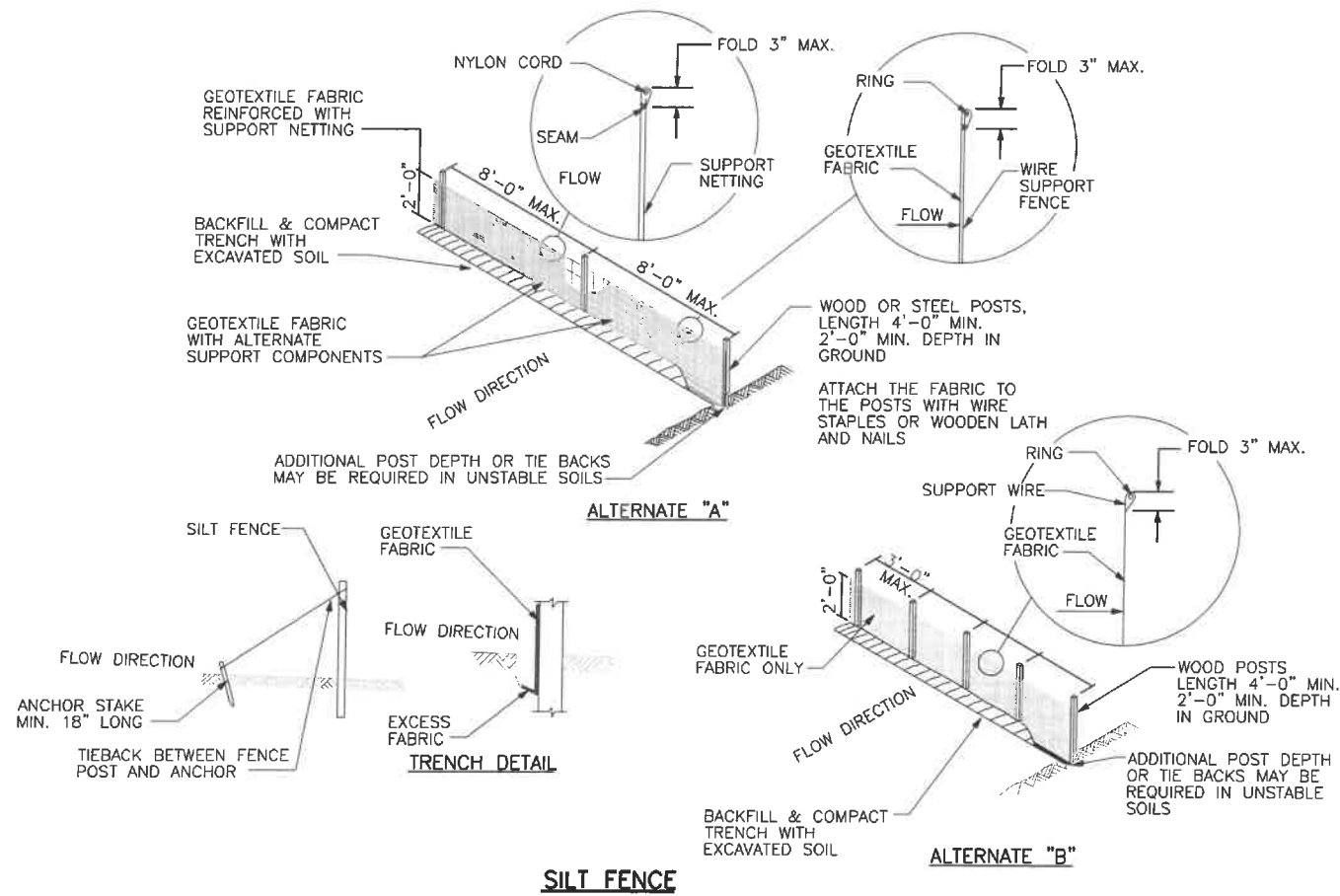
1895 Belvidere Street
Green Bay, WI 54311
Tel: 920-491-9020
Fax: 920-491-9020

604 Mason Ave.
Menomonee, WI 54751
Tel: 920-491-9020
Fax: 920-491-9020

VILLAGE OF JACKSON
JACKSON PARK TENNIS-PICKLEBALL COURTS
WASHINGTON COUNTY, WI
STANDARD DETAILS

SHEET NO.	8 of 9
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JOB NO.
05789-0015
BOOK NO.
DRAWN BY
BJG
CHECKED BY
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DATE
May 11, 2022
REVISIONS
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Fax: 920-801-8020

604 Wilson Ave.
Manomone, WI 54751
Phone: 715-252-2727
Fax: 715-252-2727

VILLAGE OF JACKSON
JACKSON PARK TENNIS-PICKLEBALL COURTS
WASHINGTON COUNTY, WI
STANDARD DETAILS

Memo

To: Jen Keller, Village Administrator
From: Brian W. Kober, P. E., Director of Public Works *BWK*
Subject: STH 60 (Main St) – Streetlighting Replacement Project
Date: January 26, 2023
CC: Village Board; Board of Public Works

Per the scheduled reconstruction of STH 60 (Main Street) by WisDOT in 2024, and the Jackson Sewer and Water Utilities taking the opportunity to replace underground utility prior to the road reconstruction, the next item for the Village is to address the failing streetlights along STH 60. The current poles are owned and operated by We-Energies, and We-Energies has stated they will not replace any of the streetlights before the WisDOT reconstruction project. The opportunity is here for the Village to install their own lights and have the We-Energies lights removed.

KL Engineering has been hired to help in the design and selection of the new streetlights. Currently there are 68 poles with 33 flags, and 35 banners. The plan is to reduce the number of poles to 36, which will create a cost savings for the Village. The Village pays for the streetlights (poles rental charge and electric) now along STH 60.

We have narrowed the vendor selection down to two companies. We are waiting on final cost on the two final poles and fixtures to make the final decision. Once the pole and fixture are selected, the installation portion of the project will be bid for construction.

There are other items (pole locations, electric services, We-Energies approval, WisDOT approval, etc.) that need to be worked out for the project, although, we would like to pause to make sure the Village is aware of the project and the project is heading in the right direction.

If you have any questions, please let me know.

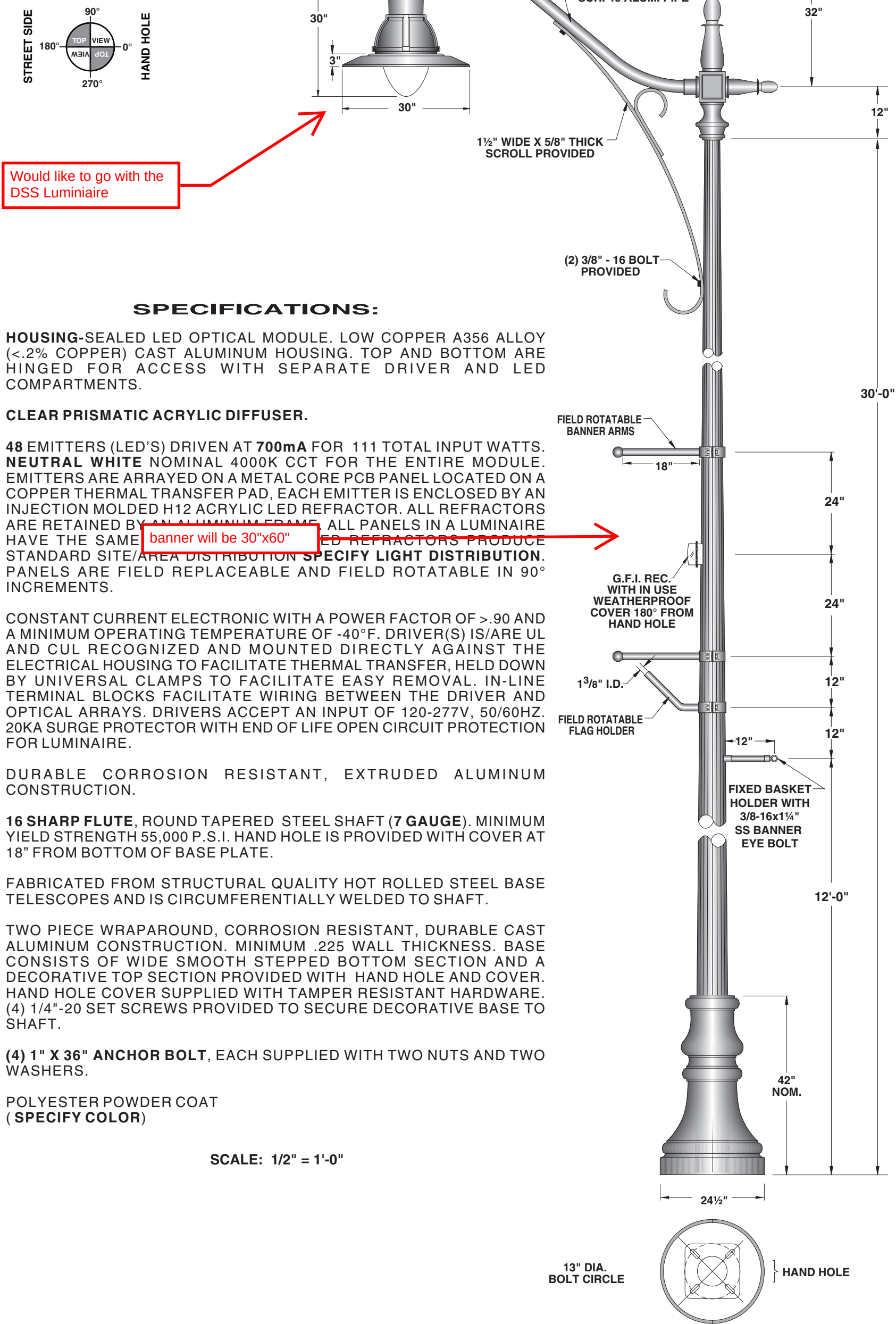
Brian W. Kober, P.E.

CUSTOMER APPROVAL:

X _____ DATE: _____

A signed approval will be required with the released order

PROPRIETARY SUBMITTAL, DO NOT MODIFY.



SPECIFICATIONS:

LUMINAIRE: HOUSING-SEALED LED OPTICAL MODULE. LOW COPPER A356 ALLOY (<.2% COPPER) CAST ALUMINUM HOUSING. TOP AND BOTTOM ARE HINGED FOR ACCESS WITH SEPARATE DRIVER AND LED COMPARTMENTS.

DIFFUSER: CLEAR PRISMATIC ACRYLIC DIFFUSER.

P-LED: SYSTEM 48 EMITTERS (LED'S) DRIVEN AT 700mA FOR 111 TOTAL INPUT WATTS. NEUTRAL WHITE NOMINAL 4000K CCT FOR THE ENTIRE MODULE. EMITTERS ARE ARRAYED ON A METAL CORE PCB PANEL LOCATED ON A COPPER THERMAL TRANSFER PAD, EACH EMITTER IS ENCLOSED BY AN INJECTION MOLDED H12 ACRYLIC LED REFRACTOR. ALL REFRACTORS ARE RETAINED BY AN ALUMINUM FRAME. ALL PANELS IN A LUMINAIRE HAVE THE SAME **banner will be 30"x60"** LED REFRACTORS PRODUCE STANDARD SITE/AREA DISTRIBUTION **SPECIFY LIGHT DISTRIBUTION.** PANELS ARE FIELD REPLACEABLE AND FIELD ROTATABLE IN 90° INCREMENTS.

DRIVERS: CONSTANT CURRENT ELECTRONIC WITH A POWER FACTOR OF >.90 AND A MINIMUM OPERATING TEMPERATURE OF -40°F. DRIVER(S) IS/ARE UL AND CUL RECOGNIZED AND MOUNTED DIRECTLY AGAINST THE ELECTRICAL HOUSING TO FACILITATE THERMAL TRANSFER, HELD DOWN BY UNIVERSAL CLAMPS TO FACILITATE EASY REMOVAL. IN-LINE TERMINAL BLOCKS FACILITATE WIRING BETWEEN THE DRIVER AND OPTICAL ARRAYS. DRIVERS ACCEPT AN INPUT OF 120-277V, 50/60HZ. 20KA SURGE PROTECTOR WITH END OF LIFE OPEN CIRCUIT PROTECTION FOR LUMINAIRE.

ARM: DURABLE CORROSION RESISTANT, EXTRUDED ALUMINUM CONSTRUCTION.

SHAFT: 16 SHARP FLUTE, ROUND TAPERED STEEL SHAFT (7 GAUGE). MINIMUM YIELD STRENGTH 55,000 P.S.I. HAND HOLE IS PROVIDED WITH COVER AT 18" FROM BOTTOM OF BASE PLATE.

ANCHOR BASE: FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO SHAFT.

DECORATIVE BASE: TWO PIECE WRAPAROUND, CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .225 WALL THICKNESS. BASE CONSISTS OF WIDE SMOOTH STEPPED BOTTOM SECTION AND A DECORATIVE TOP SECTION PROVIDED WITH HAND HOLE AND COVER. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. (4) 1/4"-20 SET SCREWS PROVIDED TO SECURE DECORATIVE BASE TO SHAFT.

ANCHORAGE: (4) 1" X 36" ANCHOR BOLT, EACH SUPPLIED WITH TWO NUTS AND TWO WASHERS.

FINISH: POLYESTER POWDER COAT (SPECIFY COLOR)

SCALE: 1/2" = 1'-0"

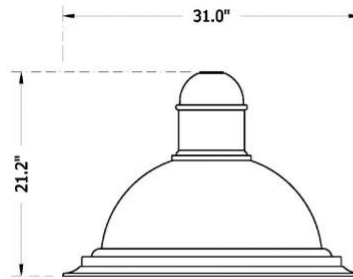


SYM.	REVISION	BY	DATE	660 WEST AVENUE O, PALMDALE, CA.93551 Ph. (661) 233-2000 - Fax (661) 233-2001
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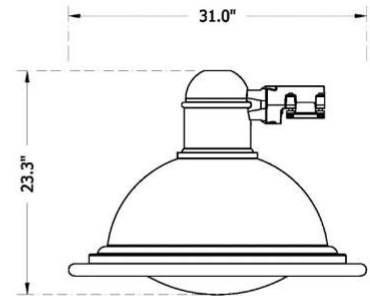
SUN VALLEY LIGHTING		PART NO.			
		DR'N	CHK'D	MAT'L	
		DATE 12/20/22	SCALE	SHEET	
TOLERANCE UNLESS NOTED	DESCRIPTION CS-8046				

Project Name _____ Qty _____

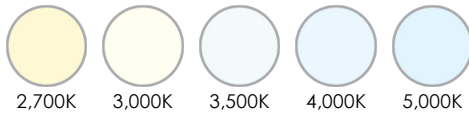
Type _____ Catalog / Part Number _____



1531LED-F-FG



1531LED-SM-R-SG

CCT - Color Temperature (K)**7 Year Warranty****IP Rating****Certifications****Description**

The 1531LED Omega™ is a decorative and energy efficient downlight fixtures with a spun aluminum bell styled dome. The luminaire has a gasketed hinged door for tool-less driver and LED access. Offered in a variety of mounting configurations, wattages, CCT's and distribution types makes this product the premier option for any Urban, Roadway or Area-Light application.

EPA: 1.16 (ft²)**WEIGHT: 50 LBS****Features****Mounting Configuration**

- | | |
|------------------------------------|--------------------------------|
| 1W: Wall Mount | 1A: 1 Arm Mount |
| 2A: 2 Arm Mount @ 180° | 2A90: 2 Arm Mount @ 90° |
| 3A: 3 Arms @ 120° | 3A90: 3 Arms @ 90° |
| 4A: 4 Arms @ 90° | 1AM: 1 Arm Mid-Mount |
| 2AM: 2 Arm Mid-Mount @ 180° | SH44: SH44 Stem Hung |
| CH44: Chain Hung | CAT: CAT Catenary |

Optional Control Receptacle**R7:** 7-Pin control receptacle only**Optional Control**

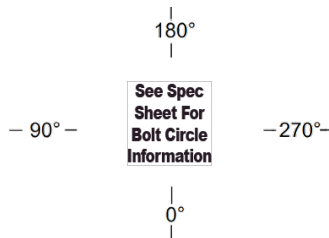
PE: Twist-Lock Photocontrol (120V-277V)
PE4: Twist-Lock Photocontrol (347V-480V)
SC: Shorting Cap
PEC: Electronic Button Photocontrol (120V-277V)
PEC4: Electronic Button Photocontrol (480V)

Optional Fuse**FHD:** Double Fuse and Holder**Optional Hangstraight**

HSBS: Standard Horizontal Hangstraight, Spike Finial
HSBN: Standard Horizontal Hangstraight, No Finial
HSBH: Standard Horizontal Hangstraight, Ball Finial
HSCB: Clamp Style Horizontal Hangstraight, Ball Finial
HSCS: Clamp Style Horizontal Hangstraight, Spike Finial
HSCN: Clamp Style Horizontal Hangstraight, No Finial
EZ: Vertical Hangstraight, Large, "EZ" Mount



Arms and Accessory	Orientation
CAS6	180
Ground Fault Interrupter (GFILP-IUC)	180
Single Planter Arm (SPA)	0
Flag Pole Holder (FH)	180
Double Banner Arm (DBA)	0



See Specification Sheet

Access Door Orientation: 0°

NUMBER OF ARMS: 1A-

Number of Arms: One Arm (1A)

ARM ROADWAY FIXTURE: 1531LED

The 1531LED Omega is a large scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge or flare edge styles. The luminaire measures 31" outside diameter and 21-1/2" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is UL listed in US and Canada.

Shade Style & Mounting:
Flared (F)

LIGHT SOURCE: -40L40T5-MDL016-FG

Array: 40 LEDs, 178W for MD_016 (40L)
Color Temp: 4000K (40)
Distribution: Type 5 (T5)
Driver: Multi-Volt Dimmable Low-Range Driver - 120-277V, 160mA (MDL016)
Lens: Flat Glass (FG)

ROADWAY OPTIONS: -HSHN

Hangstraight: Horizontal HS No Finial (HSHN)

ARM: CAS6**POLE: /9230ARTF/16FF/FDC/**

The 9201SS Oxford clam shell base is designed with sixteen long curved flutes which gracefully slope to a decorative scalloped ring. It is constructed of heavy wall, 356 alloy cast aluminum. Throat size is 7" to 10" diameter.

Model: 9201 Oxford (/92)
Height: 30 Ft (30)
Shaft Material: Aluminum (A)
Shaft Type: Round Tapered Fluted 16 Flat Flutes (RTF/16FF)
Finial: Flat Dome (Tapered Shaft) (FDC)

ACCESSORY: GFILP-IUC

Ground-fault interrupter with duplex receptacle and low-profile in-use cover.

Model: GFILP-IUC

ACCESSORY: SPA

Single Planter Arm (SPA)

Model: SPA

ACCESSORY: FH

Flag pole holder mounts to the side of the pole and is made from heavy-wall aluminum. Flag by others.

Model: FH

ACCESSORY: DBA

Made from heavy-wall aluminum, double banner arms mount to the side of the pole and measure 36" between post centers. Banners by others.

Model: Double Banner Arm, 18" X 36" (DBA)

FINISH: BKT

Assembly shall be powder coated to Black Textured finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

Job Name:

Customer Signature:

Drawing #45695

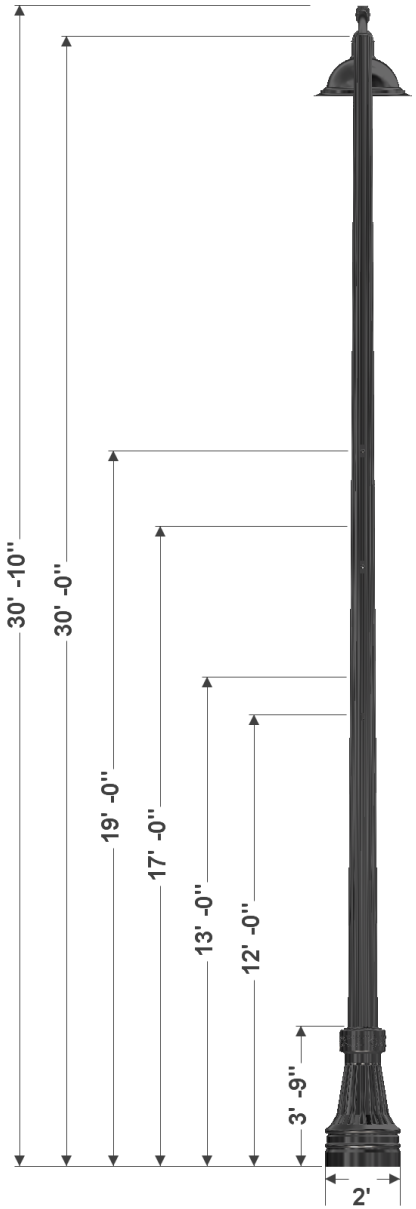
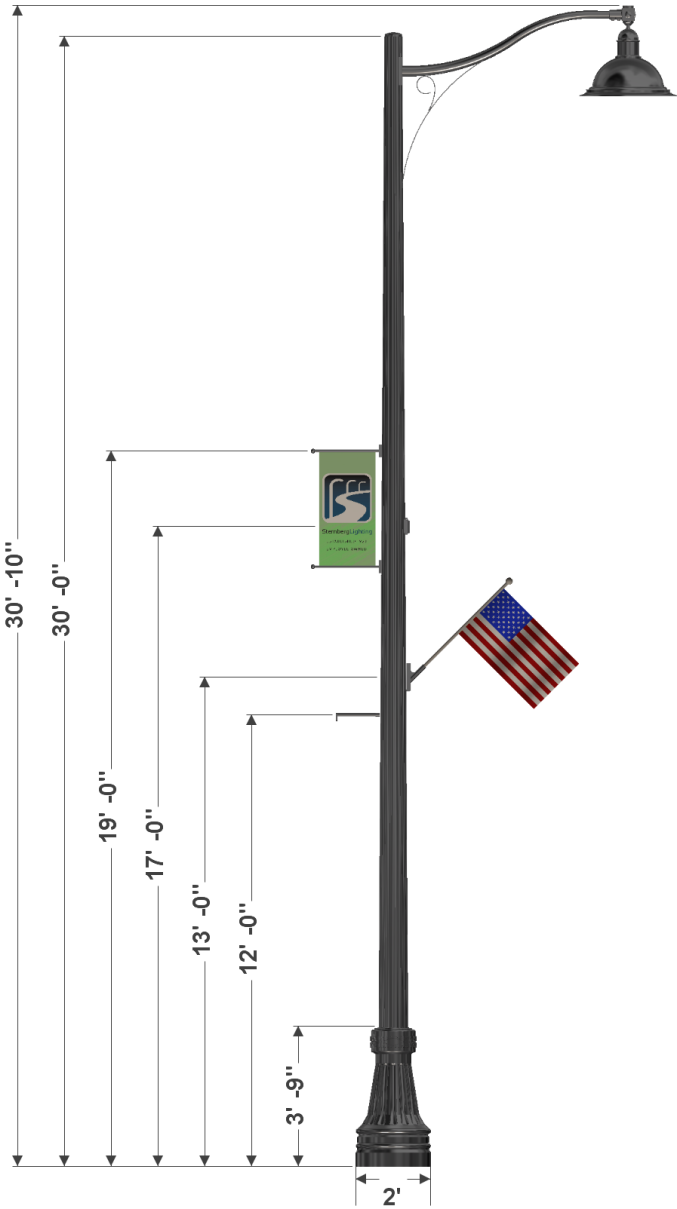
Job Location:

Date:

2022/12/19

1 of 2

CONCEPTUAL ASSEMBLY DRAWING, SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY



Catalog Number: 1A-1531LED-F-40L40T5-MDL016-FG-HSHN / CAS6 / 9230ARTF / 16FF / FDC / GFILP-IUC / SPA / FH / DBA / BKT

Project ID

VOJ 22-01

Project Information:
County: Washington

Highway: STH 60

Lighting Limits: Industrial Dr – BTWN Ridgeway Rd & Eagle Dr

Segment	ADT	Roadway Width	Median Width	Roadway Class	Pavement Type	Ped/Area Class
STH 60: Industrial Dr – Western Ave	12,800 (2019)	34'	N/A	Major	R3	Low
STH 60: Western Ave – Center St	12,800 (2019)	34'	N/A	Major	R3	Low
STH 60: Center St – Jackson Dr	12,800 (2019)	34'	N/A	Major	R3	Low
STH 60: Jackson Dr – Ridgeway Rd	8,700 (2019)	34'	N/A	Major	R3	Low

Intersection	Design Year ADT	Classification	Pavement Type	Pedestrian Area Classification
STH 60 & Industrial Dr	12,800/1,700	Major/Collector	R3	Low
STH 60 & Western Ave	12,800/	Major/Local	R3	Low
STH 60 & Center St	12,800/	Major/Collector	R3	Low
STH 60 & Jackson Dr	12,800/2,700	Major/Collector	R3	Low
STH 60 & Ridgeway Rd	8,700/	Major/Local	R3	Low

Luminaires Used in Modeling

Luminaire Description	IES Distribution & BUG Rating	Mounting Height	Watts	Initial Lumens	LLF
<u>Decorative Pendant – Sternberg Lighting</u> 1914LED-RLM431-3L40T3-MDL06-S	III B3-U0-G3	30'	96.6	13,022	0.85
<u>Decorative Acorn – Sternberg Lighting</u> A850-VC0B-4L40TS-MDL03	III B3-U4-G3	18'	55.1	6,263	0.85

Design Criteria Values - Segments**STH 60****Target Luminance:**

Average:	0.6 cd/m ²
Avg Uniformity (L_{avg}/L_{min}):	3.5:1
Max Uniformity (L_{max}/L_{min}):	6.0:1
Max Veiling Ratio (LV_{max}/L_{avg}):	0.3

Reference used for these targets: American National Standards Institute/Illuminating Engineering Society RP-8-21.

Design Criteria Values – Intersections**Major/Collector****Target Illuminance:**

Average:	1.4 fc
Uniformity:	3.0:1

Major/Local**Target Illuminance:**

Average:	1.2 fc
Uniformity:	3.0:1

Reference used for these targets: American National Standards Institute/Illuminating Engineering Society RP-8-21.

Results Summary From AGI 32

Segments

STH 60: Industrial Dr - Western Ave					
	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average Luminance (Lavg)	0.6	0.53	0.55	0.52	0.56
Average Uniformity (Lavg/Lmin)	3.5:1	3.79:1	2.12:1	2.08:1	2.80:1
Max Uniformity (Lmax/Lmin)	6.0:1	10.07:1	6.04:1	6.16:1	6.70:1
Max Veiling Luminance Ratio (LVmax/Lavg)	0.3	0.38	2.75	3.27	2.86

STH 60: Western Ave - Center St					
	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average Luminance (Lavg)	0.6	0.61	0.62	0.75	0.78
Average Uniformity (Lavg/Lmin)	3.5:1	3.81:1	2.30:1	2.59:1	2.69:1
Max Uniformity (Lmax/Lmin)	6.0:1	9.56:1	5.70:1	5.48:1	5.41:1
Max Veiling Luminance Ratio (LVmax/Lavg)	0.3	0.25	1.79	1.65	1.50

STH 60: Center St - Jackson Dr					
	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average Luminance (Lavg)	0.6	0.59	0.61	0.62	0.79
Average Uniformity (Lavg/Lmin)	3.5:1	4.21:1	3.05:1	2.21:1	2.82:1
Max Uniformity (Lmax/Lmin)	6.0:1	13.0:1	9.55:1	6.57:1	6.75:1
Max Veiling Luminance Ratio (LVmax/Lavg)	0.3	0.25	1.56	1.69	1.28

STH 60: Jackson Dr - Ridgeway Rd					
	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average Luminance (Lavg)	0.6	0.58	0.56	0.55	0.63
Average Uniformity (Lavg/Lmin)	3.5:1	3.87:1	2.95:1	2.20:1	3.71:1
Max Uniformity (Lmax/Lmin)	6.0:1	10.40:1	8.11:1	6.16:1	9.65:1
Max Veiling Luminance Ratio (LVmax/Lavg)	0.3	0.38	0.98	0.93	0.76

Results Summary From AGI 32

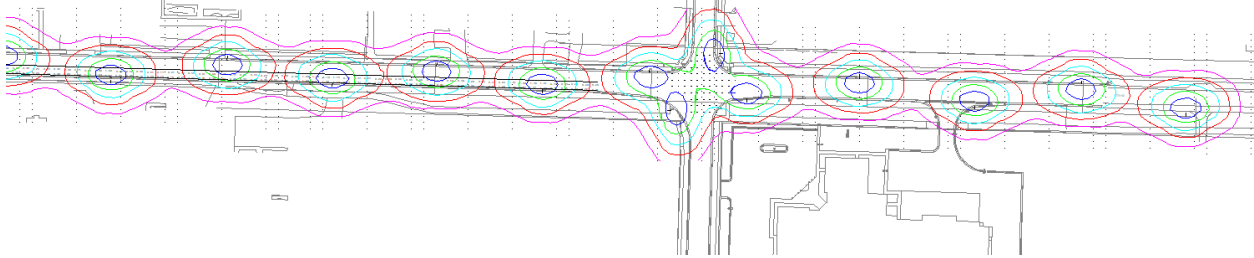
Intersections

STH 60 & Western Ave					
Illuminance					
Visual Output	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average (fc)	1.2	1.43	1.48	1.47	1.47
		119%	123%	123%	123%
Average/Min	3.0:1	6.22:1	2.47:1	4.90:1	5.25:1
Min	0.20	0.23	0.6	0.3	0.28

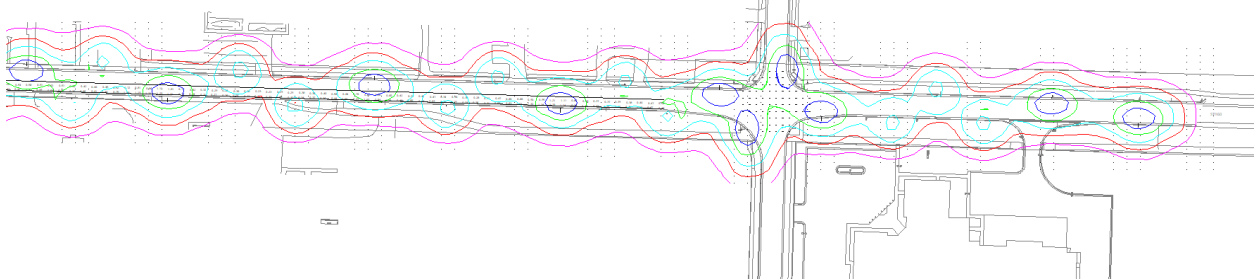
STH 60 & Center St					
Illuminance					
Visual Output	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average (fc)	1.4	1.48	1.49	1.49	1.48
		106%	106%	106%	106%
Average/Min	3.0:1	3.44:1	3.39:1	3.47:1	3.44:1
Min	0.20	0.43	0.44	0.43	0.43

STH 60 & Ridgeway Rd					
Illuminance					
Visual Output	Target	ALT 1	ALT 2	ALT 3	ALT 4
Average (fc)	1.2	1.29	1.29	1.29	1.28
		108%	108%	108%	107%
Average/Min	3.0:1	3.79:1	3.79:1	3.79:1	3.88:1
Min	0.20	0.34	0.34	0.34	0.33

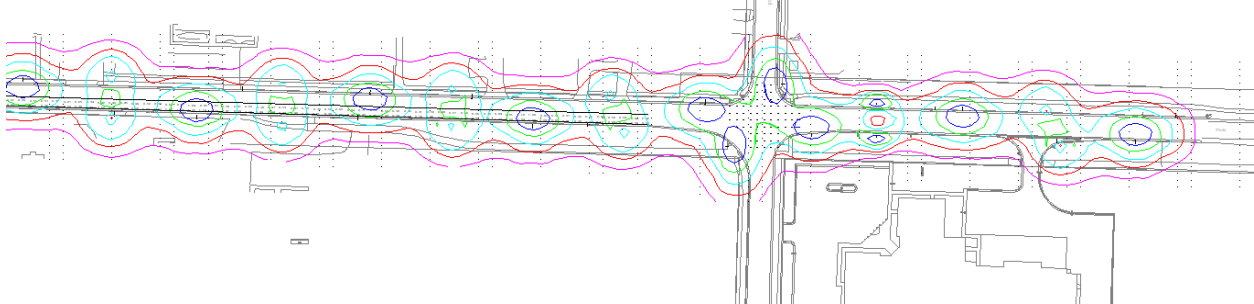
Alternate 1 Segment – 36 Pendants



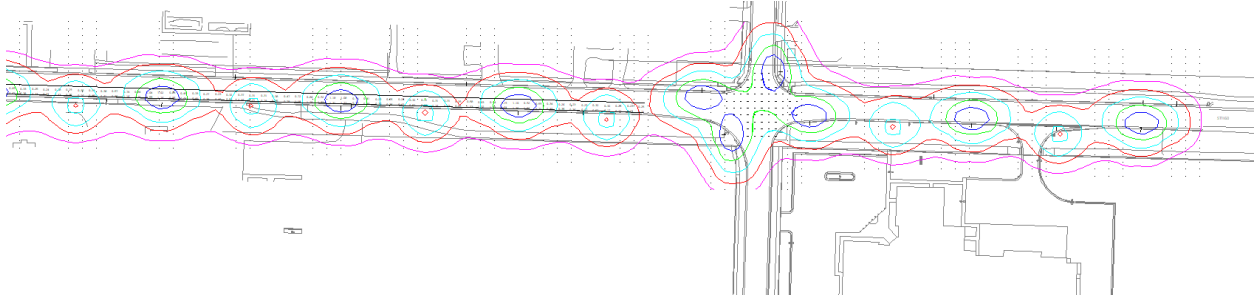
Alternate 2 Segment – 40 Acorns, 25 Pendants



Alternate 3 Segment – 40 Acorns, 27 Pendants



Alternate 4 Segment – 20 Acorns, 28 Pendants



LIGHTING ITEMS SUMMARY

PROJECT ID #: XXXX
STH 60 (MAIN ST)
VILLAGE OF JACKSON
1/26/2023

			<u>Mlazgar</u>		<u>Visual Impact</u>		<u>Enterprise Lighting</u>		<u>Acuity</u>	
BASE OPTION	QUANTITY	UNIT	Description	Unit Cost	Description	Unit Cost	Description	Unit Cost	Description	Unit Cost
DECORATIVE CLAMSHELL BASE COVER	40	EACH		\$1,867.00		\$1,400.00		\$1,867.47	Columbia	\$2,000.00
									Site Link	\$1,716.00
ARM OPTIONS										
DECORATIVE SCROLL	40	EACH		\$1,134.00		\$850.00				
DECORATIVE SCROLL WITH FINIALS	40	EACH		\$1,534.00		\$1,500.00		\$856.25	BHC-72IN-1A-TN-CDX	\$1,000.00
ORNATE FINIALS	40	EACH		\$1,734.00		\$1,500.00			Site Link	\$966.00
LUMINAIRE OPTIONS										
PENDANT	40	EACH	1914 Libertyville	\$2,600.00	K804 Coronet Sr.	\$2,150.00	LCLS	\$1,828.24	Esplanade	\$1,575.00
PENDANT WITH SKIRT	40	EACH	1914 Libertyville	\$2,600.00	K807 Dorat Sr.	\$2,150.00	GD-8046	\$2,045.98	Esplanade-wSkirt	\$1,750.00
CUT-OFF PENDANT	40	EACH	1940 Glenview	\$2,134.00	K805 Chicago Sr.	\$2,150.00	DSS		Cyclone Park Avenue	\$1,700.00
MODERN PENDANT	40	EACH	1531 Omega	\$2,200.00	K809 Wilshire	\$2,050.00			Cyclone New Era	\$1,950.00
POLE OPTION										
30' FLUTED	40	EACH		\$4,667.00	Steel Pole	\$4,400.00		\$6,764.71	AORTFA	\$10,600.00
					Concrete Pole	\$4,700.00			Site Link	\$6,567.00
ACCESSORIES										
GFI RECEPTACLES	40	EACH		\$400.00		\$400.00		\$107.50		\$120.00
FLOWER BASKET BRACKETS	40	EACH		\$667.00		\$275.00		\$81.25	Site Link	\$149.40
			Approximate Unit Cost	\$11,335.00	Approximate Unit Cost	\$10,425.00	Approximate Unit Cost	\$11,723.06	Approximate Unit Cost	\$11,302.40

Jackson Parks & Recreation
N165 W20330 Hickory Lane
Jackson, WI 53037
(262) 677-9665
parkrec@villageofjacksonwi.gov



MEMO

DATE 1/26/2023

TO	FROM	REGARDING
*Jackson Parks & Recreation Commission	Kelly Valentino, CPRP Jackson Parks & Recreation Director	Cedar Run Dog Park Idea/Visioning
*Jackson Village Board	kelly.valentino@villageofjacksonwi.gov	
*Jen Keller, Village Administrator	Phone Ext: (262) 677-9665 x113	
*Brian Kober, Public Works Director		

The Hasmer Lake Park Plan Public Information Community Survey brought to the surface the importance of a Dog Park in the Jackson Community. The creation of a Dog Park was also prevalent in the 2021 Parks, Recreation and Open Space Plan. Ideas, locations and important components have been discussed at length over the years, but never really materialized.

After a recent conversation with a resident about Cedar Run Park, a light bulb went off – CEDAR RUN DOG PARK. It already has most of the base requirements to create the park; acreage, open space, trails and the Village already owns it. It's a great starting point. The idea was ran past other Village staff and was also met with the same sense of excitement and possibility.

Attached is a very rough, not at all to scale drawing of what the CEDAR RUN DOG PARK could look like with some fencing, clearing, added parking etc....

The timing for presenting this vision could not be better, with the Hickory Lane Road Construction Project scheduled for 2024. When parlayed with the constuction project, it provides a cost effective way to add the additional parking stalls.

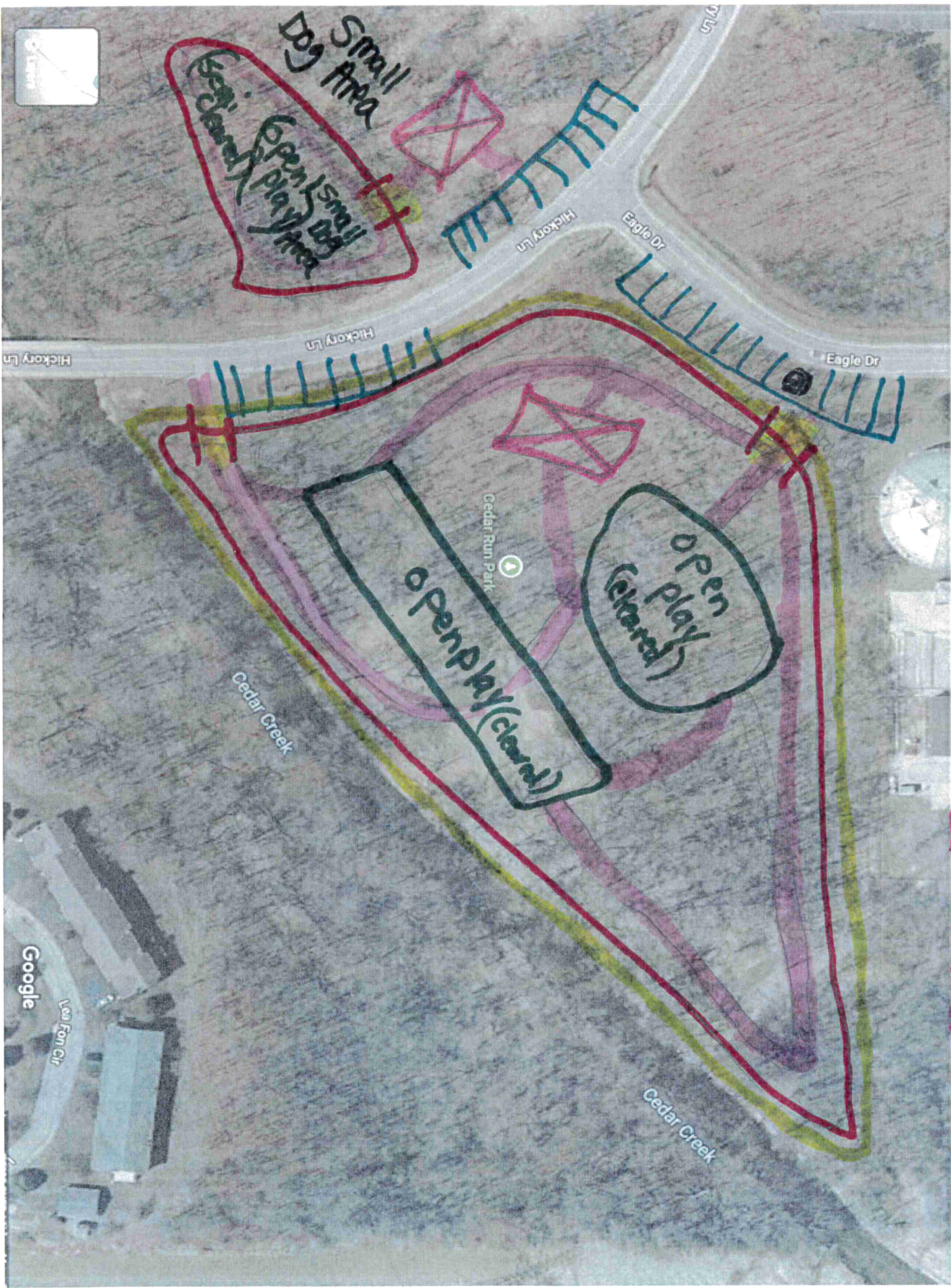
If the JPR Commission, PW Committee and Village Board were to approve the concept, the engineering and site plan could be completed in the fall of 2023. The construction of the park, again in conjuction with the timing of the Hickory Lane Road Project, could be completed in 2024.

Thank you for your time and consideration.

CEDAR RUN DOG PARK, JACKSON

Hand-drawn areas

- Fence
- open play areas
- Interior path system
- Small shelter
- Exterior Path (Non-Dog)
- Mt Parking



MEMO

DATE 1/26/2023

TO	FROM	REGARDING
*Jackson Parks & Recreation Commission	Kelly Valentino, CPRP Jackson Parks & Recreation Director	Jackson Community Expansion Bids
*Jackson Village Board	kelly.valentino@villageofjacksonwi.gov	
*Jen Keller, Village Administrator	Phone Ext: (262) 677-9665 x113	
*Brian Kober, Public Works Director		

Attached please find an “at a glance” spreadsheet for the (5) submitted proposals for the Jackson Community Center Expansion. As well as a review Memo from Brian Kober, Director of Public Works.

The full proposals are in the packet for you to review as well.

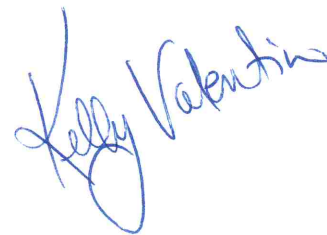
THE GENERAL PHASES OF THE EXPANSION PROJECT

Phase I – *if approved, include:*

- Identification of site constraints
- Analysis of current facility
- Staff, Stakeholder and Community input
- Conceptual plan and pre-bid layout.

Phase II – *if approved after completion of Phase I, include:*

- Preparation of all Bid Documents and Project Specs
- Posting and Legal Notices associated with the Public Bid Process
- Bid Opening & Pre-Construction meetings
- Periodic Construction Inspections
- Review of pay request submittals
- Code Compliance and Final Inspection for occupancy



Jackson Community Center Expansion RFP

Submitted Proposals 1/10/2023

Random Order

Company Name	Contact	Email	Phone	Phase I	Phase II	Notes
Engberg Anderson Architects	James Brown	jimb@engberganderson.com	608-250-0100	\$28,925.00 <i>plus 10-15% Contin.</i>	\$227,570.00 <i>plus 10% Contin.</i>	They have a very creative portfolio, completed many similar projects.
Groth Design Group	Mike Groth	mgroth@gdg-architects.com	262-377-8001	\$37,180.00 <i>plus 8-10% Cont. Includes travel</i>	Sliding Scale <i>plus 3-5% of Construct. Cost</i>	<i>Designed the JCC and worked with Village/JPR 2008. Positive Experience Local</i>
Zimmerman Architectural Studios	Jack Blume	jack.blume@zastudios.com	414-225-0857	\$26,970.00 <i>Lump Sum</i>	6.5% of Constr. cost <i>Lump Sum (ie: 4m \$260,000.00)</i>	<i>Extensive experience in similar community projects, impressive portfolio, competitive fees. Toured the JCC pre-bid</i>
Cedar Corporation	Cory Scheidler Kris Dressler	cory.scheidler@cedarcorp.com kris.dressler@cedarcorp.com	715-235-0081	\$49,400.00 <i>Lump Sum</i>	\$325,500.00 <i>Lump Sum</i>	<i>The lump sum is reassuring. Highest bid Familiar with JCC</i>
Thrive Architects	Jeremy Bartlett	jdb@thrive-architects.com	833-380-6180	\$17,500 <i>plus reimbursables</i>	\$70,000.00 <i>plus reimbursables</i>	<i>appears to be a lot missing costs</i>

Memo

To: Kelly Valentino, Director of Parks and Recreation
From: Brian W. Kober, P. E., Director of Public Works
Subject: Review of RFPs – Community Center Expansion Project
Date: January 10, 2023

Please find the review comments of the five (5) RFPs for the Community Center Expansion Project design and construction administration. The comments are as follows in random order:

Zimmerman **Phase 1: \$24,980.00** **Phase 2: 6.5% of cost**

- 1) Toured site with Village Staff.
- 2) Called the Village the “Town” on page 28. One strike against them.
- 3) Has listed a complete timeline with dates. Also, can meet timeline.
- 4) The final concept presentation @ Jackson Town Board on April 18th. This is the Park & Rec Committee meeting. The Village Board meetings are April 11th or May 9th.
- 5) The construction administration is higher than the other proposals.

Groth Design Group **Phase 1: \$32,280.00** **Phase 2: 3% of cost**

- 1) Designed original building with Design2 Construct. They have the original plans.
- 2) Can meet the schedule and have the correct schedule.
- 3) Phase 2 has construction beginning in October 2023.
- 4) The construction administration is lower than the other proposals.

Cedar Corporation **Phase 1: \$49,400.00** **Phase 2: 325,500.00**

- 1) They know the Village’s needs by completing the Facility Feasibility Study.
- 2) Proposed five step approach that will meet the schedule.
- 3) The highest price proposal.

Engberg Anderson Architects **Phase 1: \$28,92.00** **Phase 2: \$227,570.00**

- 1) Has a sustainable expert on staff.
- 2) Gave the whole schedule from start to finish, but with weeks and hours worked. Would request a schedule that has dates.
- 3) Interesting examples of building designs that fit into existing site restrictions.

Thrive Architects **Phase 1: \$17,500.00** **Phase 2: 87,500.00**

- 1) Team of four (4) different companies providing the design.
- 2) Schedule has 8 to 12 weeks for Phase 1, and 8 to 12 weeks for Phase 2. Should provide dates.
- 3) Reimbursable expenses additional fee. Phase 2 fee appears low which includes Construction Administration.

If you have any questions, please let me know.

Brian W. Kober, P.E.

James F. Brown

608.250.0100 | jimb@engberganderson.com

305 W Washington Ave

Madison, WI 53703

JANUARY 10, 2023



Jackson Community Center Expansion Project

REQUEST FOR PROPOSAL | ARCHITECTURAL SERVICES

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January 10, 2023

Kelly Valentino
Jackson Parks & Recreation Department
N165W20330 Hickory Ln
Jackson, WI 53037

Re: Jackson Community Center Expansion Project

Dear Director Valentino, CPRP,

Engberg Anderson (EA) is pleased to submit our team's qualifications for the Jackson Community Center Expansion Project. We are energized by the opportunity to collaborate with you, the Village of Jackson, and the Parks & Recreation Department on the culmination of your initial planning study with the design of the expansion project.

We understand how a reimagined facility is needed to support Jackson and the growing need for community recreation and program spaces. Engberg Anderson would be proud to team with the Village and the Jackson Area Community Center in expanding the facility and thus extending a facility that is sustainable, safe, accessible, effective, efficient, and inviting.

Engberg Anderson has a proven record of leading significant and technically complex projects. We understand the vast range of issues that must be addressed on integrated renovation projects. We also understand the due diligence and collaboration that is required when analyzing and upgrading existing building systems, facility programs, technology, and sustainability considerations into tight and often complicated budgets and schedules.

We have honed our skills in field investigation, creative solutions, attention to detail, and the balance of scope, schedule, and budget. Our knowledge from past projects combined with our adaptability is essential to the success of renovation projects and is one of our strengths as a firm that we're proud of.

Our entire team is skilled and experienced in providing pre-design services and are equally skilled in following through and delivering integrated design services. Our community engagement and community center experience, team chemistry/familiarity, and strong understanding of municipal processes, procedures, and requirements make us a formidable team.

We believe our team is unmatched in terms of our:

Service first approach to analysis, programming, and design, though lively, attractive, and aesthetically varied all are premised on careful consideration of emerging service patterns. Each element has a defined function that guides the placement and selection of spaces, service points, and connections.

Building assessment methodology that is performance-based, targeted at the intended uses, and cognizant of construction practices throughout the 20th and 21st centuries.

305 W. Washington Avenue | Madison, WI 53703 | (608) 250-0100

MILWAUKEE

MADISON

CHICAGO



Long-term value gained through incorporating the principles of institutional stewardship into our practice, all without compromise to budget or function. Major renovations and expansions have manipulated space to increase effectiveness and support the evolving service models.

Designs that inspire the communities they serve: beautiful, welcoming, and resourceful. Each project is a unique response designed to maximize function, flexibility, and craft.

All team members are committed to providing the project stakeholders and overall team with diligent listening, clear communication, transparency, creative and responsible solutions, and a successful project that exceeds your expectations. We have successfully implemented sustainable design practices and obtained certification of numerous rating systems at a variety of levels and project complexities.

We look forward to the opportunity to bring the benefit of our experience to your project. We've reviewed the available project information, are committed to working with you to meet your stated goals and schedule, and are determined to deliver it with a high level of commitment and service. We appreciate your consideration and look forward to the opportunity to work with you again. If you have any questions, please call me at (608) 250-0100.

Sincerely,

James F. Brown, Jr., AIA
Principal In Charge

305 W. Washington Avenue | Madison, WI 53703 | (608) 250-0100

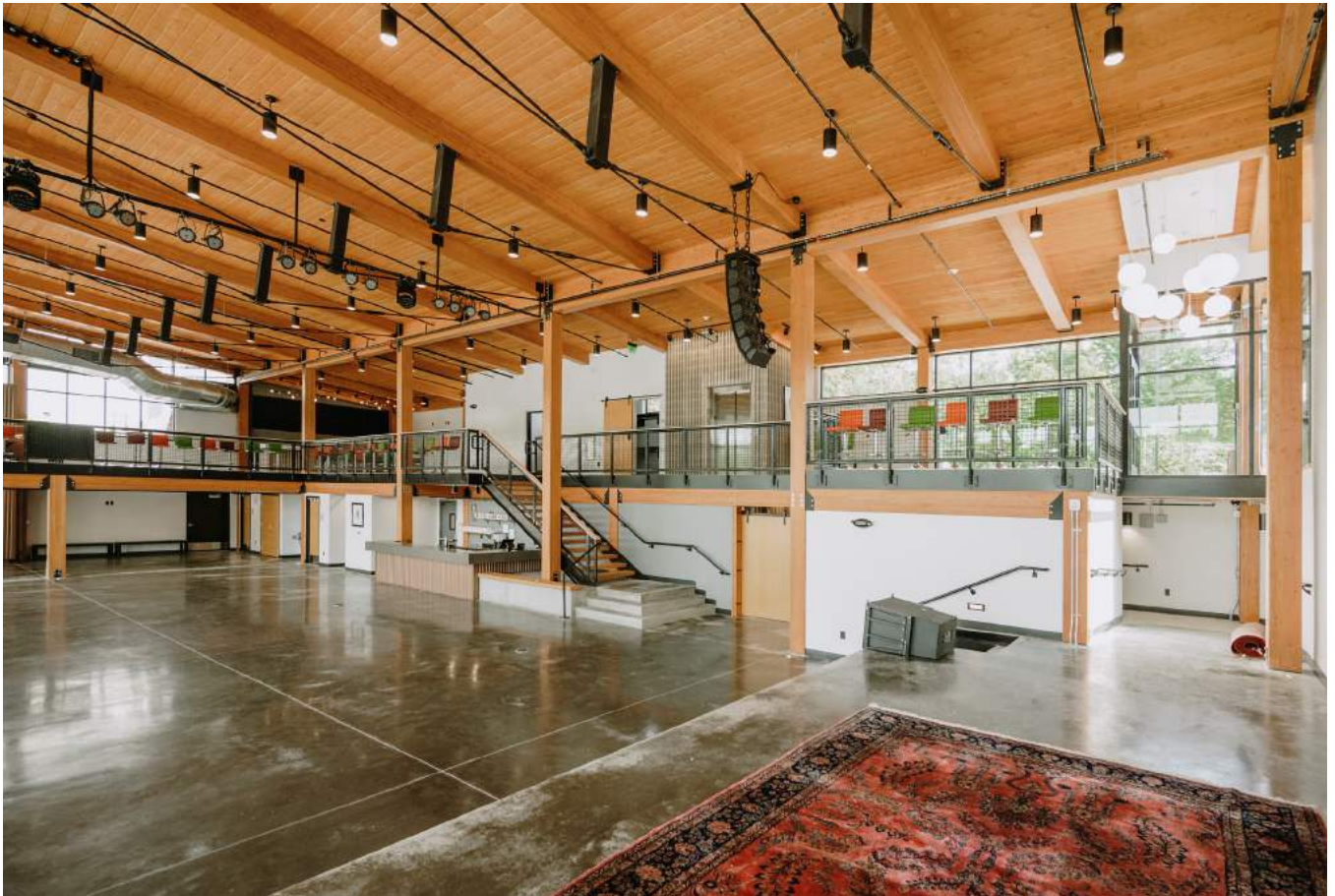
MILWAUKEE

MADISON

CHICAGO



ENGBERG ANDERSON





PARTNERS

Bill Robison, AIA, LEED AP
Mark Ernst, AIA, LEED AP
Alex Ramsey, AIA
Joe Huberty, AIA, LEED AP
Eric Ponto

PRINCIPALS

Jim Brown, AIA
Shaun Kelly, AIA, LEED AP
Timothy Wolosz, AIA
Felipe Ornelas, Assoc AIA
Jeff Hanewall
Sarah Ponto, NCIDQ, ASID

STAFF

35 Architects, Designers
& Interior Designers

LOCATIONS

Madison

305 W Washington Ave
Madison, WI 53703
(608) 250-0100

Milwaukee

320 E Buffalo St, Ste 500
Milwaukee, WI 53202
(414) 944-9000

Chicago

8618 W. Catalpa Ave, Ste 1116
Chicago, IL 60656
(847) 704-1300

WEBSITE

www.engberganderson.com

Engberg Anderson | Architecture, Project Management + Interior Design

Who We Are

Engberg Anderson, Inc was founded in 1987 and has been an active corporation for over 35 years. Our 50+ person firm is comprised of five partners and six principals with a professional staff who bring together a depth of diverse architectural, interior design and planning experience. From sensitive historic preservation projects to complex public and private community projects of a highly technical nature, we collaborate with clients to help them achieve their goals with inspired work that supports activities and institutions at the heart of a vibrant community.

Designing for Communities

Engberg Anderson (EA) believes in designing community spaces and not spaces for the community. Communities are comprised of a diverse mix of people, functions, and uses. The built forms we provide are intended to foster connections and communication amongst these diverse groups. Community centers are at the heart of vibrant neighborhoods and lively communities and are an essential asset to a neighborhood.

Engberg Anderson possesses the direct relevant experience with community space design which distinguishes us from the competition. Understanding that there is no one-size-fits-all approach to community center design, we are adaptable to each community's needs. We have a variety of experience in community center design and their correlation with health and fitness. Our design portfolio includes weight rooms, dance studios, multi-use sports courts, other multi-use spaces for wellness classes. The Meadowood Neighborhood Center is just one example of a community center project which comprises approximately 20% of our cultural portfolio.

Additionally, Engberg Anderson completed the programming for the Warner Park Community Recreation Center Study which the City of Madison is using as the starting point for the renovation and addition being considered.

Design Philosophy + Methodology

Our team's philosophy of design is integral to and complementary with our philosophy of client service. Good design is, first and foremost, responsive to the program, the client goals, the user needs, and the budgetary requirements. Our designers do not embrace any single style or dogma in determining a site or conceptual plans. Instead, factors such as culture, the physical parameters of the site, schedule, and budget issues, are the central elements that determine the character of a project. Engberg Anderson's design methodology is both participatory and interactive.

Participatory Approach

We are team players and believe that a truly successful project results only from interaction and challenging of ideas and alternatives. Our projects represent the input and knowledge of our clients, design team, consultant team, stakeholders, community and regulatory agencies. We rely on early and continuous exchanges of information between all team members so that knowledgeable decisions can be made in order to avoid confusion and keep projects on schedule. We believe that good ideas can come from anywhere and we take steps to ensure open collaboration across the project team and beyond.

Qualification Details | Experience

Engberg Anderson has extensive experience working with municipalities. We understand the detailed processes and overarching transparency associated with maintaining the public trust each community has placed in its governing boards. We get to the essential questions and develop and test multiple options. Our team provides the community with an interactive process that creates ownership and builds support. We also understand the responsibility the Village of Jackson has to safeguard the community's interests and investments.

Size (x 1,000 sf)	Year Completed	Conditions/Feasibility Study	Phased Renovation	Public Assembly Space	Community Engagement	Outdoor Public Space
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Project Case Studies

Warner Park Community & Recreation Center Expansion

Madison, WI

8	2024	X	X	X	X	
---	------	---	---	---	---	--

Fitchburg HUB

Fitchburg, WI

6	2024			X	X	X
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Warner Park Community + Recreation Center Study

Madison, WI

31	2017	X	X	X	X	X
----	------	---	---	---	---	---

Meadowridge Library + Meadowood Community Center

Madison, WI

16	2015		X	X	X	
----	------	--	---	---	---	--

Poplar Hall

Appleton, WI

10	2021			X		X
----	------	--	--	---	--	---

Sharon Lynn Wilson Center

Brookfield, WI

43	2002			X	X	X
----	------	--	--	---	---	---

Ten Chimneys Program Center

Brookfield, WI

25	2003			X	X	X
----	------	--	--	---	---	---

*Each project case studies listed above are described in further detail in the following pages.

Additional Projects

Sequoia Branch Library

Madison, WI

20	2008			X	X	
----	------	--	--	---	---	--

Goodman South Branch Library

Madison, WI

12	2018			X	X	
----	------	--	--	---	---	--

St. James Lutheran Church

Verona, WI

24	In Progress	X	X	X	X	X
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Washington Park Bandshell

Milwaukee, WI

	2019	X	X			X
--	------	---	---	--	--	---

Midtown Police Station

Madison, WI

31	2018	X		X	X	
----	------	---	--	---	---	--

Barbara Hochberg Center for Jewish Student Life

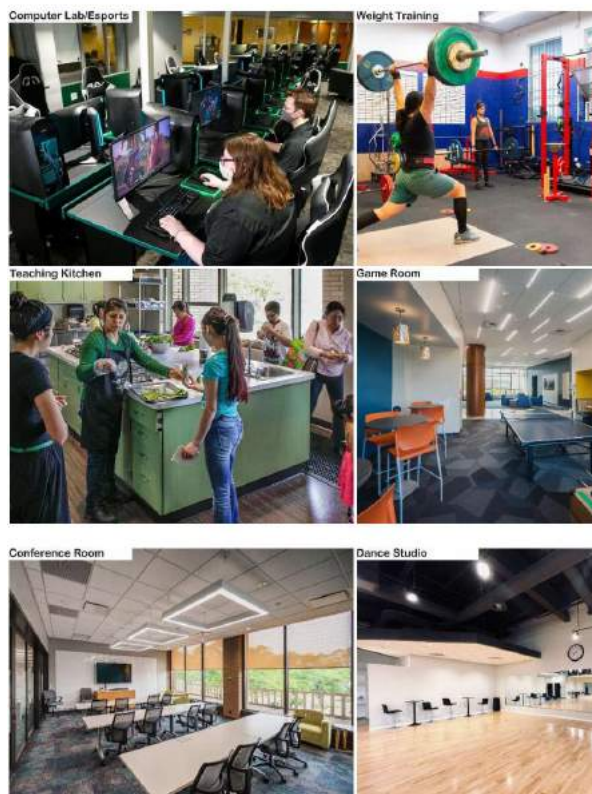
Madison, WI

41	2009			X	X	X
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Mitchell Park Pavillion

Brookfield, WI

2	2002	X		X		X
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Warner Park Community + Recreation Center Expansion

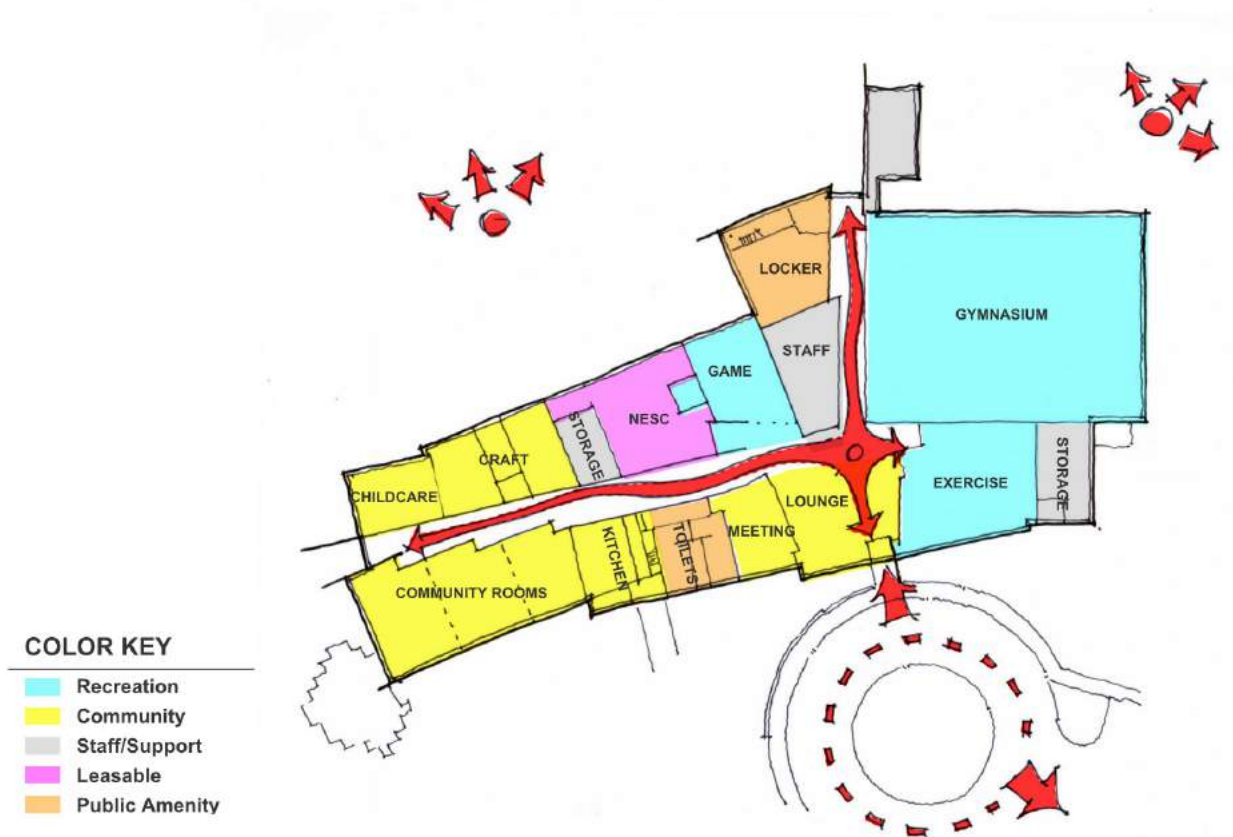
Madison, WI

In August 2022, Engberg Anderson was selected by the City of Madison to design an expansion to the Warner Park Community Recreation Center with a targeted substantial completion date of 2024. Based on EA's pre-design study, Warner Park Community Recreation Center will serve as a gathering place and beacon for the community, culture and diversity on Madison's northside. The center will have the capacity to host events with flexible multi-use spaces and accommodate for the community's desire for a space for fitness, community programming, and a test kitchen.

Status

In Progress

The pre-design process would incorporate conclusions from our earlier study with current community needs gathered through a robust public engagement process. Engberg Anderson led stakeholder meetings with multiple community groups, organized intercept interviews with building users, and conducted an online survey to determine how the Center is currently used and what improvements would be most impactful to the Center's long-term success. A public information meeting summarized the findings and presented project goals and guiding principles to influence decisions as the project entered the design phase.



Warner Park Community + Recreation Center Study

Madison, WI

The Warner Park Community Recreation Center in Madison had planned to expand their facility to support existing and proposed fitness programs, create youth engagement spaces and provide options for off-school activities, create flexible spaces to offer more community programs and events. Engberg Anderson worked with the City of Madison and the Parks Division to assess the exiting conditions of their current facility, develop a space needs report, and create a masterplan for a renovation and expansion. Through a visioning session conducted by the Madison Parks Division, the community wants to enhance multi-use youth spaces, expanded fitness options including a dance studio and larger workout spaces, sport options such as pickle ball courts, yoga studios, and senior athletics while maintaining / enhancing the existing natural setting. In addition, the community would like to see interior and exterior classrooms and activity areas. General Warner Park amenities were envisioned to include enhanced walking / biking paths, a splashpad, and an enhanced warner beach area.

Status

Completed 2018

With a strong community desire to expand community programming and activities, an additional programmable space will provide additional structured activities such as fitness, dance, and youth programming while simultaneously increasing unstructured “open gym” use for the community. The design team used the completed program to inform the building layout and developed four conceptual building designs (main addition, main addition with gym, main addition with childcare expansion, and gym addition only).

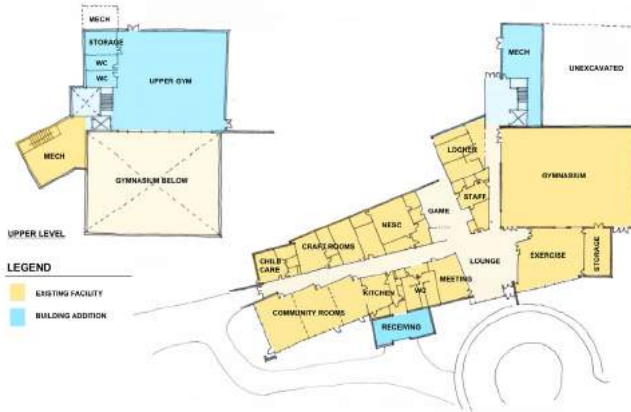
Proposed Main Addition



Main Addition with Childcare



Main Addition with Upper Gym



Gym Addition Only



Our design team studied the use of the facility and clearly the most popular and heavily used space within the facility is the gymnasium. With a strong desire of the community to expand community programming and activities, an additional programmable space will provide additional structured activities such as fitness, dance, and youth programming while simultaneously increasing unstructured “open gym” use for the community.

The design team used the completed program to inform the building layout and developed four conceptual building designs (main addition, main addition with gym, main addition with childcare expansion, and gym addition only). The options vary in overall size, flexibility, and cost.

Main Addition includes renovation of the existing facility to address major concerns and an addition to house a program space and fitness studio.

Main Addition with Gym adds a second, multi-purpose gymnasium space to the Main Addition base building scenario.

Main Addition with Childcare adds an expanded childcare component to overcome the core issues (no daycare, lack of awareness, and location within the facility) for it be more effective.

Gymnasium Addition Only adds a second, multi-purpose gymnasium space to the existing facility.



Fitchburg HUB

Fitchburg, WI

The proposed HUB project is one location out of the four neighborhoods designated in the City of Fitchburg's Healthy Neighborhood Initiative (HNI) program. The HNI was designed to formulate and implement a strategic, collaborative, and holistic approach to address specific issues in priority neighborhoods by creating a gathering place for residents to come together. The project aims to achieve this goal by providing a mixture of indoor and outdoor spaces:

Indoor

3,900 sqft. community park building which provides space for learning, recreation, culture, resource, and sociable/rentable neighborhood-gathering spaces. The East side of the building contains one large meeting room that can be divided into two individual rooms with the ability to be rented by the public for individual events. A roll-up garage door on the North end of the meeting room can be opened to extend the space out into the park setting. Additional spaces

include a warming kitchen that can be used as a flexible space for meetings, houses concessions for park users, and office space for City of Fitchburg employees and neighborhood patrons or organizations. Public restrooms within the building are also available for park patrons not utilizing the building.



The building envelope will consist of durable materials including brick, concrete masonry units, and metal panels on the upper part of the façade. Stained wood soffits and structural beams add warmth to the overall color pallet. An electric geothermal system will be used to heat and cool the building while in floor radiation system will provide additional comfort for the user. The building has planned for a future addition of solar panels on the roof.

Status

In Design

Estimated Completion

Summer 2024

Estimated Budget

\$4.8 million

Outdoor

Public Park space housing a prominent outdoor recreational amenity for all residents of the City of Fitchburg and specifically for the Nine Springs Neighborhood will include:

- A playground area featuring a poured rubber surface will contain play equipment for ages 2-5 and 5-12 years old
- An open-air canopy structure covering asphalt courts for basketball, pickleball, and other multi-use gathering sports and events.
- Social gathering spaces with seating and firepits
- A bike park with pre-formed tracks to accommodate for all skill levels ranging from novice to expert. An separate portion of the track will allow for an all-wheels experience
- 25 onsite parking stalls for park users. Additional parking will be available on Traceway Drive



Meadowridge Public Library + Meadowood Neighborhood Center

Madison, Wisconsin

A joint venture between Madison School & Community Recreation (MSCR) and the Madison Public Library, the new Meadowridge Library/Meadowood Neighborhood Center revitalized an empty storefront for the neighborhood. The pairing serves multiple generations, nationalities and cultures by providing a safe, supervised place for youth, a place for neighborhood programs for all ages and a multi-purpose recreational room for art and fitness. Both entities use the commercial-grade kitchen in the joint community room for snack prep, cooking classes, community dinners and more. With separate entrances, library, neighborhood center and community room can operate independently.

Status

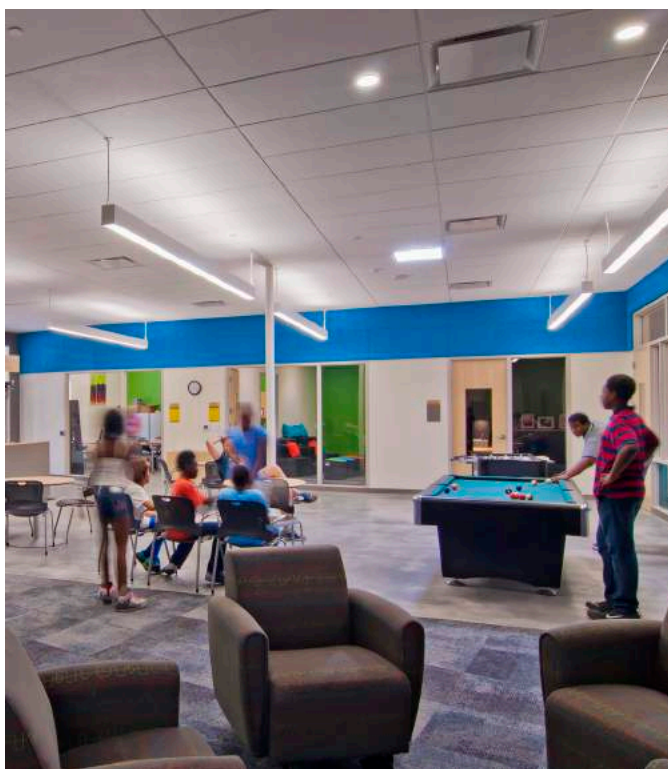
Completed 2014

Size

16,400 sf

Construction Cost

\$1.92 million



Community Involvement

The Library and Neighborhood Center are an outgrowth of the City's commitment to citizen participation in the design of public buildings and spaces. Throughout the design process, multiple community meetings were held to discuss parameters and define goals of the project and then evaluate specific design concepts. The meetings coincided with community dinners, teen programs, various neighborhood events and exposed many groups to the involvement. The turnout for the events were among the highest, resulting in a building designed to best reflect the community's needs and uses for the neighborhood center.



Menomonee Falls Public Library | Teen Zone + The Forge

Menomonee Falls, Wisconsin

The Menomonee Falls Public Library, which opened 16 years ago, had adapted to accommodate the original building's design shortcomings. A lack of space designed explicitly for teens was a significant deficiency and hampered staff efforts to serve the community. By relocating staff space and the local history collection, the team created a vibrant new Teen Zone. Now patrons have rooms for study, collaboration, socialization, and, yes, gaming. Additionally, the space opens directly into an existing vending area, recognizing its most frequent users. Adjacent to this new teen area is the Forge, a flexible maker environment. The Forge has easily reconfigurable furnishings, ubiquitous power from pull-downs at the ceiling, and ample storage for all the staff's tools, tech, and materials. The community is welcome to use and explore, as the tag line reads: "Let's Make Things!". The space is already immensely popular with staff and patrons alike.

Status

Completed 2021

Size

14,700 sf

Estimated Cost

\$12 million



Palatine Public Library

Palatine, Illinois

In 2016, Palatine Public Library and Engberg Anderson started the library's transformation. What initially began as a planning study evolved into a full-blown renovation. After community, staff, and stakeholder engagement, EA added a maker space, teen zone, and piece-mail area. Additionally, we identified the need for a new entry, creator zone, recording room, and a specialty computer space. These updates and updates to lighting and furniture allow Palatine Public Library to effectively serve its community.

Status

Completed 2022

Size

100,000 sf

3 branches

Project Cost

\$4.9 million



The North End | Denim Park

Milwaukee, Wisconsin

The North End was a multi-phase project serving as a showcase for sustainable urban development in Milwaukee. The USGBC® selected the project to be a LEED-ND® (Neighborhood Development) pilot project, aiming to integrate the principles of smart growth, new urbanism and green building. One key feature of the neighborhood is the pocket park Denim Park. A small piece of urban fabric set aside for the community, the park provides the perfect venue for various events; including ongoing summer concerts.

Status

Completed 2014

Size

9,000 sf

Construction Cost

\$750,000



RiverHeath | Poplar Hall

Appleton, Wisconsin

Poplar Hall is a 10,000 sf contemporary multi-use event center and concert venue located along the Fox River. The building acts as a connector between the adjacent Riverheath multi-family housing development to the south and Marriott Hotel to the north. The driving aesthetic is the sensitive balance between warm wood expressed in the exposed glulam columns, beams, and tongue and groove wood decking contrasted with subdued concrete and steel accents. Expansive two-story glazing and a glass panel overhead door along the Fox River provide uninterrupted views of the river and the natural environment beyond, blurring the experience between interior and exterior space. The double-height event space comfortably accommodates 180 reception guests, 400+ concert goers and boasts a state-of-the-art audio/video system, environmental projection, and color-changing house lighting throughout to create immersive environments that complement event themes of all types. The event space is accompanied by a series of accessory spaces; fixed platform within event space, wrap-around mezzanine pre-function space with fireplace, two bars, cloakroom,

Status

Completed 2021

Size

10,000 sf

Recognition

Woodworks Regional Design Award, 2021



Sharon Lynne Wilson Center for the Arts

Brookfield, Wisconsin

The Sharon Lynne Wilson Center for the Arts is a new 43,000 sf multi-purpose fine arts performance and education space that includes a 600-seat performance hall, music and art classrooms, two dance studios, rehearsal hall, support spaces, central foyer and conference rooms. Located in a rapidly growing western suburb of Milwaukee, the facility provides outreach opportunities for user groups including the Milwaukee Ballet, Milwaukee Art Museum, Wisconsin Conservatory of Music, Milwaukee Symphony Orchestra and Elmbrook Public Schools.

Status

Completed 2002

Size

43,000 sf

Construction Cost

\$9 million



Ten Chimneys | Program Center

Genesee Depot, Wisconsin

Engberg Anderson developed a comprehensive site plan and design for a new Program Center for visitors to the estate of beloved theater actors Alfred Lunt and Lynn Fontanne. The Program Center, located across the street from the estate as to not disrupt the historic grounds, provides support spaces for visitor activities and includes a lobby with gift shop, auditorium, exhibit space, volunteer and staff offices, archival storage and a catering kitchen for events.

Recognition

Wisconsin Trust for Historic Preservation Award, 2003
Daily Reporter Top Projects of 2003

Status

Completed 2003

Size

25,000 sf

Construction Cost

\$3.2 million

Qualification Details | References

CITY OF MADISON

Jeanine Zwart

Project Manager

Engineering Division- Facilities Management

(608) 267-8749

jzwart@cityofmadison.gov

Projects: EA has completed various projects with the City of Madison and Jeanine

CITY OF MADISON

Mike Strum

Landscape Architect

Parks Division

(608) 267-4921

mstrum@cityofmadison.gov

Projects: Warner Park Community + Recreation Center

CITY OF FITCHBURG

Scott Endl

Director of Parks, Recreation and Urban Forestry

(608) 270-4288

scott.endl@fitchburgwi.gov

Projects: Fitchburg HUB

Technical Proposal

Public Engagement

Our research and development process involves deep community engagement to develop the space and aesthetic needs of the patrons we serve. Engberg Anderson (EA) will build upon the previous discussions to ensure the community engagement strategy will reach out and be open to a broad spectrum of stakeholders, reflecting the diversity of Jackson. The strategy will include a mix of iterative stakeholder meetings, small group meetings, and individual conversations. Utilizing a provided list of project stakeholders, the team will work collaboratively with the village and department staff to determine who to engage and how (in-person and/or virtually). EA will lead and manage the overall strategy, outreach, and engagement of the families, seniors, and young adults representing Jackson.

Engberg Anderson's approach to community engagement for the Jackson Community Center Expansion will be sensitive, inclusive, and thorough for the community the facility is intended to serve and the neighborhood in which it resides. For the center to not just meet the needs of individuals but to also be a place of education and outreach, the design process must engage those individuals and those that serve them. For the center to be successful in evolving with the community; neighbors, users, the business community, program partners, and community organizations must be heard to and considered so the center will remain an vital part of the community fabric.



Pre-Design

Engberg Anderson (EA) believes in an interactive, iterative, consensus, and team-building design approach. We bring tools and experience that encourage all project stakeholders to become active participants in a sequential design process that combines the expertise of all assembled: Village and Parks representatives, designers, and consulting engineers. Together, we identify the parameters for an ideal solution, propose multiple potential solutions, and apply a systematic set of review measures against which to test. We then progressively develop an optimum solution that supports the stated mission and vision and supports the particular needs of those who work within and those served.

This inclusive methodology is reflected in Engberg Anderson's creative project management approach, based on the belief that individuals perform best when they participate in a team-based design and decision-making process. Our firm is built on the idea that individuals develop the skills to complete any and all roles of a project so everyone can support each other and produce the strongest possible designs together. Though the ultimate responsibility for meeting project goals, objectives, schedules, and budgets lies with the Principal-In-Charge, it's a responsibility shared among all team members. For this project, the core internal team will lead our efforts as we advance. That core team will be involved with your project from the first day of program review until the day we celebrate and officially welcome the community. We believe team continuity is key to designing and implementing a well-detailed, well-crafted project.

While our general design philosophy applies to all our efforts, project size, type, scope, and complexity directly influence team composition and the strategy to meet your programmatic, aesthetic, and budgetary needs. To meet the specific needs of your project, we utilize a standard set of guidelines and tools and then customize them based on your project's unique characteristics.

Understanding Goals + Needs

Our design team will first meet with your selected representatives to establish operational and facility goals. The narrative of this meeting will be translated into a framework for documenting desired programmatic relationships and detailed area requirements. Utilizing this framework, the design team will learn and document the optimal functional design for each program space that is logical, thoughtful, and ultimately functional. Room sizes, finish expectations and appropriateness, FF&E, voice, data, AV and other technology needs, electrical and mechanical requirements, important room and area adjacencies will be discussed and documented on individual room data sheets.

The starting point for the design of our project is the development of a detailed building program. While we tend to view the program statement as a living document with the potential for change and adaptability, it is to be respected as the definition of goals and needs required to provide the desired building, function, look and feel.



PRE-DESIGN / PLANNING PHASE

We start with a very wide lens that tries to capture as much as possible before focusing on more detailed design activities. Thus, the approach and work plan illustrated here organizes design tasks from the general to the specific as the project develops.

Information Gathering

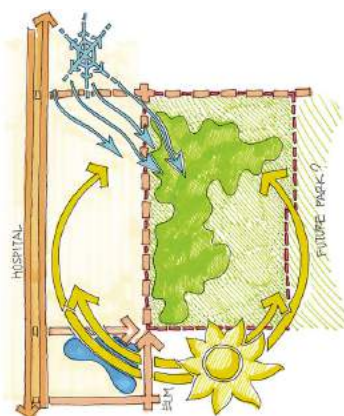
The initial task of a robust pre-design process is to gather as much background information and data as possible for the design team to analyze and compartmentalize for design process use. This will allow the design team to formulate direct questions that will facilitate quick and influential design decisions early in the process.

Kick-off and Stakeholder interviews

Staff participation is the heart of any successful planning process. Integrating staff into the design process at an early stage develops buy-in and long-term success of the project. This ensures that departmental leadership gets the feedback it needs from day-to-day operational staff to make effective and critical directions and decisions for the design team.

This task will start with a general introductory kick-off style meeting and follow with a series of stakeholder interviews and collaborative test fit charrettes to gather information on the departments and how their daily activities will fit within the facilities. The Design Team will capture and track space needs and building programming assumptions to confirm Needs vs. Wants, size of spaces to meet best practices for staffing, and equipment storage and maintenance needs. Findings will be gathered in worksheets and tables that include interior and exterior spaces to provide a “departmental snapshot” that allows the team to track the project at each design stage.

This critical step must be engaged and fully executed early in the project timeline to meet the overall project schedule goals. As such, you need a consultant extremely familiar with the building typology to be able to facilitate discussions quickly and accurately while making experienced judgments and recommendations for anticipated project needs and operating procedures. Activities in this phase would include the kick-off meeting, touring of additional facilities, staff reviews, and creation of revised and updated concept plans.



Site Analysis

Critical is understanding the site itself. Existing conditions are reviewed to understand how new development would impact the site and the surrounding uses. We would review zoning and community impact of increased activity on the site, accessibility of the site, views to and from the site for aesthetic, screening and operational safety purposes, and also review environmental and microscale climate impacts to understand sun and wind exposure, stormwater treatment and mitigation and landscape design and selections.

Space Needs Programming

The space needs program that will be developed in this task is the most critical early document developed. This is put together using provided data as well as data collected in Task 1, combining the data from the stakeholder interviews in Task 2, and supplementing the needs based on the observations of Task 3. The resulting document is the space needs program that provides the guidance and cross check for all site and building planning design exercises. The program is more developed than simply listing a room and desired size. It includes a distilled quick reference of critical operational relationships and notes that allow this document to be the quick reference that all project team members can quickly refer to during the master planning process. The spreadsheet that is developed can be quickly altered to show large growth percentages in short-term durations or steady growth in a long-term service duration, and quickly compare those scenarios, along with early phase project cost considerations that will allow the project team to focus on key design issues and appropriately scope the project.

Design Charrette

Once the space needs are resolved and potential project scopes have been identified, we would conduct a design charrette with key client and design team personnel. This charrette would work with functional relationships using rip and tear modeling, sketching, and concept testing. This charrette allows owners and design team members to express early preconceptions on the project, identify certain planning priorities, and flush out many details of design very early in the process. Frequently, decisions made in these charrettes are so effective, that they last for the duration of the design process without being

disturbed, because the stakeholder participation and feedback to the design team lead to early complete understanding. Sometimes, these activities identify issues that wouldn't otherwise be identified until later in the design process, which could lead to costly design changes and additional fees later in the project. However, because they are identified in the initial planning phase, everyone understands there is work to be done on these key design issues and there are no surprises later in the design process.

The charrette format would be determined after the initial kick-off and interview meetings, but often contain some of the following activities:

1. Review of Space Needs Programming and Building Functional relationship diagrams.
2. To-scale component model creation and placement to explore functional relationships.
3. Large Scale site component planning and operational circulation.
4. Design component inspirational exploration: a review of existing design features that would impact design decisions.

The output of this charrette may be one or two feasible options that need additional planning study by the design team, but the goal is that there is participation and buy-in from user groups, influenced and guided by the expertise of the design team to direct quick and efficient decision making.



CONCEPTUAL DESIGN

Our team has embraced the best practice of early detail in conceptual planning to critically inform operations and efficiencies. As such, our concept plans that will be developed in this phase will not be simple colored blocks on an aerial. We will develop conceptual plans with a higher level of vehicle parking and circulation detail, equipment service bay design, and staff support layouts to adequately illustrate a real project. Despite remaining at a conceptual design task in the overall process, building and site plans require early detail development essential to make sure the appropriate project is scoped. This detail allows building system engineers to begin design quickly with a building concept that has been vetted and verified by staff.

It will be crucial to have a full site survey at this point because civil engineers and site designers need to be part of this concept design process and engaged early to make sure regulatory reviews can be executed within the total project schedule.

Also crucial will be a full geotechnical evaluation, complete with soil draining capabilities and structural capacities identified. Our current work plan is based on an understanding of working with sites and geographic locations similar to your site and more involved structural foundation designs beyond typical spread footings would not be necessary.

Design

SCHEMATIC DESIGN / DESIGN DEVELOPMENT

The goal of this phase is to narrow down macro-scale design decisions and allow the design team to start specific designs that are needed for more detailed design phases.

Because of our depth of experience in the design and construction of Transit and Maintenance facilities, our initial concept plans will already be developed to a higher level of detail than typically expected for this phase of the project. As such, we are proposing that the traditional schematic design and design development phases be executed as one stage. Our design approach and technique of integrating early design detail in the conceptual stage, allows the rest of our design team to hit the ground running with detailed building system discussions and design.

During this phase, building system engineers for structural, mechanical, and electrical will begin to describe building systems for scoping initial cost estimates, and designing specific components to help influence detailed space layouts, accounting for structural components, mechanical and electrical equipment layouts, and space needs including necessary clearances. This added information will be incorporated into the preferred concept and establish the basis for the schematic design deliverable.

As the deliverable for this phase, the Village of Jackson will receive a design drawing set that would be approximately 35% complete. This set will have the majority of the civil, site, and landscape design elements determined, building floor plans, exterior elevations and 3-dimensional imagery, general building sections, initial wall sections, and construction details and building system narratives from structural, mechanical, and electrical engineers to begin a more detailed construction cost estimate.

Towards the end of this phase is where we foresee having to update the city committees on the progress of the design. Thus, we have included the development of 3-dimensional graphics and presentations in the deliverables. These are very powerful tools to explain the design and impact on the area. Given the site location and surrounding areas, we don't foresee a significant need for neighborhood meetings or updates.

CONSTRUCTION DOCUMENTS

The Construction Document phase emphasizes coordination between the various specialty disciplines, in particular the building engineers for structural, mechanical, electrical systems, telecommunications, audio-visual and furnishings. In our project scheduling, we include the necessary time throughout the process for review and coordination of consultant's drawings and specifications.

During this phase, the design team will be in frequent contact with staff to resolve remaining design issues, details, and specification language. Draft sets of Construction Documents will be reviewed with the village, utilizing the room data sheets prepared during programming at 50% and 90% phases of completion. The design team will also prepare final documents and material boards for interior and exterior finishes to aid in communicating design aspects of the project to all stakeholders.

BIDDING & CONTRACTING

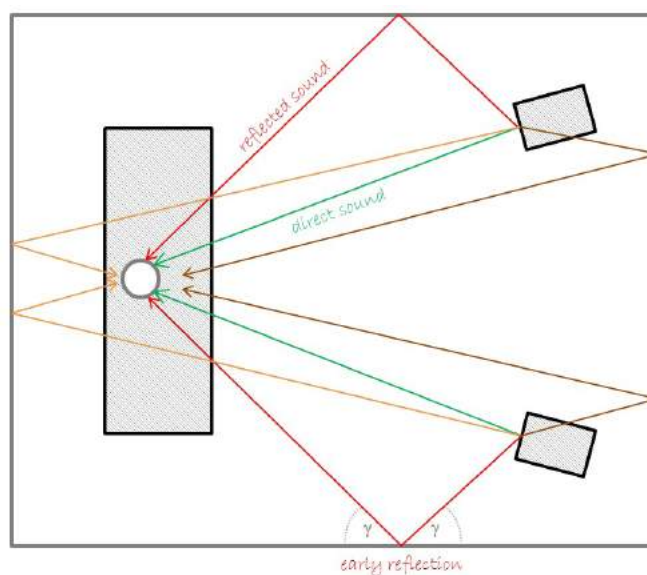
The design team will fully participate in the process of advertising, administering, and concluding the bidding phase of the work. This will include organization and participation in a pre-bid conference, processing of all bidder questions and preparation of any needed addenda, participating in the opening and tabulating of bids and recommendation of a preferred bid for award by the village.

CONSTRUCTION ADMINISTRATION

The design team will fully represent the interests of the village during construction of the project. Beginning with a pre-construction conference organized by the village and/or the contractor, we can handle all project progress documentation and review, coordinating with the city's construction representative for all owner required decisions.

Acoustic Performance

A facility to support recreation and fitness requires attention to acoustics in three primary categories: room acoustics including reverberation control, sound isolation between spaces including exterior noise, and healthy levels of noise produced by MEP systems. Arcgeometer will provide design guidance, acoustic calculations, and drawing reviews to help Engberg Anderson Architects design a facility in which the acoustic performance serves the people who rely on the space.



Room acoustics is important in any spaces where people will congregate, communicate, rest, and recover. This applies to nearly every space in the project. The right amount and type of sound absorbing materials prevents the buildup of sound energy that comes from multiple people talking at once, prevents reverberation from obscuring speech, and promotes wellness. Reverberation time calculations will be conducted in relevant spaces to determine the right type and amount of applied acoustic absorption.

Sound isolation is critical to prevent disruption from surrounding spaces. Sound isolation is heavily influenced by space layout, room uses, wall thicknesses and materials, and door types. Initial guidance and drawing reviews will be critical for this component of acoustic performance.

MEP noise must fall within a healthy range. If shared spaces are too quiet, they become distracting and offer too little privacy. If they are too loud, they negatively influence the health and well-being of the occupants. MEP noise depends on the systems chosen and how they are designed into the facility.

Building Information Modeling

The use of Building Information Modeling (BIM) in the AEC industry has grown rapidly over the past decade. Engberg Anderson began transitioning CAD (computer aided design) practices to BIM in 2005 and have been solely utilizing BIM since 2010. We find that use of BIM improves our exploration and documentation of design ideas and, most importantly, improves the quality of communication with clients and other design collaborators during project development.

Using BIM, often referred to as “Virtual Design and Construction” (VDC), Architects and Engineers create a virtual model of a building as an integral part of the design process. This process provides the ability to create both 2D and 3D views and contains a wealth of project data including room areas and detailed information on building components. BIM is, in essence, a database of project information that leads to fewer errors and omissions, fewer RFIs and a building that is truer to our client’s vision.



EA uses Autodesk Revit as our primary BIM authoring application. We complement the use of Revit with a wide range of specialty applications to accomplish focused design and documentation tasks. Use of these applications leverages the value of the information model. We routinely use 3D Studio Max Design for visualization and animations, Navisworks for system clash detection, SketchUP for early design as well as other applications. The results create the true benefits of BIM- beyond 3D modeling- that include scheduling, quantifying, analyzing, and documenting the design.

EA invests heavily in software, hardware, and in a comprehensive support program for our staff. This includes not only training, but also a companywide team comprised of practitioners from all disciplines who meet on a regular basis to share experiences, best practices and to continue refining our use of BIM. BIM is a transformative technology that is serving as a catalyst for many changes in the AEC industry. The industry is still discovering the potential and possibilities of this tool and project delivery type. EA is already realizing these benefits in terms of improved quality, efficiency and new opportunities. Here are just a few examples:

Program Validation: We use Revit to automate checking operations that verify that our design aligns with the project space program.

Improved Visualization: 3D views can be generated with greater ease resulting in improved design understanding and improved communication.

Clash Detection: Designers can use BIM to identify building system clashes prior to construction.

We believe the nature and use of BIM technology will continue to grow and evolve in the years to come. As we move forward with our clients and other design collaborators to maximize the value of these tools, we will see greater design solutions evolve.

Cost Estimating Process

Engberg Anderson has consistently delivered quality projects within budget. The key to this success is a straightforward process that considers both the capital and lifecycle cost of the options available. Active participation by the City in this process ensures that you know how your money is being used and that full value is realized for your project.

We understand estimating construction costs to be an iterative process with our collective team. Our cost estimator, Middleton Construction Consulting (MCC), will be an active team participant from the first stages of the process and throughout the planning and design phases.

Grounded on years of previous experience in the construction industry along with the successful implementation of cost consulting services on many municipal, City of Madison, and Engberg Anderson projects, MCC will provide this rigorous testing of ideas and proposed solutions for this project. As an additional measure to understand cost, we have also tapped MCC for pre-construction planning and constructability. MCC will utilize their contracting background as well as their cost estimate with integrated labor durations to develop schedule information for the project. The project team will use this expertise for preconstruction planning, decision making, systems integration, long-term operation decisions, and facility maintenance upon completion.

MCC will employ its proprietary MC2 estimating program to provide a realistic up to date cost estimate for the various levels of design for the project. MCC will provide detailed estimated construction costs at each milestone that include recommendations for best value and constructability. The planning phase generally results in multiple estimates and continues outside of the buildings with a review and confirmation of utility assessments, demolition and site preparation, excavation, and any special site amenities.

PROGRAMMING

Effective cost control starts during the programming effort and continues through the design and construction phases of a project. Our approach is to work with the City to prepare an initial project budget at the completion of the pre-design phase relating quality and quantity goals to available funding. This provides an early opportunity to adjust project expectations and avoid making painful, costly changes to the project later on.

PRE-DESIGN + SCHEMATIC DESIGN

At the pre-design and schematic design level we will utilize square foot benchmarked comparable projects, along with our knowledge of this type of project, and the local market to produce accurate production based budgets. Additional items that will need to be considered and accounted for while producing this level of estimate include additional coordination with the end-users, SBE/MBE requirements, and of course the local bidding market. At the schematic level we usually recommend that a 10-15% design contingency (design contingency is different than the BPW 8% contingency) construction is applied to project to allow for undeveloped design components.

DESIGN DEVELOPMENT

As the project moves into the design development phase, MCC will begin to apply actual take-off quantities, and more refined levels of estimating to the project. Various alternatives, or options are usually being considered, and stand-alone estimates for these options are developed for consideration by the City. At this phase of design we recommend that a 10% design contingency is included, as the drawings are typically at 35%-50% completion.

CONSTRUCTION DOCUMENTS

In the construction document phase MCC typically prepares a final estimate based on 95% complete drawings, and a specifications manual. At this point all items on the drawings are quantified and priced in accordance with the expected crew productions for the type of work being installed. Additionally, we attempt to secure pricing from the manufacturers for large item components.

Sustainable Design

SELECT CERTIFIED SUSTAINABLE PROJECTS

Passive House Projects

- Rethke Terrace Apartments, Madison, WI

LEED-Platinum Certified

- Rethke Terrace Apartments, Madison, WI

LEED-Gold Certified

- Fitchburg Public Library, Fitchburg, WI
- Gail Borden Public Library District Rakow Branch, Elgin, IL
- Madison Public Library | Goodman South Madison, Madison, WI
- Midtown Police Station, Madison, WI
- UW-Hillel Barbara Hochberg, Madison, WI
- Engberg Anderson Milwaukee, Milwaukee, WI
- UW- Stevens Point Residence Hall Stevens Point, WI

LEED-Silver Certified

- Davenport Public Library Eastern Avenue, Davenport, IA
- Pima County Association of Government Tucson, AZ LEED-CI (Commercial Interiors) Silver

LEED-Certified

- General Mitchell Airport, Baggage Claim Milwaukee, WI
- 4 East Elm, Chicago, IL

Enterprise Green Communities

- Maskani Place, Milwaukee, WI
- Capuchin Apartments, Milwaukee, WI



We incorporate practical, effective sustainable principles utilizing a holistic approach to sustainability throughout the design, construction and operation of our projects. To accomplish this without compromise to budget, function or aesthetics, we work with our clients to understand their areas of interest and develop a set of goals. With this in place, we provide sustainable design options with costs and benefits for your consideration.



We start with passive strategies — they are effective, time tested, simple and long lasting. Next we layer in high quality systems, integrated to provide comfort, control and efficiency. Finally, if appropriate, we look at more aggressive strategies, tested by the design team.



Achieving sustainability requires “whole-systems thinking”, meaning that individual pieces cannot be optimized in isolation from one another- each element interacts and balances each other. Sustainable educational systems must strive to develop more efficient operations that optimize their square footage, using the buildings to their best potential.



As members of the U. S. Green Building Council (USGBC) and Wisconsin Green Building Alliance, Engberg Anderson is committed to using green building practices and incorporating sustainable design elements into all projects, many of which have been publicly recognized for their sustainable features.

Additionally, Engberg Anderson is a signatory to the AIA's 2030 challenge. The Architecture 2030 Challenge asks the global architecture and building community to adopt the following targets:

- All new buildings, developments and major renovations shall be designed to meet a fossil fuel, GHG-emitting, energy consumption performance standard of 70% below the regional (or country) average/median for that building type.
- The fossil fuel reduction standard for all buildings and major renovations shall be increased to:
 - o 80% in 2020
 - o 90% in 2025
 - o Carbon-neutral in 2030 (using no fossil fuel GHG emitting energy to operate).



Green initiatives and innovative technologies are at the forefront of design. Engberg Anderson and our extended team have helped ownership teams implement sustainable design and green technologies on a number of projects.

Integrative Process

Early analysis of the interrelationships among systems leads to high performing, cost effective project outcomes. Continuing throughout the design process leads to synergies across disciplines and building systems.

Location and Transportation

Developing appropriate sites leads to reduced vehicle travel while enhancing livability and improved human health by encouraging daily physical activity. Other location considerations include increased transit and green vehicles while reducing parking footprints.

Sustainable Sites

Assess existing conditions to evaluate options and inform site design decisions including conserving existing or replacing natural areas. Other site considerations include creation of open space, stormwater management, minimize effects of microclimates, and reduce the consequences of development for wildlife and people.

Water Efficiency

Responsible water use can make a little go a long way. Simple and inexpensive strategies, such as gray water reuse and low flow fixtures, can greatly reduce water use and utility costs while raising awareness and having a positive impact on the environment.

Energy & Atmosphere

Environmental building design starts with an integrated systems approach. Each of the systems that control lighting, heating and cooling should work together to provide a comfortable and energy efficient space.



Materials & Resources

Encourage adaptive reuse and use of products that have environmentally, economically, and socially preferable life-cycle impacts. We also can reduce construction waste by separating recyclable materials, specifying modular units, and finding alternate uses for scrap materials.

Indoor Environment

Contribute to the comfort and well-being of building occupants. Quality Control of lighting levels, use of natural light and views to the exterior promote user efficiency, satisfaction, and comfort. The materials which surround us also affect air quality. We prefer materials with a combination of durability and low VOC content.

Innovation & Design

We work with our clients to create new solutions for the unique aspects of each project. Examples of innovative ideas include educational outreach programs, green housekeeping, compact fluorescent light bulb recycling program, and bike-commuting infrastructure.

Regional Priority

Provides an incentive for the achievement of credits that address geographically specific environmental, social equity, and public health priorities. Examples for our region includes electric vehicles, bicycle facilities, quality transit, and energy performance.



Project Work Plan

PRE-DESIGN WORK PLAN

4 Week Duration | 231 Hours

- Pre-Design kick-off meeting
 - Information Gathering
 - Functional objectives / Goal setting
 - Determine goals and requirements
- Community Engagement (to occur throughout Pre-design phase)
- Sustainability focused meetings (to occur throughout Pre-design phase)
- PD Workshop 1- Interviews
 - Programming including space needs worksheet
 - Facility Operators
 - Facility Condition Assessment
 - Programming
 - Site analysis
 - Operational relationships
- PD Workshop 2 - Design Charrette
 - Feasible options
 - Systems analysis
 - Massing
 - Site
 - Adjacencies
- PD Workshop 3 – Refine Design
 - Massing
 - Adjacencies
 - Owner's Project Requirements (OPR)
 - Budget / cost discussion utilizing benchmarked square footage costs
 - Narratives
- Deliverables

SCHEMATIC DESIGN WORK PLAN

4 Week Duration | 273 Hours

- Schematic Design is intended to accomplish 3 specific goals.
 - Define the expectations that stakeholders have for the project.
 - Define, the functional, aesthetic, and financial parameters of a design concept.
 - Clear understanding of the performance characteristics of that design concept.
- Specific development will define functional relationships, space sizes and configurations, preliminary furnishings, and equipment locations, building image and primary building systems.
- Initiate approval process
- Sustainability focused meetings (to occur throughout schematic design phase)

- SD Workshop 1 – Program analysis | Planning Issues Goals & Priorities
- SD Workshop 2 – Design Refinement: Testing & Image
- SD Workshop 3 – Systems Review

DESIGN DEVELOPMENT WORK PLAN

6 Week Duration | 333 Hours

- Upon acceptance of the schematic design, the emphasis shifts from the strategic issues to the detailed work of getting everything in the right place.
- The Design Development phase features a series of meetings that focus on the building components.
- Image development as it relates both to the exterior of the building and to the interior finishes.
- Sustainability focused meetings
- DD Workshop 1 – Basic Layout:
 - Verify arrangement of components, systems, equipment, storage, access, and material flow.
- DD Workshop 2 – Overview:
 - Refine arrangement of components, systems, equipment, storage, access, and material flow.
 - Building systems: Mechanical, electrical, fire protection, tele/comm; security.
- DD Workshop 3 – Detailed Layout:
 - Furnishings, Fixtures & Equipment, workstation review, millwork, and general refinement.
- DD Workshop 4 – Systems Review:
 - Mechanical, electrical, fire protection, tele/comm; security.
- DD Workshop 5 – Preliminary Finishes for review & sign-off.
- DD Workshop 6 – Estimate Presentation & sign-off, reviews of scope, budget and estimate.



CONSTRUCTION DOCUMENT WORK PLAN

8 Week Duration | 892 Hours

- Emphasizes coordination between the various specialty disciplines, in particular the building engineers for the structural, mechanical and electrical systems, telecommunications, and furnishings.
- During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of:
 - o Bidding and procurement information.
 - o Conditions of the Contract for Construction (General, Supplementary, and other Conditions).
 - o The Architect also shall compile the Project Manual.
- Sustainability focused meetings
- Milestone meetings with the Owner for general review.
 - o Establishes the expectations for the quality, documentation standards and coordination effort.
 - o 50% CD review incorporates door hardware and security measures.
 - o 90% CD review incorporates QC/QA reviews.
 - o CD sign off and authorization to bid.
- Final Finishes for review & sign-off.
- Estimate Presentation & sign-off, reviews of scope, budget, and estimate.

BIDDING PHASE WORK PLAN

4 Week Duration | 41 Hours

- Consider requests for substitutions and shall prepare addenda.
- Participate in and conduct a pre-bid conference for prospective bidders.
- Respond to questions and provide clarifications and interpretations.
- Document and distribute the bidding results, as directed by the Owner.

CONSTRUCTION ADMINISTRATION WORK PLAN

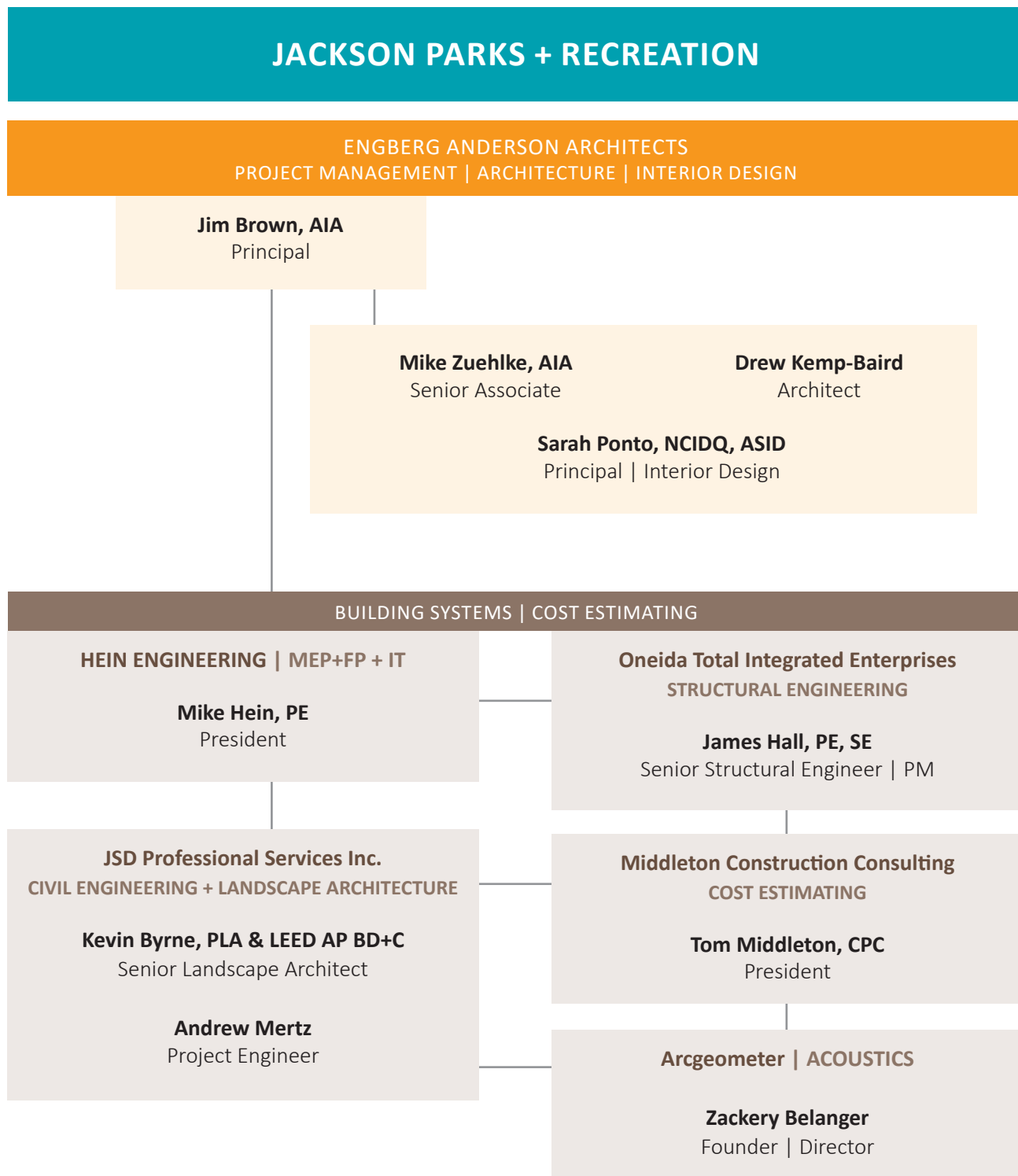
36 Week Duration | 535 Hours

- Pre-Construction Conference
- Bi-monthly Site Visit with field reporting
- Punch list creation and follow-up
- Substantial and Final Completion



Key Personnel

We have assembled a group of local professionals for your project based on directly related background and experience. We believe in consistent participation of project team members from the initial phases of a project through construction completion to ensure your project goals are met. The following individuals are the team





James F. Brown

AIA | PRINCIPAL

Jim believes strongly in a collaborative design process that includes owners, community, project stakeholders, and the design team. He believes in the importance of exploring design alternatives, rather than entering into a project with preconceived notions about client needs. Jim actively listens and works to develop designs around the client's requirements. With the seasoned eye he brings to every project, Jim is able to quickly envision spaces and ideas three-dimensionally. His keen knowledge of building details helps him to create architecture that is both fluid and elegant.

RELEVANT EXPERIENCE

EDUCATION

Cardinal Stritch College
Milwaukee, Wisconsin
B.S. Business, 1996

Madison Area Technical College,
Madison, Wisconsin
Associates Degree – Architectural
Technology, 1989

REGISTRATIONS

Registered Architect: WI
License # A9183

ACTIVITIES/AFFILIATIONS

American Institute of Architects,
Member

AWARDS/RECOGNITION

Midtown Police District,
USGBC WNC Leadership
Award of Merit, 2019

Barbara Hochberg Center for Jewish
Student Life, Madison, WI
*Wisconsin Builder/Daily Reporter Top
Project of 2009*

Governor's Award for Historic
Preservation, 2005

The Village at Irving Park,
Battle Creek, Michigan*

Meeting House at Fidelity,
Benton Harbor, Michigan*

Warner Park Community Recreation Center, Madison, WI

Study

Engberg Anderson worked with the City of Madison to develop a strategic Masterplan for the expansion and renovation of their existing Warner Park facility. Engberg Anderson assessed the existing conditions of their current facility, developed a space needs report, and created a masterplan for a renovation and expansion. Situated in an active community the space includes teen areas, workout rooms, locker facilities, gymnasiums spaces, staff offices and splash pad.

Expansion

Based on EA's pre-design study, Warner Park Community Recreation Center will serve as a gathering place and beacon for the community, culture and diversity on Madison's northside. The center will have the capacity to host events with flexible multi-use spaces and accommodate for the community's desire for a space for fitness, community programming, and a test kitchen.

Madison Public Library, Madison, WI

Meadowridge Branch & Meadowood Neighborhood Center

16,400 sf expansion and remodel of library and neighborhood center.

Poplar Hall, Riverheath, Appleton, WI

10,000 sf, two-story multi-use event space and concert venue within the Riverheath multi-family neighborhood serving the Appleton community.

Barbara Hochberg Center for Jewish Student Life, Madison, WI

40,000 sf new LEED Gold certified multi-functional student center for the University of Wisconsin-Hillel. The 4-story facility is over a level of parking and provides a variety of programs.

Midtown Police Station, Madison, WI

2-story, 30,000 sf full-service district station that includes patrol, investigative, and community policing services.

University of Wisconsin - Madison, Madison, WI

Dejope Residence Hall & Food Service Facility

Addition of 404 beds, a market-style food service facility, resident life community spaces, and the analysis of the site and its relationship to the existing campus.



Mike Zuehlke

AIA | SENIOR ASSOCIATE

Over the course of his career, Mike has developed a wide range of experience in building design and project management for a variety of building types and scales. Mike enjoys the process of seeing a project through from start to completion. Having a strong technical understanding of how buildings are put together and being fluent with multiple software programs, Mike is an asset to all of his project teams.

RELEVANT EXPERIENCE

EDUCATION

University of Wisconsin-Milwaukee
Master of Architecture, 1995

Bachelor of Science - Architectural
Studies, 1992

REGISTRATIONS

Registered Architect: WI

ACTIVITIES | AFFILIATIONS

American Institute
of Architects, Member

PROJECT AWARDS | RECOGNITION

Midtown Police District,
USGBC WNC Leadership
Award of Merit, 2019

**Barbara Hochberg Center for Jewish
Student Life, Madison, WI**
*Wisconsin Builder/Daily Reporter Top
Project of 2009*

*Midwest Construction Best of 2010,
Best Worship Project*

*WCREW Real Estate Showcase
Award, Vision Achievement Award,
2010*

Children's Dental Clinic
*WGBA Sustainable Energy &
Efficiency Special Citation – 2012*

**Meadowridge Library /
Meadowood Neighborhood Center**
*WCREW Vision Achievement Award
2015*

Rethke Terrace Supportive Housing
*2015 PHIUS+ Certified Project –
Passive House Institute Awards*

Warner Park Community Recreation Center, Madison, WI

Engberg Anderson worked with the City of Madison to develop a strategic Masterplan for the expansion and renovation of their existing Warner Park facility. Engberg Anderson assessed the exiting conditions of their current facility, developed a space needs report, and created a masterplan for a renovation and expansion. Situated in an active community the space includes teen areas, workout rooms, locker facilities, gymnasiums spaces, staff offices and splash pad.

Madison Public Library, Madison, WI

Sequoia Branch

20,000 sf library located within an urban condominium/mixed-use development. The project has attained LEED Silver certification for its energy efficiency, natural daylighting and the use of sustainable materials. Meadowridge Branch & Meadowood Neighborhood Center
16,400 sf expansion and remodel of library and neighborhood center.

Goodman South Branch

A unique process involving design charrettes with local teen patrons for the interior renovation of the teen and children's spaces at the existing library.

Barbara Hochberg Center for Jewish Student Life, Madison, WI

40,000 sf new LEED Gold certified multi-functional student center for the University of Wisconsin-Hillel. The 4-story facility is over a level of parking and provides a variety of programs.

Cedarburg Public Library, Cedarburg, WI

New 24,000 sf library. The library was built on a constrained site in a flood plain with the cooperation of the neighboring historical society for shared site amenities

Lussier Community Education Center, Madison, WI*

12,000 sf building for a local community providing educational spaces for children ranging from elementary to high school students. Flexible spaces provide food service and performance spaces for all ages.

University of Wisconsin - Madison, Madison, WI

Dejope Residence Hall & Food Service Facility

Addition of 404 beds, a market-style food service facility, resident life community spaces, and the analysis of the site and its relationship to the existing campus.

* Represents experience while with a former firm.



C. Drew Kemp-Baird

ARCHITECT

Drew takes pride in incorporating client needs within responsible design. While balancing project requirements, he remains aware of client goals and the probable surrounding context, both built and societal. Drew graduated from Drury University with a Master of Architecture (focus on Urban & Regional Studies) and Minors in Music and Global Studies.

RELEVANT EXPERIENCE

EDUCATION

Drury University
Master of Architecture, 2014

REGISTRATIONS

IA # 7606

ASSOCIATIONS

Madison Magnet
Board of Directors

Warner Park Community Recreation Center, Madison, WI

Engberg Anderson worked with the City of Madison to develop a strategic Masterplan for the expansion and renovation of their existing Warner Park facility. Engberg Anderson assessed the exiting conditions of their current facility, developed a space needs report, and created a masterplan for a renovation and expansion. Situated in an active community the space includes teen areas, workout rooms, locker facilities, gymnasiums spaces, staff offices and splash pad.

Lake Superior Big Top Chautauqua Master Plan, Bayfield, WI

The facility will feature a state-of-the-art acoustics and back of house capabilities. In addition, the facility will be integrated into the natural setting of the site and provide all of the current trends of patron amenities (Private box, bar/restaurant terrace, kids play area, etc.). An artist village will be located a short walking distance from the stage. Secure and private, artists will be able to unwind and socialize around a firepit with other artists and/or take a break from the bus to relax in a Lux cabin.

Midtown Police Station, Madison, WI

Engberg Anderson worked closely with the City of Madison and the Police Department to design the 2-story, 30,000 square foot building, which functions as a full-service district station that includes patrol, investigative, and community policing services. Not only will the building satisfy all police department needs, but it serves the community as a space for meetings and activities of area residents.

Waukesha Police Department, Waukesha, WI

Renovation and expansion of existing central police facility to improve evidence handling, efficiency and security.

University of Wisconsin – Eau Claire

Master Plan

Assessment of parking and aging building conditions across campus to determine need for residence halls across campus.

New Residence Hall PreDesign

Housing for 360 students in a suite-style arrangement including various amenities. A program for the first residence hall was developed and tested.

The Suites

Housing for 434 students in a suite-style arrangement including various amenities including social and study lounges, a fitness room, laundry, music practice rooms, collaborative study rooms, recreation, game, and media rooms.



Sarah Ponto

NCIDQ | INTERIOR DESIGNER | PRINCIPAL

Sarah's award-winning interior design is about balancing cost efficiency and comfort to the living environment. As our senior interior designer, Sarah has had a hand in designing the interiors of the majority of our residential work. Working alongside the architects, our holistic process integrates interiors from the beginning. With a combination of creativity and practicality, Sarah fuses color, texture, lighting, finishes and furniture in inspiring ways, creating unique, aesthetically-pleasing interiors with an emphasis on simplicity, flexibility, sustainability and function.

RELEVANT EXPERIENCE

Sharon Lynne Wilson Center for the Arts, Brookfield, WI

New 43,000 sf performance and arts education space; phase I includes a 620-seat auditorium, gallery, art, music and dance instruction spaces, box office, lobby and offices in a rapidly growing western Milwaukee suburb

Mitchell Park Pavilion, Brookfield, WI

A new park pavilion with conference/reception area, catering kitchen and restroom facilities as well as an open-air picnic area

Ten Chimneys, Genesee Depot, WI

Work included overall project coordination, restoration design for each structure and space in this unique "house museum" complex. Site also includes a new 22,000 sf Program Center which serves as the Visitor Center and Center for Programs and Research.

St. James 1868, Milwaukee, WI

An adaptive re-use conversion of an existing historic church and parish house into an event center.

Gail Borden Public Library District, Rakow Branch Library, Elgin, IL

New LEED Gold Certified 10,000 sf branch library.

Wingspread Conference Center Guest House, Racine, WI

A new 42-unit hospitality/residential facility on the grounds of the famed Wingspread designed by Frank Lloyd Wright as the home of the Johnson family.

Barrington Area Library, Barrington, IL

Strategic renovations to modify aging collection-centered facility into a 21st Century Destination Library with activity-focused spaces

Tippecanoe Branch Library, Milwaukee Public Library System, WI

14,000 sf interior remodel of existing library, entry way reconstruction and an addition of an exterior reading garden space.

Goodman South Branch, Madison Public Library, WI

A unique process involving design charrettes with local teen patrons for the interior renovation of the teen and children's spaces at the existing library.

Palos Heights Public Library, Palos Heights, IL

Expansion and remodeling of 11,400 sf library to 25,000 sf.

Barbara Hochberg Center for Jewish Student Life, Madison, WI

A new 40,000 sf multi-functional student center for the University of Wisconsin- Hillel. The four-story facility rests over a level of parking, providing educational, conference, religious and kosher foodservice programs. The facility achieved a high-level of sustainability and is LEED-Gold certified.

EDUCATION

University of Wisconsin-Madison
Bachelor of Science -
Interior Design, 1991

REGISTRATIONS

National Council for Interior Design
Qualification, 2002

American Society of Interior
Designers (ASID)

AWARDS

Willow at Riverheath
The Daily Reporter
Top Project of 2020

Poplar Hall at RiverHeath
Woodworks Design Award 2021

St. James 1868
WCREW Project of the Year, 2020

The North End
ASID 2021 Design Excellence, Silver
Daily Reporter Top Projects Award
WCREW Impact Ingenuity Award

Gail Borden Public Library | Rakow
American Libraries' Design
Showcase; Midwest Construction,
Award of Merit Cultural

**Waukesha Public Library |
Children's Department**
WI -American Society of Interior
Designers (ASID) Educational/
Institutional Platinum Design Award;
Midwest Construction Award of
Merit; Interior Design/Tenant
Improvement; American Libraries'
Design Showcase

**Milwaukee Public Library |
Villard Square Branch**
Daily Reporter Top Projects Award;
MANDI (Milwaukee Awards for
Neighborhood Development
Innovation) Award; Milwaukee
Business Journal Real Estate Awards

Extended Team

When putting this team together, we took special care to ensure that our processes and design philosophies are in sync. Our team has the experience, knowledge, and resources to deliver all stages of development including, planning, design, implementation, and change management.

We have the horsepower to complete a project of any magnitude and complexity. Our key personnel will be supported by a dedicated team of the most qualified architects, engineers, and designers. Members of this proposed design team are available to begin work with the Village of Jackson immediately upon request.

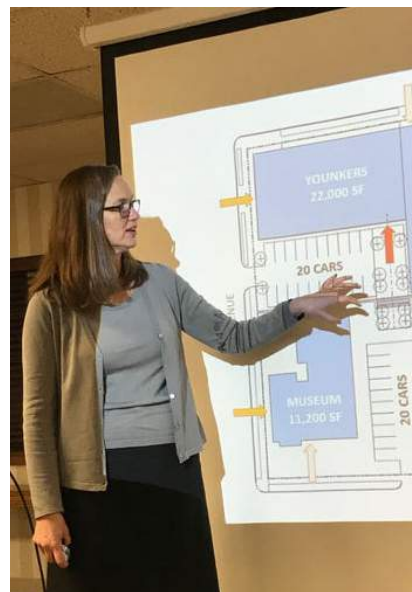
Engberg Anderson has developed a systematic process to assure teams get acclimated as smoothly as possible. At the start of a project, we hold an implementation planning session. This dialogue accomplishes several goals including:

- Building consensus on how the team will communicate and collaborate
- Understanding the major project environments including technology, culture, and infrastructure
- Establishing process interface procedures regarding systems that may be used on the project for execution, such as cloud-based BIM hosting sites
- Setting project procedures to be used throughout the course of the project

When all team members understand that they have a stake in the successful outcome of a project component and have been afforded the opportunity to ask questions and obtain relevant data, communication and accuracy of documentation is measurably improved.

We view consultants as valuable partners and extend our team coordination to include them. Communication is the essential building block of success. We will assist our project team partners in cross-consultant coordination that is required to achieve a final design that is both aesthetically pleasing and completely functional.

We have assembled a team of consultants that were chosen for this project based on their relevant knowledge and expertise that when combined with our familiarity from working together on previous projects makes us a formidable team.



**LOCATION**

17 Applegate Ct Suite
#200 Madison, WI
53713

EDUCATION

Bachelor of Science,
1974, Mechanical
Engineering
Iowa State University,
Ames

Master of Science, 1977,
Sanitary and Agricultural
Engineering
Iowa State University,
Ames

REGISTRATIONS

Mechanical Engineer -
Iowa
Professional Engineer -
Wisconsin
Professional Engineer -
Indiana
Professional Engineer -
Wyoming

Hein Engineering Group | MEP+FP Engineering + IT

HEIN Engineering Group is a consulting engineering firm providing expertise in Plumbing, Fire Protection, Heating Air Conditioning and Electrical concept development, design and construction supervision. Our experience extends over institutional, commercial, health care and multi-family housing projects, with an emphasis on providing unique and innovative design solutions. HEIN has significant design experience in the project areas of veterinary hospitals and clinics, historic renovation and restoration, courthouse facilities and existing building renovation, in general. The firm has been affiliated with many project delivery methods including traditional plan and specifications, negotiated projects, and design/build teams. Our clients have included Owners, Architects, Developers, Contractors, Private Corporations, Government Bodies, Hospitals and Educational Institutions. Our firm's flexibility allows us to offer expertise and services in many different formats to best service the needs of the project and client.

The size and organization of our firm allows us to provide direct communication with our clients concerning their project requirements without additional layers of communication; a working project engineer will be assigned responsibility for all project coordination, meeting deadlines for project milestones and successful project completion. We have the flexibility to work with any type of client and size project, small or large, and successfully assist our clients in achieving their goals. The design team for your projects will be custom tailored to the project needs and lead by an experienced project engineer and backed by a staff of engineers and technicians using the latest equipment, information and software available. Our office is equipped to provide 100% electronic drawing media with computer aided drawing(CAD) and Internet transfer of electronic drawings, specifications and correspondence.

Mike Hein

P.E. | PRINCIPAL ENGINEER

Mr. Hein has a diversified background in mechanical and electrical engineering projects related to the building construction industry. He has served as project leader and has had prime responsibility for all phases of design, preparation of construction documents and construction supervision. His experience extends for over 35 years in the building construction industry.

RELEVANT EXPERIENCE

Madison Park Shelter - Prototype Design, Madison, WI

Replace existing park shelters with prototype design shelter developed with City of Madison.

East Streets Maintenance Facility Remodel + Upgrades, Madison, WI

Remodel 8,000 SF of office space with new HVAC and lighting systems. Replace HVAC systems for approximately 180,000 SF of vehicle storage space. Provide new 800 SF solar hot water system to preheat water for wash bay and potable water.

Olbrich Gardens - Boiler Replacement + Solar Hot Water System, Madison, WI

Replace boiler plant for Olbrich Gardens and install new 800 SF solar hot water system to preheat water for fertilizing plants and potable hot water.

Dane County Homeless Day Resource Center, Madison, WI

Remodel existing 8,600 SF single story commercial building into homeless day resource center with new shower, laundry and warming kitchen, along with resource private counseling offices and common area spaces.

About

Established in 1998 as Jenkins Survey and Design, JSD Professional Services, Inc. (JSD), has grown from one office with two employees to six offices across three states. Strategically placed to serve local, regional and national clients, JSD's staff includes civil and structural engineers, surveyors, planners and landscape architects who are all focused on, and experienced in, delivering exceptional services from project concept through ribbon cutting.

Our Experience

Our multi-disciplined approach provides our clients with a coordinated team of specialists who have a broad knowledge base in creative design, site evaluation, project financing, municipal entitlements, land survey documentation, site infrastructure, municipal infrastructure and construction. Our experience covers a vast array of sectors, from developing residential neighborhoods, shopping centers, office sites, industrial parks and distribution centers, all the way to public parks, churches, primary/secondary schools and sports complexes.

Kevin Byrne, PLA, LEED AP BD+C

SENIOR LANDSCAPE ARCHITECT

RELEVANT EXPERIENCE

- Oak Creek City Hall and Library Development, Drexel Town Square, Oak Creek, WI*
- Oak Creek Fire Station #1 Development, Oak Creek, WI*
- Mt. Pleasant Village Hall and Police Station Development, Mt. Pleasant, WI*
- St. Francis Civic Center, Police Station, and Fire Station Development, St. Francis, WI*
- City of Waukesha Fire Station #4 Renovations, Waukesha, WI*
- City of Waukesha Police Station Renovations, Waukesha, WI
- City of Waukesha Cold Storage Building, Waukesha, WI
- City of Waukesha Fire Training Burn Building, Waukesha, WI

Andrew Mertz, PE

PROJECT ENGINEER

RELEVANT EXPERIENCE

- Kenosha Harbor, Kenosha, WI
- Richard Bong Recreational Area, Kansasville, WI
- City of Waukesha Police Department Renovations, Waukesha, WI
- Milwaukee Metropolitan Sewerage District Projects, Milwaukee, WI
- Verona High School Campus Public Roadway Improvements, Verona, WI
- CTH OK Bike Trail, Sheboygan, WI
- Isner Bike Trail, Sheboygan, WI
- UP Rail to Trails, Sheboygan Falls, WI

LOCATION

Madison Regional
Office
161 Horizon Drive,
Suite 101
Madison, WI 53593
(608) 848-5060

EDUCATION

B.S. Landscape
Architecture, University
of Wisconsin - Madison
2001

REGISTRATION

Professional Landscape
Architect, 2007, WI,
#552

Professional Landscape
Architect, 2009, IL,
#157001321

LEED Accredited
Professional BD+C
Wisconsin Land
Information Association
(WLIA)

EDUCATION

B.S. Civil Engineering
Architecture
(ABET Accredited),
University of Wisconsin-
Platteville
2015

REGISTRATION

Professional Engineer,
WI, 2020, PE#: 47575

**LOCATION**

1033 North Mayfair
Road, Suite 200
Milwaukee, WI 53226

EDUCATION

BS, Civil Engineering,
University of Nevada,
Reno, NV, 1998

Industry Mentor,
University of Wisconsin-
Madison, 2006-2010

REGISTRATIONS

Professional Engineer:
WI (#36292), 2003; IA
(#21027), 2012; MN
(#51586), 2016

Structural Engineer: IL
(#081.006115), 2004

**ACTIVITIES |
AFFILIATIONS**

American Society of Civil
Engineers

National Council
of Examiners for
Engineering and
Surveying

OTIE | Structural Engineering

Oneida Total Integrated Enterprises (OTIE) is a Native-American business, owned by the Oneida Nation of Wisconsin. Founded 30 years ago, we have grown into an integrated, multi-disciplined firm of qualified, experienced, and professional engineers, scientists, construction managers, and support staff. We are capable of providing a multitude of A/E services from field investigations, preliminary analysis and planning, design engineering, community involvement, bidding and award, and construction management.

OTIE has offices in Green Bay, Milwaukee, and Madison, Wisconsin, with 11 additional offices across the United States. With our roots in Wisconsin, we provide civil, environmental, structural, mechanical, electrical, and plumbing engineering to clients across our state. Our projects involve new facilities, renovations, and expansion of existing structures for municipal, state, federal, commercial, and tribal clients. OTIE is a registered Minority Business Enterprise (MBE) with the Wisconsin Department of Administration and Targeted Business Enterprise (TBE) with Milwaukee County.

James Hall

PE | SE | SENIOR STRUCTURAL ENGINEER

James is a structural engineer with more than 20 years of experience in engineering design. His experience includes conceptual and detailed design, cost estimating, preparation of specifications and construction drawings. He brings strong project coordination skills and has served as project manager and construction administrator on many projects. He has been responsible for the structural design of commercial, office buildings, educational (K-12 and higher education), healthcare, industrial, justice, religious, residential, retail, parking facilities, and airport projects nationwide. This has provided him with the knowledge of the primary building codes, high snow load regions, high wind regions, seismic, and experience with construction techniques regarding specific regional factors.

He has a solid background in structural steel framing, composite floor systems, built-up plate girders, concrete structures (both mild reinforced and post-tensioned concrete), concrete masonry units (CMU), precast concrete, deep foundations (piles and caissons) with grade beam systems, spread footing foundations, large earth retaining systems, post-tension slab-on-grade, timber framing and lateral systems such as moments frames, braced frames and shear walls.

RELEVANT EXPERIENCE

Community Center, The Salvation Army, Tri-City Corps, St. Charles, IL

Provided structural engineering for a new 24,000 SF community center. The different building types include administrative offices, gymnasium, chapel, and classrooms. Structural elements included structural steel, reinforced concrete, timber, precast, and reinforced concrete masonry walls.

Research and Development Sub-Campus, Promega Corporation, Fitchburg, WI

Providing structural engineering for a new 270,000 SF, three-story building with a two-level parking addition for approximately 330 parking stalls, and a 4,800 SF addition to the mechanical room of another building.

Fort Dodge Public Library, Fort Dodge, IA – Structural Engineer.

Provided structural engineering for a new 31,500 SF library with a 2,000 SF basement.

Middleton Construction Consulting Cost Estimating



LOCATION
W279N7090 Mill Pond
Way
Hartland, WI 53029

Mailing Address:
P.O. Box 6
Merton, WI 53056

Middleton Construction Consulting (MCC) is a Service Disabled Veteran Owned Small Business (SDVOSB) composed of highly skilled professionals who focus on Construction Cost Estimating and Owner Representation with offices located in Wisconsin and Illinois. Our objective is to help our clients complete their projects on time and on budget.

Services

MCC uses all of the latest software and technology to ensure accurate and timely delivery of our cost estimates. We use On-Screen Takeoff, BIM, and Revit models and our proprietary MC2 estimating software to deliver our cost estimates to our unique client base.

We work closely with the A/E team throughout the design process of all projects to ensure we have an intimate understanding of the project program and the client's needs. We work diligently early in the design process to identify any budget pitfalls and present design alternates and value engineering options to ensure that the

Tom Middleton

CPC | PRESIDENT | LEAD COST CONSULTANT

Tom leads cost estimating services for all projects. He has 26 years in the commercial construction industry leading many major projects to successful completion. His experience ranges from healthcare to commercial buildings to schools and corporate headquarters. Tom has worked in both direct, hands-on, field roles as well as project leadership roles. Based on his intimate knowledge of the construction process he understands the nuances of taking an idea from concept to completion.

RELEVANT EXPERIENCE

City of Madison, Madison Public Market | 2021 | \$13,200,000

Lead cost estimator for the 45,000 SF, two-story, year-round community gathering space that showcases local artists and musicians, offers unique community events, provides community classes, and supports a range of activities that bring the city together.

City of Madison, Pinney Library | 2020 | \$5,000,000

Lead cost estimator for this project that constructed the new 20,521 GSF Pinney library, serving multiple neighborhoods and 12 schools.

City of Madison, James Madison Park Master Plan | 2019 | \$15,530,000

Lead cost estimator for the updated master plan and new park shelter design for James Madison Park, a 12.63 acre lakefront community park located downtown. The master plan consolidates three sports courts and a new playground next to the anticipated new shelter which will provide room for a cafe, paddle sports rental location, and a community room to serve 175 people.

UW-Madison, Bakke Recreation & Wellbeing Center | EST 2023 | \$95,000,000

Lead cost estimator for the new 262,108 GSF Bakke Recreation & Wellbeing Center. Building includes a 25-yard recreational pool, 8 basketball courts, an ice sheet with spectator seating, expanded fitness areas, multipurpose studios, and an indoor jogging track.

UW-Madison, Nicholas Recreation Center | 2020 | \$65,871,200

Lead cost estimator for the new 250,800 GSF state-of-the-art facility includes spaces for strength,

EDUCATION

Bachelor of Arts
International Business,
Frostburg State
University

Masters Level Course
Work, Defense Language
Institute

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

REGISTRATIONS

Certified Professional
Constructor
American Institute of
Constructors 2015

**LOCATION**

1111 Bellevue St,
Detroit, MI 48207

Arcgeometer LC | Acoustician

Arcgeometer is a creative studio that shapes objects, surfaces, and rooms for acoustic performance. We design, research, make artistic work, and collaborate with architects, interior designers, manufacturers, and artists. Arcgeometer is a Detroit-based company that provides services in acoustics consultation, design, research, and education. The firm was founded in 2015 by Zackery Belanger after eight years at Chicago-based consulting firm Kirkegaard Associates and four years as a researcher at the Experimental Media and Performing Arts Center (EMPAC) at Rensselaer Polytechnic Institute in Troy, NY. A facility to support recreation and fitness requires attention to acoustics in three primary categories: room acoustics including reverberation control, sound isolation between spaces including exterior noise, and healthy levels of noise produced by MEP systems. Arcgeometer will provide design guidance, acoustic calculations, and drawing reviews to help Engberg Anderson Architects design a facility in which the acoustic performance serves the people who rely on the space.

Zackery Belanger

FOUNDER | DIRECTOR

Zackery Belanger spent the 1990s immersed in physics books, the 2000s working as an acoustician, and the 2010s rethinking the relationships between architecture and acoustics. He holds Bachelor's and Master's of Science Degrees in Physics, and a Master's of Science Degree in Architectural Sciences. In 2013 he was the inaugural Researcher-in-Residence at the Experimental Media and Performing Arts Center (EMPAC) at Rensselaer, and in 2017 he founded Arcgeometer LC in Detroit.



MILWAUKEE

320 E Buffalo Street, Suite 500
Milwaukee, WI 53202

MADISON

305 W. Washington Avenue
Madison, WI 53702

CHICAGO

8618 W Catalpa Ave, Suite 1116
Chicago, IL 60656

Cost Proposal

Village of Jackson | Jackson Community Center Expansion Project

ENGBERG ANDERSON INC.

		PHASE I				PHASE II												
DESIGN SERVICES		CONSULTANT		ENGAGEMENT		PRE-DESIGN		SD / DD		CONSTRUCTION DOCUMENTS		BIDDING + CONTRACT		CONSTRUCTION ADMIN		SUB-TOTAL		
	COST			HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST	HOURS	COST PER HOUR	
	ARCHITECT	ENGBERG ANDERSON																
		Jim Brown		\$1,820	14	\$1,560	12	\$8,320	64	\$15,340	118	\$780	6	\$6,240	48	\$34,060	262	\$130.00
		Mike Zuehlke				\$2,500	20	\$9,500	76	\$18,750	150	\$0		\$0		\$30,750	246	\$125.00
		Drew Kemp-Baird		\$4,140	36	\$2,300	20	\$8,740	76	\$17,250	150	\$1,955	17	\$25,760	224	\$60,145	523	\$115.00
	INTERIORS	ENGBERG ANDERSON																
		Sarah Ponto						\$3,200	30	\$4,500	43			\$2,500	24	\$10,200	97	\$105.00
	MEP+FP	HEIN Engineering Group																
		Mike Hein				\$5,000	40	\$7,500	60	\$5,000	40	\$375	3	\$3,625	29	\$21,500	172	\$125.00
		Brian Cheney				\$4,000	40	\$12,400	124	\$16,200	162	\$300	3	\$3,400	34	\$36,300	363	\$100.00
		Staff						\$9,300	124	\$12,000	160	\$750	10	\$12,150	162	\$34,200	456	\$75.00
	CIVIL	JSD Professional Services, Inc.																
		Hans Justeson				\$300	2									\$300	2	\$150.00
		Matt Haase				\$1,200	8	\$900	6	\$1,500	10					\$3,600	24	\$150.00
	LANDSCAPE	JSD Professional Services, Inc.																
		Andrew Mertz				\$300	2									\$300	2	\$150.00
		Kevin Byrne				\$3,000	20	\$1,800	12	\$2,100	14	\$300	2	\$2,100	14	\$9,300	62	\$150.00
	COST ESTIMATION	Middleton Consulting & Contracting																
		Tom Middleton				\$2,805	17	\$5,610	34	\$7,425	45					\$15,840	96	\$165.00
	STRUCTURAL	Oneida Total Integrated Enterprises (OTIE)																
		James Hall						\$1,200	8	\$1,800	12	\$300	2	\$1,800	12	\$5,100	34	\$150.00
		Staff						\$4,100	41	\$4,800	48			\$2,000	20	\$10,900	109	\$100.00
	TOTAL			\$5,960	50	\$22,965	181	\$67,270	606	\$100,065	892	\$4,460	41	\$55,775	535	\$272,495	2,305	\$118.21

NOTES	
1	INPUT FOR GREEN CELLS IS BASED ON THE BASIC SERVICES THAT ARE IDENTIFIED IN THE RFP.
2	LIGHT GRAY AREAS ARE SELF TOTALING.
3	ADDITIONAL FEES - ITEMS NOT IDENTIFIED IN THE SCOPE OF WORK WILL BE COMPLETED AT THE HOURLY RATE AND A PROPOSAL WILL BE SUBMITTED FOR APPROVAL.



Jackson Community Center
Expansion Project

ARCHITECTURAL SERVICES PROPOSAL | JANUARY 10, 2023

GROTH Design Group
architects | designers | planners



LISTEN | LEAD | SERVE



GROTH Design Group

our mission

“ We exist to create and serve. Our design practices are founded on creating spaces that nurture individuals, organizations and communities. We push the discipline in order to innovate and share new perspectives on our built environment where we work, live and play. Our built environments are reflective of each unique story they tell. We create from curiosity. We design to inspire. And through architecture, we leave behind a small imprint of today for generations to come. ”

~ Mike Groth
Founder & Managing Partner



Jackson Parks & Recreation
Kelly Valentino, CPRP
N165W20330 Hickory Lane
Jackson, WI 53037



RE: Architectural Services Proposal

Dear Kelly,

Although the Jackson Community Center (JCC) and GROTH Design Group are of different disciplines our companies seem to share a common aspect in our mission's – to improve the vitality and care of our communities. I am a believer that when core values are shared, partnerships have the best opportunity to thrive for sustainable success. Our team synergy on our initial partnership to build the JCC proves this true.

Our firm's differentiating founding principles: Listen | Lead | Serve is a philosophy on which we have built a reputation for responsiveness and for solving unique challenges for over 28 years. We look at every potential partnership as an opportunity to live out that ethos.

LISTEN

As architects, we design for the needs and goals of the people who will use or encounter the space. Before we can begin design, it is necessary to understand the people for whom we are designing. By listening, we form an equally keen interest in the goals and vision of our clients. We make certain design is driven by the fullest discovery of client needs and desires.

LEAD

We believe in design integrity rather than a predetermined design style. This means we focus on the design process, trusting that developing an honest expression of our client's program and character will lead to delivering more than a just building, but unique spaces that nurture individuals, organizations, and communities.

SERVE

The greatest achievements come from people committed to a vision. We strive to carry our client's vision forward through all aspects of our design process. Our highly qualified staff brings diverse and complementary skills to each project, learning and applying lessons learned from multiple market sector experiences.

It is truly exciting to engage with organizations that share in the mission of serving our communities. Our team looks forward to the opportunity to work with the Jackson Community Center Team again, to execute your vision successfully,

We hope to hear from you soon.

Sincerely,

Mike Groth, AIA, NCARB
GROTH Design Group, Inc.
mgroth@gdg-architects.com
262.377.8001

Content

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01 SECTION 1

firm history

OUR FOUNDATION

The principles of Listening, Leading and Serving are intricately woven throughout the firm and collectively provide a platform to serve far beyond our bricks and mortar. It is our culture. It is our mission. And it is a way of thinking that serves for the betterment of our clients and communities.

We exist to create and serve, and as architects it is our responsibility to do our part to build strong communities. Our design practices are founded on creating spaces that nurture individuals, organizations and communities.

OUR LOCATIONS

CEDARBURG

N58 W6181 Columbia Road Cedarburg, WI 53012
262.377.8001

MILWAUKEE

600 W. Virginia Street, Suite 602 Milwaukee, WI 53204
414.810.7613

APPLETON

100 W. Laurence Street, Suite 106A Appleton, WI 54911
920.460.9007

PARTNERS

MIKE GROTH, AIA

Managing Partner
mgroth@gdg-architects.com

PETER SCHNEIDER, AIA, LEED AP

Partner
pschneider@gdg-architects.com



GROTH Design Group about us

OUR STORY

GROTH Design Group was established in 1994 by Mike Groth, AIA, with a focus on serving the needs of faith communities and non-profit organizations. This foundation is intricately woven throughout the services we provide. Our mission is to first Listen, then Lead, and create architecture that Serves. We look at every potential partnership as an opportunity to live out that ethos.

LISTENING TO UNDERSTAND

The projects we create must support the mission, vision, and needs of our clients. We ensure mutual understanding of these vital, but often intangible elements. We make certain design is driven by the fullest discovery of client needs and desires.

LEADING TO BUILD CONSENSUS

Project success depends on facilitating a common vision and moving forward with mutually agreed upon goals and purpose. True success depends directly on how satisfied clients are with our service. It is our focus.

ARCHITECTURE THAT SERVES

The success of our work is best defined by our focus on listening and on providing the assurance that every aspect of a design concept is evaluated in relation to your mission.

OUR CLIENTS

For our clients in education, community, corporate, healthcare, senior life and religious markets, we create places that respect the individual, the community, and the environment. We design places that are functional, financially responsible, yet imaginative - effective and meaningful places supporting our client's mission and vision. Achieving such places involves a complex array of issues and challenges that are resolved through design — the universal process of envisioning the future through understanding issues, setting realistic goals, and exploring opportunities.

Our staff includes architects, project managers and designers, interior designers, construction administrators and support professionals. We provide specialty services for facility needs analysis, programming, master planning, probable cost analysis, architectural and interior design and construction administration. Projects range from single discipline studies to remodeling, renovation and new construction, and result in approximately \$60 - \$80 million in construction annually.

GROTH Design Group services

OUR SERVICES



Pre-Project Planning

- Facilities Planning + Programming
- Existing Building Evaluation
- Site Selection
- Project Budgeting + Scheduling
- Concept Development
- Master Planning
- Site Planning
- Site Utilization Studies
- Space Needs Assessment
- Strategic Planning Assistance to Owners



Architecture

- Site Evaluation
- Existing Building Evaluation
- Zoning + Code Analysis
- ADA Compliance Analysis
- Master Planning
- Space Planning
- Programming
- Conceptual / Preliminary Design
- Schematic Design
- Design Development
- Cost Estimating
- Bidding / Negotiation
- Construction Contract Admin.
- Post Occupancy Evaluation
- Project Public Relations



Interior Design

- Programming
- Space Planning
- Conceptual Design
- Design Development
- Interior Finish Design
- Furnishings Consultation
- Light Design
- Signage
- Branding + Graphics



GROTH Design Group markets we serve



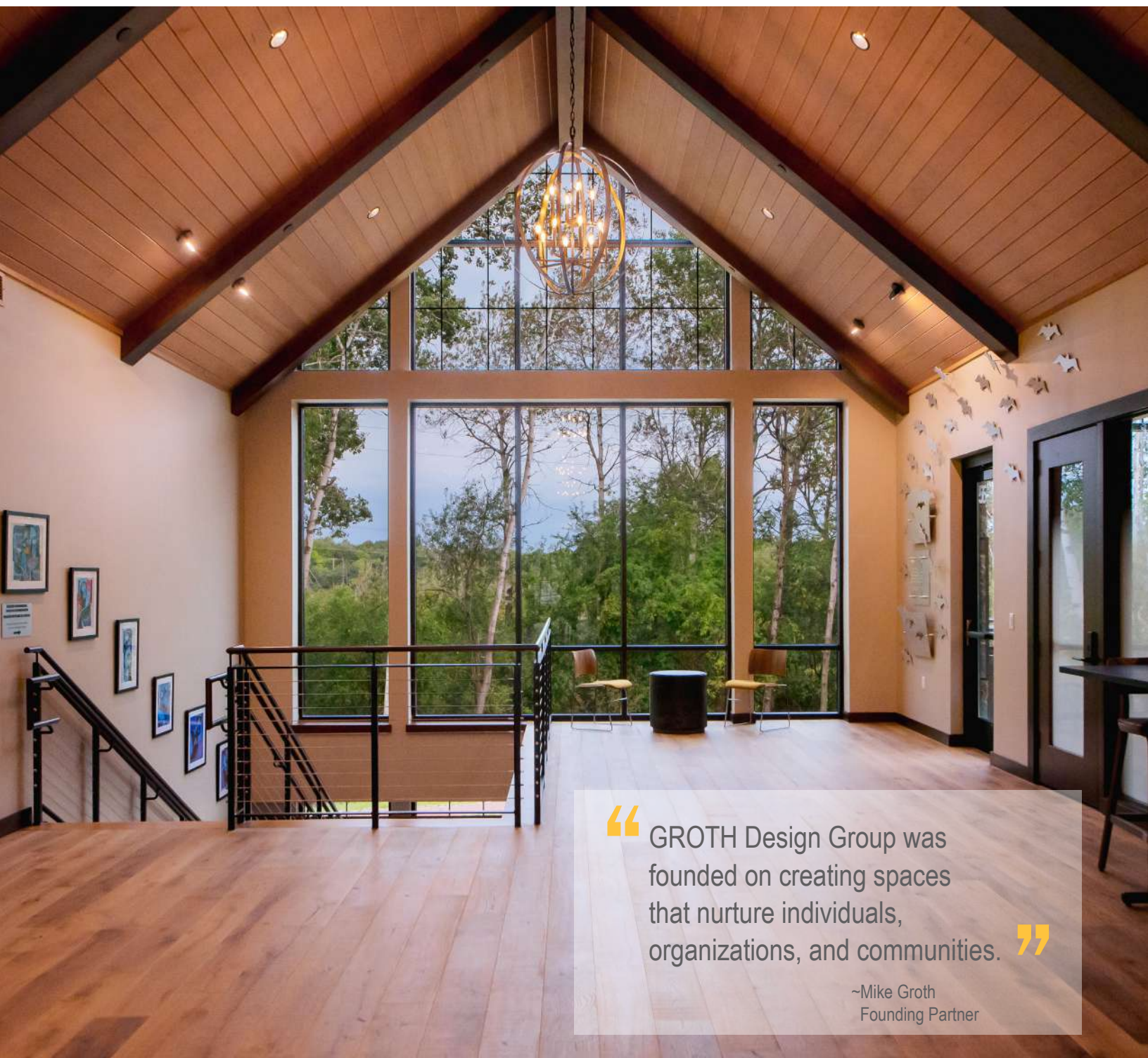
“GROTH Design Group has been a loyal partner throughout all phases of our construction project. From the moment GDG came on board, they have been forward thinking, responsive and cognizant of the community values and traditions. Our work together is a wonderful testament of what can be achieved when there’s a common focus, synergy and determination. GDG exceeded our expectations on all levels.”

~ Todd Bugnacki, Superintendent
Cedarburg School District

02

SECTION 2 project experience

30+ DESIGN AWARDS
WON IN THE PAST 5 YEARS



“GROTH Design Group was founded on creating spaces that nurture individuals, organizations, and communities.”

~Mike Groth
Founding Partner

OUR PARTNERSHIP

The facility was designed with the mission to support the needs of the neighborhood by expanding program offerings and we are thrilled to know it has served the community well for many years.

We value our partnerships with clients and would be honored to partner once again and to be a part of this next phase to transform your facility to fit today's needs.





JACKSON COMMUNITY CENTER

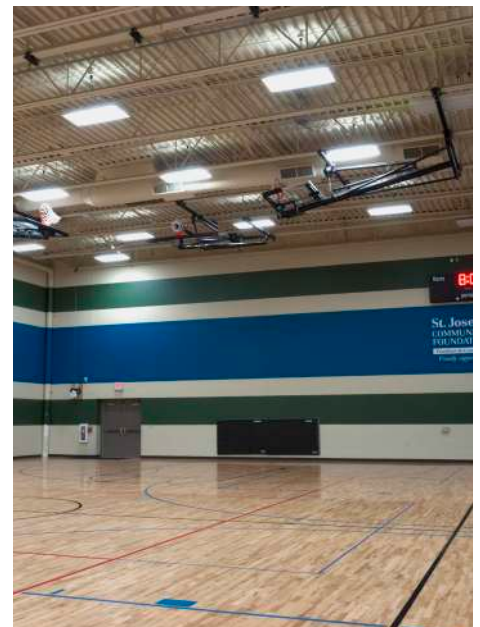
EXPANDING PROGRAM OFFERINGS TO THE COMMUNITY

JACKSON • WISCONSIN

Completed in 2009, GROTH Design Group designed the original 26,000 sf facility to house the Jackson's Boys and Girls Club, Recreation Department and Senior Center in a single building, while also providing the opportunity to offer many new programs to the community. The facility contains numerous activity areas; dance room, technology center, daycare area, administrative offices, kitchen, locker rooms and a full gymnasium.

SERVICES

- master planning
- programming
- full architecture
- site analysis
- consensus building
- schematic design
- conceptual design





OCONOMOWOC COMMUNITY CENTER

A GATHERING PLACE
OCONOMOWOC • WISCONSIN

Existing city facilities could no longer support services and programs offered to residents by the Department of Parks and Recreation. A new facility was needed. The selected site on the shores of Lac LaBelle at the western gateway to downtown offered the potential not only to provide for support of programs, but the opportunity to create a facility that strengthened that “gateway” location for all who would enter the commercial area.

GROTH Design Group was engaged to work in collaboration with J. H. Findorff and Sons (Construction Manager) to plan and design a new 20,000 SF facility to house the offices of the DPR, multi-use classrooms, fitness areas, concessions and dining area to serve the beach area and adjacent city park, and spaces for large public gatherings.

PROJECT DETAILS

completion date: 2013
sf: 20,000

SERVICES

- full architecture
- space planning
- master planning
- site analysis
- consensus building
- multi-use classrooms
- fitness areas
- dining areas
- large group gathering spaces





WAWM RECREATION CENTER

ADDED SPACE PROVIDES OPPORTUNITY FOR COMMUNITY GATHERING
WEST ALLIS • WISCONSIN

The West Allis/West Milwaukee School District Recreation and Community Services Department located in West Allis consolidated its offices and programs from other facilities into a new addition to its existing facility on South 68th street.

The existing building, which was also renovated, has adult fitness classes, and fire-safety education spaces. The addition added early childhood programs, fitness classes, special events, community service programs, an indoor walking track and a gym.

GROTH Design Group worked with the Recreation Department staff and management to document existing spaces and identify future program space needs for the addition. The final building square footage is approximately 40,000 sf, including the 12,300 sf of renovated space in the existing building, and a 3,500 sf walking track suspended in the gym.

PROJECT DETAILS

completion date: 2020
sf: 40,000

PROJECT TYPE | SERVICES

- master planning
- programming
- full architecture
- site analysis
- consensus building
- schematic design
- conceptual design





SENIOR ACTIVITY CENTER OF SHEBOYGAN

TRANSFORMATION OF VACANT BUILDING INTO A VITAL COMMUNITY HUB
SHEBOYGAN • WISCONSIN

Growing and changing needs for the Sheboygan community required an updated space for the Senior Activity Center of Sheboygan. A former retail space was purchased and GROTH Design Group was asked to partner once again with the Senior Activity Center to transform a vacant building into a vital community asset. The new center serves as a main activity hub for the community.

A complete renovation of the building was done. The facade was given a new look and the interior of building provides a refreshed space that houses flexible rooms that provide a wide variety of activities.

PROJECT DETAILS

completion date: 2022

PROJECT TYPE | SERVICES

- programming
- conceptual design
- design documents
- space planning
- interior design
- full architecture





MEQUON THIENSVILLE GATEWAY

OUTDOOR GATHERING WELCOMES ALL TO THE NEIGHBORHOOD

MEQUON | THIENSVILLE • WISCONSIN

A community gateway feature, designed by GROTH Design Group with partner ZEBRADO, is located on the northeast corner of Mequon and Cedarburg roads, in the heart of the Town Center. The design, a community promenade, serves as identification of the point of arrival into a special and distinct neighborhood that is the center of the two communities. The promenade enhances the entry point to the Town Center and Historic Main Street.

The Gateway is a public feature meant to announce arrival at a special place, activate the riverfront, serve as a public amenity, promote history and the art of the community and celebrate the vitality and new growth to the heart of the communities

Other improvements include pedestrian access and safety and signage for the businesses and amenities in the neighborhood district.

PROJECT DETAILS

completion date: 2021
sf: 6,000

SERVICES PROVIDED

- architecture
- site planning
- programming
- consensus building

INITIAL COST ESTIMATE: \$710,000
FINAL TOTAL COST: \$705,000
CHANGE ORDERS: 0
(\$5,000 contingency given back to owner)





CEDARBURG BANDSHELL

A CULTURAL HOTSPOT WITH NEW AMENITIES - A TRUE DESTINATION

CEDARBURG • WISCONSIN

Cedar Creek Park has for years been a cultural hot spot in Cedarburg. It hosts a number of events throughout the year including its Summer Sounds series, which brings a number of great musicians to the park every Friday night during the summer months.

The design was inspired by the various historical elements throughout the town, such as the classic stone buildings and the steel train bridge. Using these materials, the design takes on a more contemporary form allowing it to fit into the context of the town, while not attempting to recreate a historical style.

PROJECT DETAILS

completion date: 2016
sf: 3,000 sf

SERVICES PROVIDED

- architecture
- site planning
- electrical

INITIAL COST ESTIMATE: \$652,394

FINAL TOTAL COST: \$514,251

CHANGE ORDERS: 5

(Reasons: Unsuitable soils, Landscape additions & Value Engineering to remain under budget)





ORANGE THEORY FITNESS

HIGHLY-BRANDED FITNESS FACILITY

APPLETON • MEQUON • SUN PRAIRIE • WAUWATOSA • MILWAUKEE'S THIRD WARD • DELAFIELD • SHOREWOOD • MENOMONEE FALLS
WISCONSIN

GROTH Design Group designs spaces for Orangetheory Fitness locations. The firm's design work supports Orangetheory Fitness's brand of top-of-the-line equipment, upbeat music and motivational trainers.

The Orangetheory Fitness studio facility plays a crucial role in the success of Orangetheory Fitness. The branded environment establishes the quality of Orangetheory Fitness design; it paves the way for a constructive and collaborative relationship with the customer, and it sets the stage for sales success and for creating measurable market share. The Orangetheory Fitness layout and acoustic requirements are adapted to existing spaces and unique site conditions.

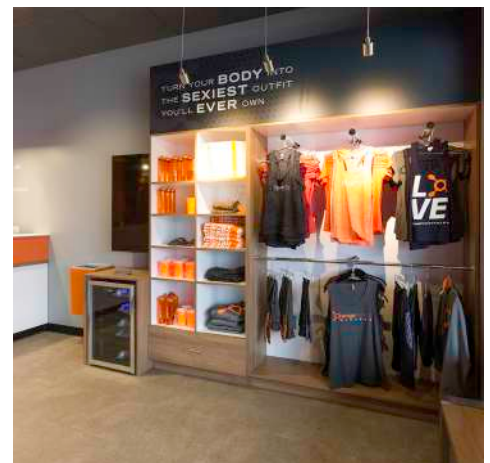
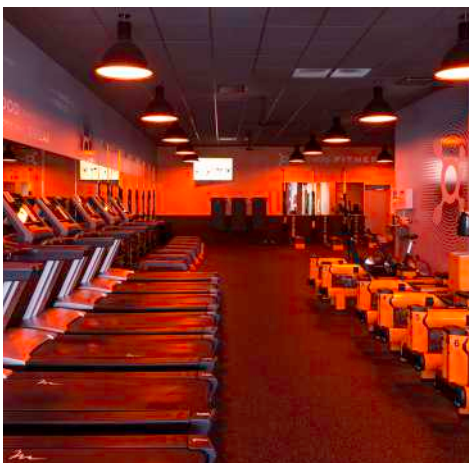
Program areas include reception, restrooms, showers, office area and workout space. GROTH Design Group designed new buildouts that communicate the Orangetheory Fitness brand identity and experience goals while adapting to the existing buildings constraints. Each studio has established quick success and Orangetheory continues to grow in Wisconsin.

PROJECT DETAILS

completion date:	2014 to present
sf:	2,800 - 4,000

PROJECT TYPE | SERVICES

- site analysis
- space planning
- schematic design
- construction documents
- branding implementation
- equipment coordination



GROTH Design Group

project experience | references

REFERENCE ONE

Name of Client: Mequon Thiensville Gateway

Contact Name: Connie Pukaite

Contact Title: Former Mayor of Mequon

Mailing Address: 1230 Estates Drive, Mequon, WI 53092

Phone: 262.242.2778

Email Address: pukaite@sbcglobal.net

REFERENCE TWO

Name of Client: West Allis West Milwaukee

Contact Name: Shelly Strasser

Contact Title: Recreation & Community Services Director

Mailing Address: 1205 S. 70th St., 5th Floor, West Allis, WI 53214

Phone: 414.604.4937

Email Address: stram@wawmsd.org

REFERENCE THREE

Name of Client: Cedarburg Light & Water

Contact Name: Dale Lythjohan

Contact Title: General Manager

Mailing Address: N30 W5926 Lincoln Blvd., Cedarburg, WI 53012

Phone: 262.375.7650

Email Address: dlythjohan@wppienergy.org

03

SECTION 3 project approach

BUILDING CONSENSUS

We create collaboratively, inviting many voices into the design process to ensure a diverse range of thought is included in the approach. We build consensus by ensuring project stakeholders are heard and participate in design decisions.

Our approach to consensus building is tailored to the circumstances of each client but always with a focus on the overall mission and vision of the organization - and the recognition that it is their project, not ours.

This approach provides all with a platform to express varying opinions and a strong foundation on which to find common ground.

DESIGN CREATIVITY AND INNOVATION DRIVEN BY FULL UNDERSTANDING OF MISSION

Design is driven by full upfront discovery of your needs and desires; gathering a full understanding of values and mission provides the platform to deliver the most efficient and high-end design.

Through open communication and sharing of ideas we seek to find common ground within the project leadership team on which all subsequent decisions can be made. While such a foundation will not answer every specific question, it will direct the focus of decision discussions based on the collective values of the team. Our role as architects in the planning process is to provide you with options; then to provide guidance in understanding the significance of each option. This process will enable your team to make informed decisions about project content.



project approach



Uniquely Aligned

This project requires experience in a variety of unique project types. In our 28+ years, we have experience in all the project types involved and will leverage that unique experience for your project success.



Right Size

Mid-size offers nimble staff with local reach and national experience — right in your back pocket.



Consensus Building

Proven ability to lead you in building consensus among stakeholders.



Innovative Design

Tailored design solutions informed by a deep understanding to meet your goals and vision.

ESTABLISHING COMMON VISION

Our design process is iterative and refining as we start with multiple options and pragmatically refine towards a single design direction.

Together we'll review diagrams and precedent images to start to form the vision for your project. Once a design direction is established, the development, coordination and documentation of the design becomes our focus. To better lead our clients and projects to success, we have developed internal systems to ensure that budget, schedule, coordination and documentation are all executed to GDG's high standards.

MANAGING BUDGET

Budgets are managed by establishing clear expectations and goals with the client from the outset. The design is then checked at each design milestone and expert advice is solicited for critical scope components.

A schedule will be established collaboratively with the Jackson Community Center Group to meet the project goals before design begins. The schedule remains an agenda item at every meeting to ensure the project is staying on track throughout every phase.

GROTH Design Group maintains a high standard of design and specifications product delivery that minimizes the need for change orders. Critical to this effort are strong lines of communication with all involved parties, including sub-consultants and contractors.

GROTH Design Group follows established procedures for quality control. These procedures are enforced through every phase of the project development. Managers are required to maintain a quality assurance manual for each project the firm undertakes and a peer review is done, by staff not involved in the project, to confirm the quality of our drawings and specifications. Issues that arise as part of our QC efforts are made part of ongoing team reviews and revisited for continuous improvement.

project approach



Uniquely Aligned

This project requires experience in a variety of unique project types. In our 28+ years, we have experience in all the project types involved and will leverage that unique experience for your project success.



Right Size

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Consensus Building

Proven ability to lead you in building consensus among stakeholders.



Innovative Design

Tailored design solutions informed by a deep understanding to meet your goals and vision.

FUNDRAISING SUPPORT

The success of fundraising is largely based on the ability to effectively and efficiently communicate the project story. We have been successful in partnering with our clients for 29 years to deliver effective campaigns that give life to projects.

We understand how informational packages need to not only demonstrate the goals of the project and what the benefits the campaign will bring to the facilities, but also how donations will contribute to the long-term mission of making a positive impact on individuals and the community.

We will help develop strong inspirational conceptual images that can be used in promotional materials for fundraising. The conceptual imagery helps tell the story of the project and provides a visual connection to better understanding the project while also in developing interest and support for large, up-front donation pursuits. We also understand that the campaign will need ongoing updates of presentation materials to keep communications flowing, and interest and support growing.

We have also participated in campaign presentations to address architectural approaches and answer questions. We understand how important it is for all potential donors to feel that their concerns have been heard, and our Listen/Lead/Serve approach provides an excellent fit to address this need.

We have seen great success working with the project team to identify specific funding items for groups or individuals who may wish to make additional donations for project elements that can be used as a memorial. While this list is usually unveiled after the initial donation commitments have been made, it can be an excellent source of additional funding and recognition. Where appropriate, we can provide renderings specific to individual, large donation pursuits.

GROTH Design Group understands that plans and renderings not only need to provide clear information, but also need to support and reinforce the message of the campaign while invigorating its vision.

project approach placemaking

GROTH Design Group believes in designing architecture that serves.

GROTH Design Group is deeply rooted in our mission to build stronger communities one project at a time. Our mission is guided by the firm's principles to first Listen, then Lead, and create architecture that Serves. We are a firm built on serving communities, whether that comes alive through small-scale community projects with a big impact or large healthcare systems that improve the lives of our smallest community members.

Our team of architects and interior designers bring a unique blend of expertise from the multiple market sectors in which we work. We all possess a strong drive to be involved in projects that serve and positively impact communities.

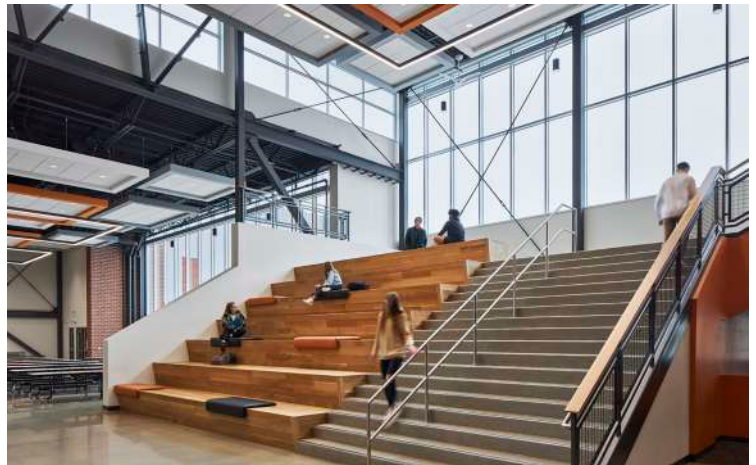
We have a passion for placemaking. We love to inspire residents, neighbors, and visitors to experience the heart of the community. To create the highest level of shared value, we pay attention to and design around the physical cultural, and social aspects that define a place and support its use.

Building inclusive, productive and healthy communities is a major piece of architectural design. A key part of achieving this lies in well-thought out public spaces. We design public spaces to strengthen the social fabric of communities. Many times in dense urban areas people are looking for spaces that provide connectivity while also providing a place of reprieve. A well-designed public gathering space promotes activity and connectivity within the community.

Our firm has worked through the design process in a public forum at varying levels. We hold experience in public projects that require minimal, but still critical, public buy-in. Our most recent community project worked with Mequon-Thiensville in varying capacity throughout the entire project to ensure stakeholders and owners were all heard, and a mutual consensus was arrived at to successfully deliver a beautiful placemaking space for the community.



project approach placemaking



04

SECTION 4 scope of work

PROJECT GOALS AND PROGRAM

UNDERSTANDING

You have indicated you would like to procure architectural services to explore the following scope of work:

- Auditorium
- Family Restrooms
- Fitness Center
- Converting the Team Room
- Renovating Library to create early Learning Center
- Finishing of the Administration Offices
- Front Lobby renovation
- Overall review of general maintenance items

SCOPE BREAKDOWN PHASE I

SCOPE: PROGRAMMING | SPACE PLANNING | CONCEPTUAL DESIGN

Anticipated schedule of 8-10 weeks (February 14th – April 18th)

- REVIEW OF FACILITY: Meet with JPR Director to review existing facility, identify site constraints, create additional spaces that focus on low maintenance materials, utilities, include low maintenance landscape plans that will complement and enhance the current site, make recommendations based on experience and past projects and incorporate key elements and amenities as identified through project visioning.
- BUILDING ANALYSIS: Conduct an analysis of current building maintenance, that can be incorporated into the Expansion Project including but not limited to:
 - Create an increased safe & secure front desk area
 - Commercial play equipment for outdoor Early Learning Play Area
- COMMUNITY ENGAGEMENT: Work with the JPR to prepare surveys, host public meetings and conduct focus groups with applicable stakeholders. Key emphasis will be placed on those proposals that can be effective at generating community visioning and participation.
- CONCEPTUAL PLANS: Provide conceptual plans in digital formate, as needed for the staff to utilize for discussion, review, and presentation.

scope of work phase II

SCOPE BREAKDOWN PHASE II

SCOPE: PROGRAMMING | DESIGN DEVELOPMENT | CONSTRUCTION DOCUMENTS | BIDDING AND CONSTRUCTION ADMINISTRATION

- **BID DOCUMENTS:** Prepare all construction Bid Documents and Project Specs as required by Local, County and State regulatory entities for project construction.
- **BIDDING:** Work with the JPR for all posting and legal notices associated with bidding out a project.
- **MEETINGS:** Responsible for conducting the bid opening and pre-construction meetings with Village Staff.
- **INSPECTIONS:** Responsible for periodic construction inspections.
- **SUBMITTALS:** Responsible for review of pay request submittals.
- **CODE COMPLIANCE:** Responsible for Code Compliance and Final Inspection for occupancy per Supervising Professional (per SPS 361).

scope of work

labor hours

Percentages are based on a percent of total hours allotted.

SCOPE BREAKDOWN PHASE I

Programming

- Pete Damsgaard 55%
- Dan Konczal 30%
- Support Staff 15%
- Cindy Gall 0%
- Mike McGraw 0%

Conceptual Design

- Pete Damsgaard 45%
- Dan Konczal 35%
- Support Staff 15%
- Cindy Gall 5%
- Mike McGraw 0%

Schematic Design

- Pete Damsgaard 35%
- Dan Konczal 35%
- Support Staff 25%
- Cindy Gall 5%
- Mike McGraw 0%

SCOPE BREAKDOWN PHASE II

Design Development

- Pete Damsgaard 15%
- Dan Konczal 40%
- Support Staff 35%
- Cindy Gall 10%
- Mike McGraw 0%

Construction Documents

- Pete Damsgaard 5%
- Dan Konczal 40%
- Support Staff 40%
- Cindy Gall 10%
- Mike McGraw 5%

Bidding

- Pete Damsgaard 0%
- Dan Konczal 45%
- Support Staff 5%
- Cindy Gall 0%
- Mike McGraw 45%

Construction Admin

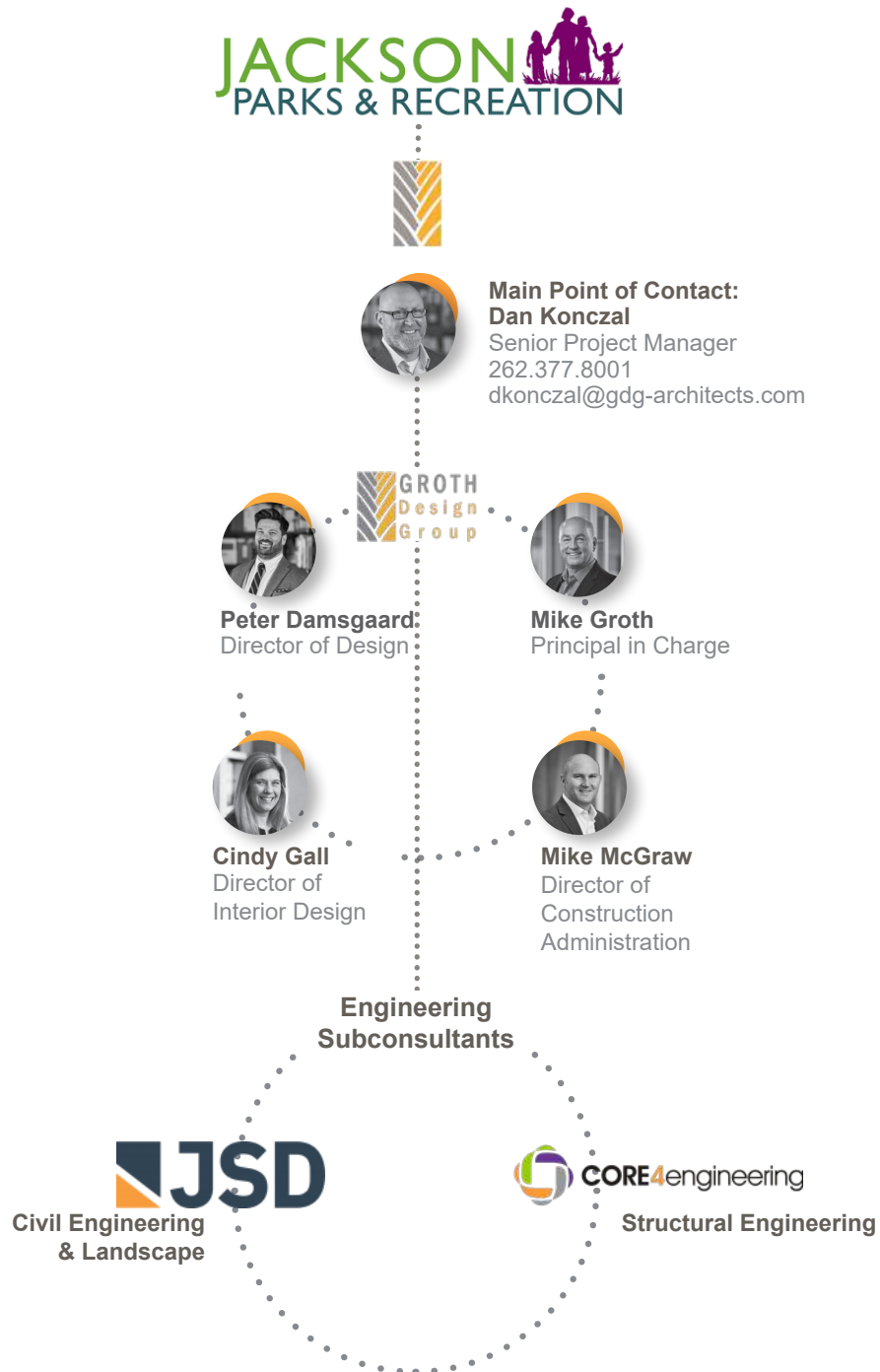
- Pete Damsgaard 5%
- Dan Konczal 10%
- Support Staff 10%
- Cindy Gall 5%
- Mike McGraw 70%

05 SECTION 5 key personnel

We are **GROTH Design Group**



key personnel organization chart





DAN KONCZAL

RA, LEED AP
Senior Project Manager

As a Project Manager Dan brings a unique mix of professional experience that covers architecture and construction. His experience positions Dan with a comprehensive understanding on how concise documentation, problem solving skills and thorough project management can maximize productivity and proactively reduce, or eliminate, issues in the field.

Dan's primary focus is working on school projects however, he does work unilaterally across all market sectors. Dan easily establishes transparent communication early in the project creating a respectful synergy between the client and design team. He utilizes his critical thinking and problem solving skills to generate advanced solutions to complex challenges ensuring alignment of the client goals.

EDUCATION

University of Wisconsin - Milwaukee
Bachelor of Science Architectural Studies

SELECT AWARDS

2019 ALA Silver Award |
Shepherd of the Prairie Lutheran Church,
Huntley, IL

2016 Patcraft Schools that Rock |
St. Francis Borgia School

2015 Daily Reporter Top Project Award

PROFESSIONAL SOCIETIES | ACTIVITIES

WHEA Member

Youth Sports Coach & Fundraising Volunteer

SELECT PROJECT EXPERIENCE

Jackson Community Center
Jackson, Wisconsin

Cedar Creek Bandshell
Cedarburg, Wisconsin

**West Allis West Milwaukee
Recreation Center**
West Allis, Wisconsin

Oconomowoc Community Center
Oconomowoc, Wisconsin

Casa de Corazon Child Care
Milwaukee, Wisconsin

Downtown Montessori
Milwaukee, Wisconsin

Cedarburg School District
Cedarburg, Wisconsin

**St. Francis Borgia Catholic
School**
Cedarburg, Wisconsin

Notre Dame of De Pere School
De Pere, Wisconsin

Brookfield Academy
Brookfield, Wisconsin

**7954 Harwood Ave. Development (5
tenants)**

Wauwatosa, Wisconsin

**Johnson Controls — 507 Showcase
Project**

Milwaukee, Wisconsin

Regal

Beloit, Wisconsin

Yamato Corporation

Mequon, Wisconsin

Bombardier Recreational Products

Sturtevant, Wisconsin





MIKE GROTH

AIA, NCARB
Partner in Charge

Mike's passion for architecture and drive to serve communities culminated to become the very foundation on which he founded GROTH Design Group. The firm's initial portfolio was built on work in both the religious and non-profit markets. Now, over 25 years later, the firm is honored to also serve; corporate, healthcare, senior living, education and community markets.

Mike leads the firm with an unwavering vision to build strong communities and the belief that the impact of architecture extends far beyond the bricks and mortar of a building. His design practices uphold a social responsibility to be a steward of the environment while also delivering beautiful spaces that provide inclusive settings that connect, nurture, and inspire.

The tenets of GROTH Design Group's mission: LISTEN, LEAD, SERVE, continue to be the guiding compass of the firm.

EDUCATION

University of Wisconsin - Milwaukee
Bachelor of Science Architectural Studies

SELECT AWARDS

2020 Milwaukee Business Journal Award |
Sisters of St. Francis of Assisi Convent

2019 Daily Reporter Architect Firm of the Year

2019 Daily Reporter Award | Marquette
University Physicians Assistant Building

2019 Daily Reporter Award | Sisters of St.
Francis of Assisi Convent

2019 ASID Gold | First Ev. Lutheran Church,
Lorain, OH

2019 ASID Bronze | Lakeland Community
Church

PROFESSIONAL SOCIETIES | ACTIVITIES

American Institute of Architects (AIA)
Wisconsin Society of Architects
Association of Licensed Architects (ALA)
Interfaith Design (A Knowledge Community of
the AIA)
Lecture AGC (Associated General Contractor
Assoc.)

Lutheran Social Services of Wisconsin and
Upper Michigan, Board Member
Former Board of Directors:

- Pabst Mansion
- Family Sharing of Ozaukee Co.
- Cedarburg/Grafton Rotary

Visiting Critic - UWM, Mexico Studio
Cedarburg - Five Corners Master Planning
Committee

Concordia University - School of Business
Advisory Council

Medical College of Wisconsin Board Member -
Digestive Disease Center
Cedarburg/Grafton Rotary Member

SELECT PROJECT EXPERIENCE

Jackson Community Center
Jackson, Wisconsin

Oconomowoc Community Center
Oconomowoc, Wisconsin

Cedarburg School District
Cedarburg, Wisconsin

Regal
Grafton, Wisconsin

Bombardier Recreational Products
Sturtevant, Wisconsin

Holton Brothers
Grafton, Wisconsin

Sartori, Inc.
Plymouth, Wisconsin

Johnson Controls
Littleton, Colorado
Irving, Texas

Universal Strap
Jackson, Wisconsin

French Building
Grafton, Wisconsin

Ad-Tech
Racine, Wisconsin

TCF Commercial Lending Office
Milwaukee, Wisconsin

LaBudde Group
Cedarburg, Wisconsin

Gentian Financial
Mequon, Wisconsin

Stone Creek Coffee
Madison, Wauwatosa, Milwaukee,
Chicago





PETER DAMSGAARD

Director of Design

Peter serves as a Principal and Director of Design for GROTH Design Group, bringing more than 13 years of professional experience and an extraordinary collaborative approach to his clients. Pete is responsible for stewarding a collaborative and thoughtful design process throughout the firm, engaging third-party design and art organizations, and working with local community leaders. Beyond his role as Director of Design, Pete also leads the firm's continued education efforts for staff to ensure the team remains at the forefront of diverse architectural practices, sophisticated composition, and deep insight into interdisciplinary design.

Pete has worked on several notable award-winning projects during his time with the firm, including Notre Dame De Pere, Cedarburg School District High School, First Immanuel Lutheran Church & School, and more. He is active in the community serving as the Trustee at Large and Chair of Facilities Task Force with the Milwaukee Art Museum, Bridge Committee Member with the Sharon Lynne Wilson Center, and board member with the Wisconsin Museum of Quilts & Fiber Art.

EDUCATION

Washington University in St. Louis
Master of Architecture

Tufts University
BA, Art History

SELECT AWARDS

2022 Daily Reporter Top Projects Award |
Cedarburg High School

2020 Patcraft Schools that Rock |
First Immanuel Lutheran School

2019 Milwaukee Business Journal Real Estate
Award

2019 Mayor's Design Award

2018 ALA Design Award

2018 CODAworx

2018 CODAwards Top 100

PROFESSIONAL SOCIETIES | ACTIVITIES

Trustee at Large - Milwaukee Art Museum

Chair of Facilities Task Force - Milwaukee Art
Museum

Member of the Bridge Committee of the
Sharon Lynne Wilson Center

American Institute of Architects (AIA)
Associate

Board Member & Former President of
Wisconsin Museum of Quilts & Fiber Arts

SELECT PROJECT EXPERIENCE

**600 West Drexel Avenue
Development**
Milwaukee, Wisconsin

Stone Creek Coffee
Madison, Wauwatosa, Milwaukee,
Chicago

Hidden Glen Country Club
Cedarburg, Wisconsin

West Bend Country Club
West Bend, Wisconsin

Oconomowoc Community Center
Oconomowoc, Wisconsin

Milwaukee Catholic Home
Milwaukee, Wisconsin

**Rogers Memorial- Family Research
Center**
Oconomowoc, Wisconsin

1543 Prospect Development
Milwaukee, Wisconsin

**7954 Harwood Ave. Development (5
tenants)**
Wauwatosa, Wisconsin

9Round Gym Franchise Location
Wauwatosa, Wisconsin

PowerCycle
Wauwatosa, Wisconsin

Cafe Floriana
West Bend, Wisconsin

Casa de Corazon Daycare
West Bend, Wisconsin

Community Gateway Feature
Mequon-Thiensville, Wisconsin

The Commadore (formerly Seven Seas)
Hartland, Wisconsin

MobCraft Brewery
Milwaukee, Wisconsin

The Still Building
Slinger, Wisconsin

The Carriage House
Slinger, Wisconsin

DAA Smokehouse
Mukwonago, Wisconsin





MIKE MCGRAW

AIA, CSI, CDI

Director of Construction Administration, Shareholder

As an architect and Director of Construction Administration Mike manages projects across all market sectors to ensure proper adherence to quality and design specifications are met. Mike is an active member of both the Lean Construction Institute and the Construction Specification Institute, allowing him to share his passion for innovative construction with other industry leaders and contribute to on-going learning initiatives within GDG.

He leverages his industry knowledge, strong organizational skills, and risk management experience to ensure on-time execution for each stage of construction. Mike has a strong ability to effectively communicate and strategize on project solutions. His expertise includes clear execution of contracts, proficiency in risk management, and in-depth knowledge of building materials and building systems. Mike continuously demonstrates his commitment to deliver excellent service and a quality facility to our clients.

EDUCATION

Waukesha Technical College
Architecture & Construction Management

SELECT AWARDS

2021 Daily Reporter Top Projects | Azura Fox Point Memory Care

2021 Argentum Healthcare Award | Azura Brookfield Memory Care

2021 ASID Award | Azura Fox Point Memory Care

2021 ASID Award | Azura Brookfield Memory Care

2021 Milwaukee Business Journal Real Estate Award | Azura Fox Point Memory Care

2020 Milwaukee Business Journal Awards | Sisters of St. Francis of Assisi Convent

Daily Reporter Best of 2019 | Sisters of St. Francis of Assisi Convent

2019 ASID Silver | Carmelite Ministry Home

PROFESSIONAL SOCIETIES | ACTIVITIES

Construction Specification Institute (CSI)

Lean Construction Institute (LCI)

NCARB Member

Grace Lutheran Council - Former President

Port Washington/Saukville Rotary Member

Port Washington Hoops Basketball Program-

Board Member

SELECT PROJECT EXPERIENCE

MobCraft Beer

Milwaukee, Wisconsin

Collins Community Credit Union

Cedar Falls, Iowa

Level One Bank

Bloomfield Hills, Michigan

Ad-Tech Medical

Oak Creek, Wisconsin

Black Hills Financial Credit Union

Sturgis, South Dakota

First National Bank

Steeleville, Illinois

Johnson Controls, Inc.

Littleton, Colorado

TCF Commercial Lending Office

Milwaukee, Wisconsin

Regal Corporate Headquarters

Grafton, Wisconsin

Sartori Cheese

Plymouth, Wisconsin

7954 Harwood Avenue Development (5 tenants)

Wauwatosa, Wisconsin

Ascentra Credit Union

Bettendorf, Iowa

Dentaquest

Mequon, Wisconsin

Holton Brothers

Grafton, Wisconsin

LaBudde Group

Cedarburg, Wisconsin

600 West Drexel Avenue Development

Milwaukee, Wisconsin

Ataco Steel Products

Cedarburg, Wisconsin

**projects completed prior to GDG employment*



CINDY GALL

ASID, NCIDQ

Director of Interior Design

Cindy leads the Interior Design Studio as the Director of Interior Design at GROTH Design Group. She has dedicated over 25 years to human-centered design. She is inspired by magnificent buildings and intrigued by the power design has to evoke emotions, nurture and improve the quality of life. She is recognized for her ability to intricately balance functionality with beautiful aesthetics. She offers an intricate balance of creativity, a collaborative approach and forward thinking to deliver detail-oriented, high quality and innovative designs. Cindy has an instinctive ability to envision the totality of a project and competently execute the design.

Cindy's passion for designing environments that provide a holistic feeling of well-being is underscored with her immense involvement in NCIDQ, ASID, countless committees she has served on and mentoring she provides within the design industry.

EDUCATION

Stratton College, Milwaukee
Associate of Arts - Interior Design

SELECT AWARDS

2020 Wisconsin ASID Design Excellence
Award - Gold | Notre Dame of De Pere

2020 Patcraft Schools that Rock |
First Immanuel Lutheran School

2020 Milwaukee Business Journal Awards |
Sisters of St. Francis of Assisi Convent

Daily Reporter Best of 2019 | Sisters of St.
Francis of Assisi Convent

Daily Reporter Best of 2019 | Marquette
University Physicians Assistant Building

2019 ASID Gold | First Ev. Lutheran Church-
Lorain, OH

2019 ASID Silver | Carmelite Ministry Home

2018 ALA Design Award | St. Luke's Church -
Waukesha

2017 Wisconsin ASID Design Excellence
Award Platinum | St. Luke's Church -
Waukesha

2016 Daily Reporter Top Project |
Children's Hospital of WI - Mequon

2016 Wisconsin ASID Design Excellence
Award Bronze | Children's Hospital of WI -
Mequon

2016 Wisconsin ASID Design Excellence
Award - Bronze | Milwaukee Catholic Home:
Flatley's Bar & The Marquette Lounge

PROFESSIONAL SOCIETIES | ACTIVITIES

American Society of Interior Designers

SELECT PROJECT EXPERIENCE

Hidden Glen Country Club
Cedarburg, Wisconsin

West Bend Country Club
West Bend, Wisconsin

Oconomowoc Community Center
Oconomowoc, Wisconsin

Regal
Grafton, Wisconsin

Regal Unico
Franksville, Wisconsin

Ad-Tech
Oak Creek, Wisconsin

MobCraft Beer
Milwaukee, Wisconsin

TCF Commercial Lending Office
Milwaukee, Wisconsin

Colliers International
Milwaukee, Wisconsin

LaBudde Group
Cedarburg, Wisconsin

Presto Products
Appleton, Wisconsin

Levy & Levy
Cedarburg, Wisconsin

Sigma Aldrich Corporation
Milwaukee, Wisconsin

**234 Florida St. - Common Areas &
Remedy Analytics**
Milwaukee, Wisconsin

Cedarburg School District
Cedarburg, Wisconsin

**Marquette University Physicians
Assistant Building**
Milwaukee, Wisconsin

School District of Cudahy
Cudahy, Wisconsin

COA Early Childhood
Milwaukee, Wisconsin



06 SECTION 6 schedule | fee

PROPOSED 2023 SCHEDULE

PHASE I SCHEDULE

Week of Feb. 20th	Project award and contract execution
Feb. 27th	Owner Meeting #1 - Project Kick-Off: Initial programming, set project schedule and goals and conduct site verification. GROTH Design Group currently has all documents including the Revit model of the building.
Week of March 6th	Owner Meeting #2 - Programming interviews
CONCEPTUAL DESIGN	
Week of March 20th	Owner Meeting #3 - Review final program and initial conceptual development
SCHEMATIC DESIGN	
Week of April 3rd	Owner Meeting #4 - Review space plan development and finalize layout. Review concept ideas.
Week of April 10th	Owner Meeting #5 - Review Schematic Design deliverables for final comment.
April 14th	Submit final Schematic Design documents
April 18th	JPR Commission Meeting
May 9th	Village Board Meeting

PHASE II SCHEDULE

Week of May 15th	Project award and contract execution
May - June	Design Development
June - July 14th	Construction Documents
July 18th	JPR Commission Meeting
August 8th	Village Board Meeting
August 14th	Send Construction Documents out for bid, plan review approvals
September 18th	Due date for Construction Bids
September 19th	JPR Commission Meeting
October 10th	Village Board Meeting
October	Community Center expansion construction begins
Construction Schedule	TBD

schedule | fee

PROPOSED FEE PHASE I

Phase I Concept/Schematic Design) Architectural Fee	\$32,280
Civil/Landscape Fee	\$ 4,900

PROPOSED FEE PHASE II

Phase II fees are based on a percentage of construction cost for we are not able to provide a lump sum fee until the scope is fully developed in Phase I. Our fee breakdown is based on the construction costs indicated below. Exclusions from this fee are also indicated below.

CONSTRUCTION COST	% Fee
\$500,000 and below	5%*
\$500,000 - \$1,000,000	4%*
\$1,000,000 - \$2,000,000	3%*

* Assumed structural allowance included

EXCLUSIONS:

- Architectural design services beyond those listed above
- Field Verification of existing plan sets
- Structural, Mechanical, Electrical, Plumbing or Fire Protection Engineering Services
- Cost estimating services

Estimated Civil/Landscape Engineering Fee \$ 8,550

EXCLUSIONS: Wetland delineation, Stormwater Management design and reports, review submittal fees, extensive landscape beyond foundation landscape to blend new additions and sidewalk into the existing condition. Assumes parking lot, entry drive/drop-off, and property size are not changed/expanded.

Excluded survey items include County recording, CSM, Plat of Survey, property expansion, bathymetric survey of detention pond for under surface elevation.

ADDITIONAL COMPENSATION

REIMBURSABLE EXPENSES

We have included travel time in the projection of the above fees.

We propose direct compensation for reimbursement for expenses including but are not limited to travel expense, meals associated with evening meetings, printing, postage/delivery and any fees paid for securing approval of authorities having jurisdiction over the project. Typically, we estimate reimbursable expenses may total approximately 8-10% of our proposed fee.

As part of a proposal, we recommend an allowance to cover reimbursable expenses.

INVOICING

Invoicing of services rendered, and reimbursable expenses will be billed monthly for work completed.

schedule | fee

HOURLY RATES

GDG Standard Hourly Rates

Partner	\$180.00 - \$250.00
Director	\$130.00 - \$162.00
Senior Project Manager	\$115.00 - \$126.00
Project Manager	\$113.00 - \$142.00
Architect	\$ 85.00 - \$128.00
Interior Designer	\$ 74.00 - \$ 86.00
Technical Level III	\$ 98.00 - \$115.00
Technical Level II	\$ 76.00 - \$ 97.00
Technical Level I	\$ 74.00 - \$ 87.00
Professional in Training	\$ 35.00 - \$ 46.00
Admin	\$ 83.00 - \$118.00
Travel Time (greater than 90 miles one way)	\$ 55.00/hour
Technical Level I	\$ 74.00 - \$ 87.00
Professional in Training	\$ 35.00 - \$ 46.00
Admin	\$ 83.00 - \$118.00
Travel Time (greater than 90 miles one way)	\$ 55.00/hour



GROTH
Design
Group

CEDARBURG

N58 W6181 Columbia Road
Cedarburg, Wisconsin 53012

MILWAUKEE

600 West Virginia Street, Suite 602
Milwaukee, Wisconsin 53204

APPLETON

100 W. Lawrence Street, Suite 106A
Appleton, Wisconsin 54911

262.377.8001
www.gdg-architects.com

Response to Request for Proposals

Jackson Community Center Expansion

Phase I - Plan and Cost Estimates

Phase II - Bid Documents and Specifications

January 10, 2023

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1.0 QUALIFICATION DETAILS



Lac Lawrann Conservancy Visitors Education Center
West Bend, WI

1.0.a - Cover Letter

January 10, 2023

Ms. Kelly Valentino, CPRP
Parks and Recreation Director
Town of Jackson
N165 W20330 Hickory Lane
Jackson, WI 53037

Dear Kelly,

Zimmerman is grateful for the opportunity to present our qualifications for this important assignment. We have toured the Community Center and reviewed the contents of the Request for Proposal and feel we are best-prepared to deliver a solution that addresses systems, tenancies and the variety of spatial needs that contribute to improving operational effectiveness.

The primary driver of this work, aside from the mechanics of **what**, **how** and **when**, revolves around your community and what the building represents to residents of the Village of Jackson. Our goal will be to not only define the problem with technical aptitude, but to also **define the why** of the project.

Our team is holistic and encompasses the expertise required to:

Evaluate - for a comprehensive analysis of building functionality to understand shortcomings and determine the best solutions for effectiveness and efficiency;

Identify and Process Goals - involving a collection of the most important stakeholders to understand the vision of the building;

Envision and Design - by applying architectural techniques to question spaces and use, workflow, and qualities of your environment filtered through experience and best practice thus creating a long-term solution.

We are excited about this opportunity. You will find us to be pragmatic, practical, tireless and dedicated to creating a solution that is unique to the Town of Jackson.

Sincerely,
Zimmerman Architectural Studios, Inc.



Jack T. Blume, AIA, CDT
Vice President | Principal-in-Charge
jack.blume@zastudios.com
Direct: 414-225-0857
Cell: 414-750-0730

1.0.b - Firm Overview & Experience



Zimmerman Architectural Studios is an interdisciplinary architecture, interior design, planning and engineering firm located in Milwaukee's Menomonee Valley.

We create environments that provide positive, lasting impact by combining rich insights about the experience of the people who will use the space, the nuances of our clients' businesses, and the greater social, cultural, and environmental context of our work.

Encapsulating Your Why

We are relentless in our pursuit to encapsulate our clients' 'why' with dynamic environments. Because it's only when you start with the why that you can get to truly powerful design solutions that delight, inspire, empower and energize.

We are laser-focused on collaborating with our clients, immersing ourselves into your day-to-day operations and delivering high-quality services so that we can seamlessly bring your unique 'why' to life.

More Than a Beautiful Building

We are problem solvers who thrive on transforming challenges into possibilities and see the opportunity in every building we design. The opportunity to transform an organization or community. To inspire and energize. To improve quality of life and save lives. We never lose sight of that potential.

It comes from experience. From a deep understanding of the art and science of architecture. And from a vision of what is possible. By focusing on the possibilities we ensure that you don't just get the specs you asked for, you get the spectacular you are dreaming of.

In-House Services

Zimmerman's team is comprised of 100+ talented individuals representing multiple building design disciplines including:

Architectural Planning + Design
Interior Design
Furniture Planning + Design
Space Planning
Civil Engineering
Structural Engineering
Landscaping
Fire Suppression
Plumbing Engineering

HVAC Engineering
Electrical Engineering
Electronic Safety + Security Design
Lighting Design
Sustainable Design
Cost Estimation
Specifications Development
Quality Control
Graphic Design

Intimate Market Expertise + Cross Sector Application

We have specialized studios with experts dedicated to their respective building types. We have a profound understanding of the nuances associated with each of the sectors we work in and apply that knowledge across building types and user experiences.

Markets

Government
Civic + Cultural
Corporate + Commercial
Education
Healthcare
Hospitality

Industrial
Recreation + Wellness
Residential
Science + Technology
Sports + Entertainment
Worship

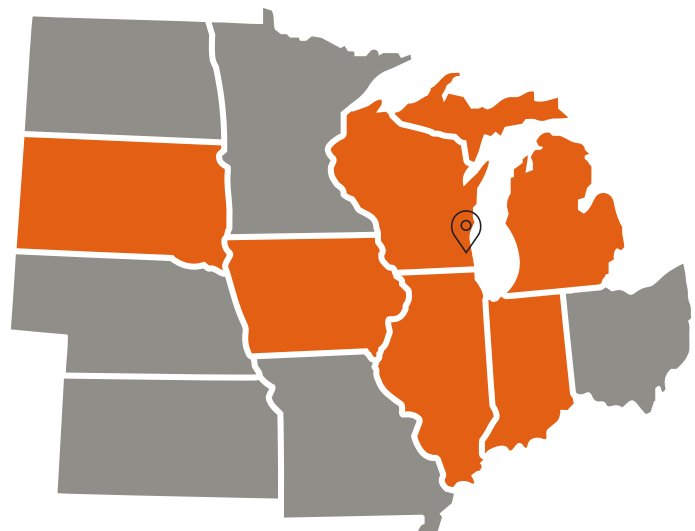


ENRMidwest



2022

Primary Service Areas



1.0.b - Firm Overview & Experience

SIMILAR PROJECT LIST

Community Centers

Everett Roehl Marshfield Public Library and Community Center - WI

Bucyrus Club and Events Center - South Milwaukee, WI

Lac Lawrann Environmental Education Center - West Bend, WI

Black River Falls - Lunda Community Center - WI

Boys and Girls Clubs

Terry Erickson Center - La Crosse, WI

Fond du Lac

Wisconsin Rapids

Mardak Center - Milwaukee, WI

Milwaukee Public Library - Good Hope Road Branch - WI

Heartlove Place Community Center - Milwaukee, WI

Fox Cities Exhibition Center and Jones Park - Appleton, WI

John E. Alexander South Wood County YMCA - Wisconsin Rapids, WI

YMCA at Pabst Farms - Oconomowoc, WI

Stateline Family YMCA - Beloit Ironworks Branch - Beloit, WI

Racine Family YMCA - Sealed Air Branch - WI

Fond du Lac YMCA Expansion - WI

Kettle Moraine YMCA Pool Expansion - West Bend, WI

YMCA of Greater Milwaukee Downtown Branch - WI

Southwest Suburban YMCA - Hales Corners, WI

Innovative Health & Fitness - Franklin, WI

Lafayette Family YMCA Concept Design - IN

Geneva Lakes YMCA (In Design) - WI

Waukesha County Health and Human Services Center - Waukesha, WI

Walworth County Health and Human Services Center - Elkhorn, WI

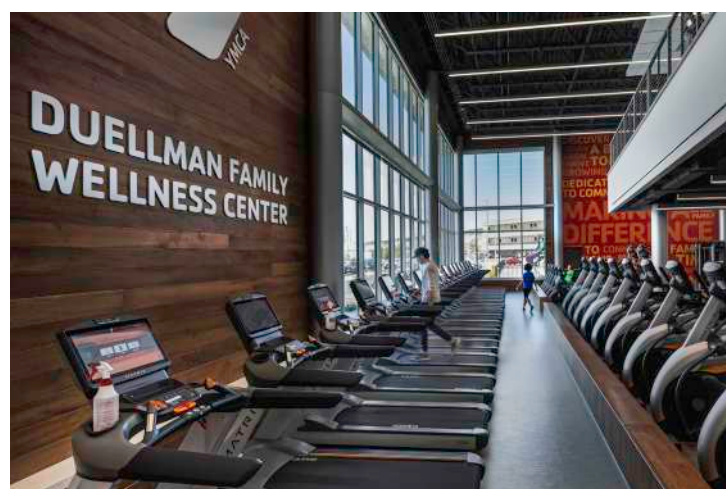
Dr. Daniel Hale Williams Rock County Resource Center - Janesville, WI

Waukesha Women's Center (planning and design)

Hope House - Milwaukee, WI



Stateline Family YMCA - Beloit Ironworks Branch



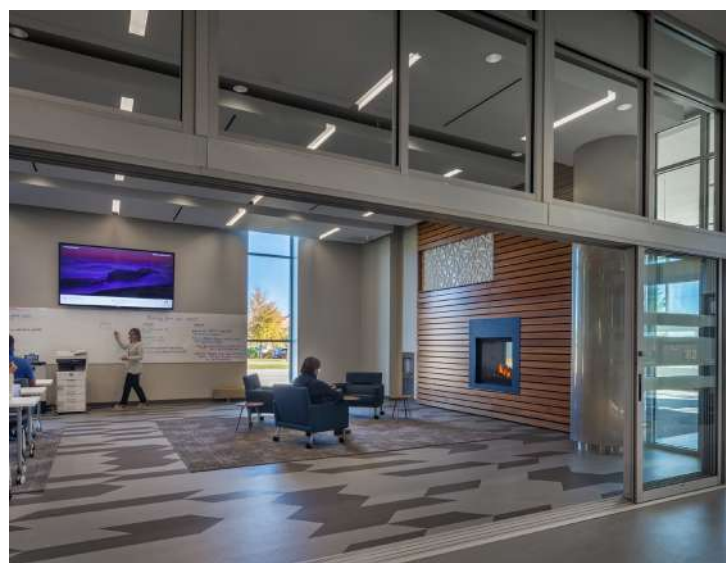
John E. Alexander South Wood County YMCA



YMCA at Pabst Farms Child Care Center



Black River Falls - Lunda Community Center



Milwaukee Public Library - Good Hope Road Branch

EVERETT ROEHL MARSHFIELD PUBLIC LIBRARY

New Library and Community Center

Marshfield, WI

The new 35,000 sq. ft. Marshfield Public Library meets the community's changing needs by creating an array of inviting places and means for people to engage in the library's rich offerings while also repairing a gap in the city's downtown urban fabric.

The new building provides a variety of attractive daylit spaces. On both floors, sunny seating areas along the south wall enjoy views to a garden and back to the old Marshfield City Hall. At the northwest corner, angled stone walls under an upswept roof create the signature "cornerstone" quiet reading area. An adjacent room provides a quiet place to explore the library's local history and genealogy resources. Playful and inviting furniture and lighting create unique spaces for children on the first floor and for teens within the high second floor volume.

The project also transforms a piece of the urban fabric that was severely damaged in the twentieth century. It reconnects the adjacent historic neighborhood to Marshfield's historic main street (Central Avenue) and provides a civic gateway from the new Veterans Parkway. The new building transforms and expands the architectural vocabulary of the attached existing building to create a coherent complex with a civic presence and inviting, humane scale. Zimmerman also provided renovation plans for the former library which was converted to community center and links to the new library by a shared lobby.

Services

Architectural Planning and Design, Structural, Civil, Electrical, Mechanical, and Plumbing Engineering, Interior Design, Landscape Architecture, Lighting Design, Sustainable Design

Size

35,000 sq. ft. - new library
33,000 sq. ft. - community center renovation

Cost

\$7 million

Completed

2016





BUCYRUS CLUB AND EVENTS CENTER

South Milwaukee, WI

South Milwaukee shares a familiar story with many rust-belt communities. A rich industrial manufacturing heritage that moved on through the late 20th and early 21st Century. Entire campuses of remaining old industrial campus buildings often sit silent, lifeless, and await demolition to clear the way for re-development. There are exceptions, however. Occasionally buildings have so much character or sentimental meaning that the thought of demolishing them spurs creative thinking about how they may be repurposed.

The former Bucyrus Club building was a perfect example of a building with an important history and place in its community. Through the years, it had been through several transformations before the City of South Milwaukee successfully teamed with the Bucyrus Foundation to envision and create a one-of-a-kind destination venue in 2020.

The vision for the Bucyrus Club and Events Center was to convert the old building into a facility capable of hosting events and meetings for local and regional private, educational, government, non-profit and corporate groups including hospitality and catering. The facility also features a museum celebrating the industrial heritage of Bucyrus and South Milwaukee. Bucyrus Company's legacy defined South Milwaukee for nearly 120-years (1891 – 2010).

The design team developed plans that preserve historical charm while modernizing the building's amenities.

The completed Bucyrus Club and Events Center is a successful and sought-after event venue, and the museum is a destination supplying a lasting positive impact to the community and its downtown area. The building has successfully been restored to a place of prominence in the community for generations to come.

Services

Architectural Planning and Design,
Structural, Civil, Electrical, Mechanical,
and Plumbing Engineering, Lighting
Design, Interior Design, Lighting Design,
Landscape Architecture

Size

30,000 sq. ft.

Cost

\$5 million

Completed

2021



BLACK RIVER FALLS - LUNDA COMMUNITY CENTER

Black River Falls, WI

Zimmerman was engaged by members of the community, along with key designates from a local financial foundation that pledged major financial support, to develop plans and designs for a vibrant multi-generational community center in Black River Falls.

Major program elements include a health and wellness center, expansive gymnasium spaces, a child-watch center, aquatic center, a multi-generational center, and a technology enabled community resource center. The project also involved spaces jointly developed with Boys and Girls Club (new center) and Black River Falls School District (new fieldhouse). As part of the assignment, Zimmerman evaluated a variety of site locations before consensus began to emerge which fit the building into an existing campus of school and community owned buildings – creating a Black River Falls community campus.

Services

Architectural Planning and Design,
Structural, Civil, Mechanical, Electrical,
and Plumbing Engineering, Interior
Design, Lighting Design and Landscape
Architecture

Size

118,000 sq. ft.

Cost

\$20.6 million

Completed

2016

LAC LAWRANN

Environmental Education Visitor's Center

West Bend, WI

Lac Lawrann Conservancy is a 136-acre nature preserve. It is a vast expanse of water, sky, wetlands, native hardwood forest, red pine plantation, tall grass prairie, and glacial landscapes. The former farm property that was gifted to the City of West Bend had outgrown the capacity of the existing repurposed structures. To accommodate additional growth and expand program offerings, the center's leadership envisioned a warm and welcoming new community gathering / education space.

The Conservancy serves as an outdoor classroom for over 3,000 visitors each year, including over 1,200 school children. Visitors participate in hiking and skiing, guided tours, special events, school field trips, and a variety of public programs for families and individuals of all ages. In harmony with the environmental mission, the new visitor's education center incorporates an array of sustainable design features, including a large on site photovoltaic array that results in the center being nearly a net zero project. The building features educational space, a large group gathering space, a kitchen, and bathrooms that are accessible from both inside and outside the building.

Services

Architectural Planning and Design, Structural, Civil, Mechanical, Electrical and Plumbing Engineering, Interior Design, Lighting Design, Sustainable Design and Landscape Architecture

Size

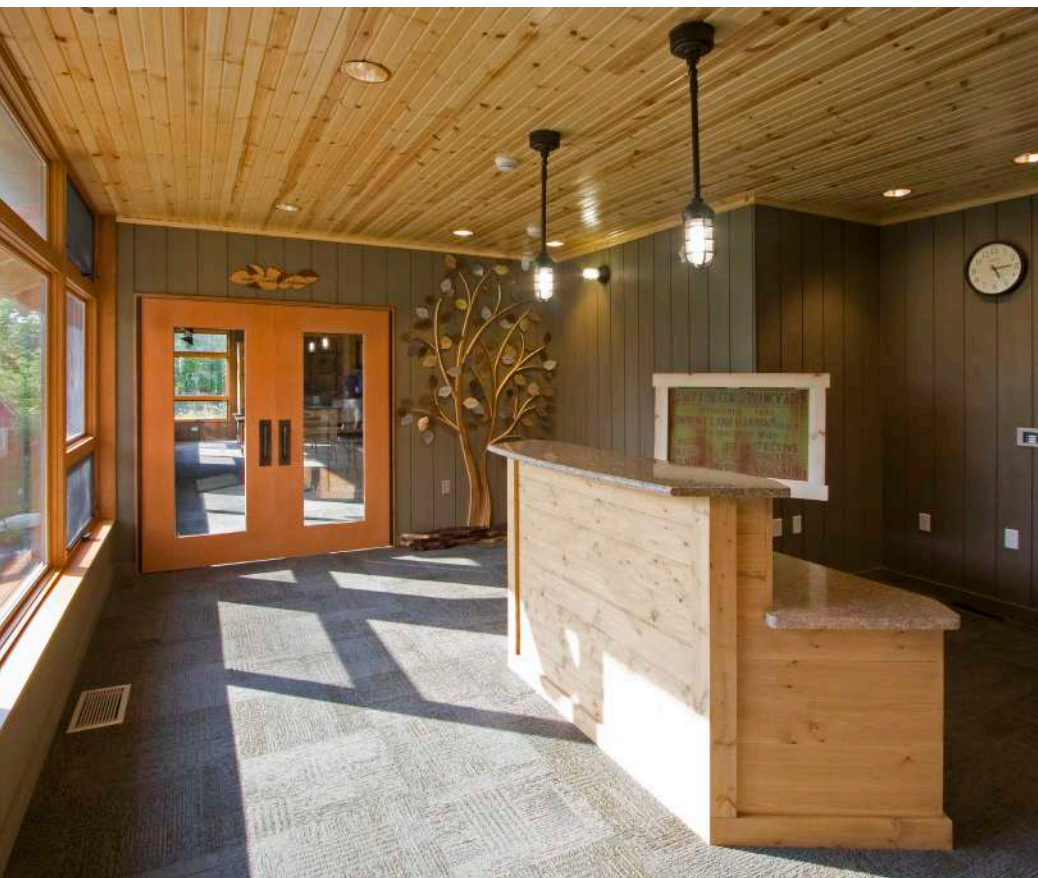
3,240 sq. ft. + full basement

Cost

\$960,000

Completed

2013



BOYS AND GIRLS CLUB OF GREATER LA CROSSE

Terry Erickson Club

Addition and Renovation

La Crosse, WI

Constructed more than 30 years ago, the original Terry Erickson Boys and Girls Club, a popular and heavily used center in La Crosse, was in need of numerous improvements to address both infrastructure and programmatic requirements.

Infrastructure needs included a new roof and HVAC system replacement. Additionally, over time, a variety of previously completed minor remodeling projects resulted in a building with storage space shortages, decentralized administrative offices and original spaces re-tasked for other uses. A change in participant demographics, with expanding numbers of teens, many of whom are students at the adjacent La Crosse Logan High School, also resulted in a need for expansion of age appropriate programs and spaces. Zimmerman became engaged to provide expansion and renovation plans to rejuvenate the center. Accommodating increases in teen participation at the center resulted in a 7,500 sq. ft. addition which includes a new teen center and gymnasium expansion. The project involved a complete gut and remodel of the original 1985 structure to address infrastructure requirements. The completed project includes classrooms for a variety of age groups, an art center, technology and success center, game rooms and dining spaces. Layout efficiencies, use of durable and easily maintainable materials and energy efficient HVAC and lighting improvements reduce the center's ongoing operational costs.

Services

Architectural Planning and Design, Structural, Civil, Mechanical, Electrical and Plumbing Engineering, Interior Design, Lighting Design and Landscape Architecture

Size

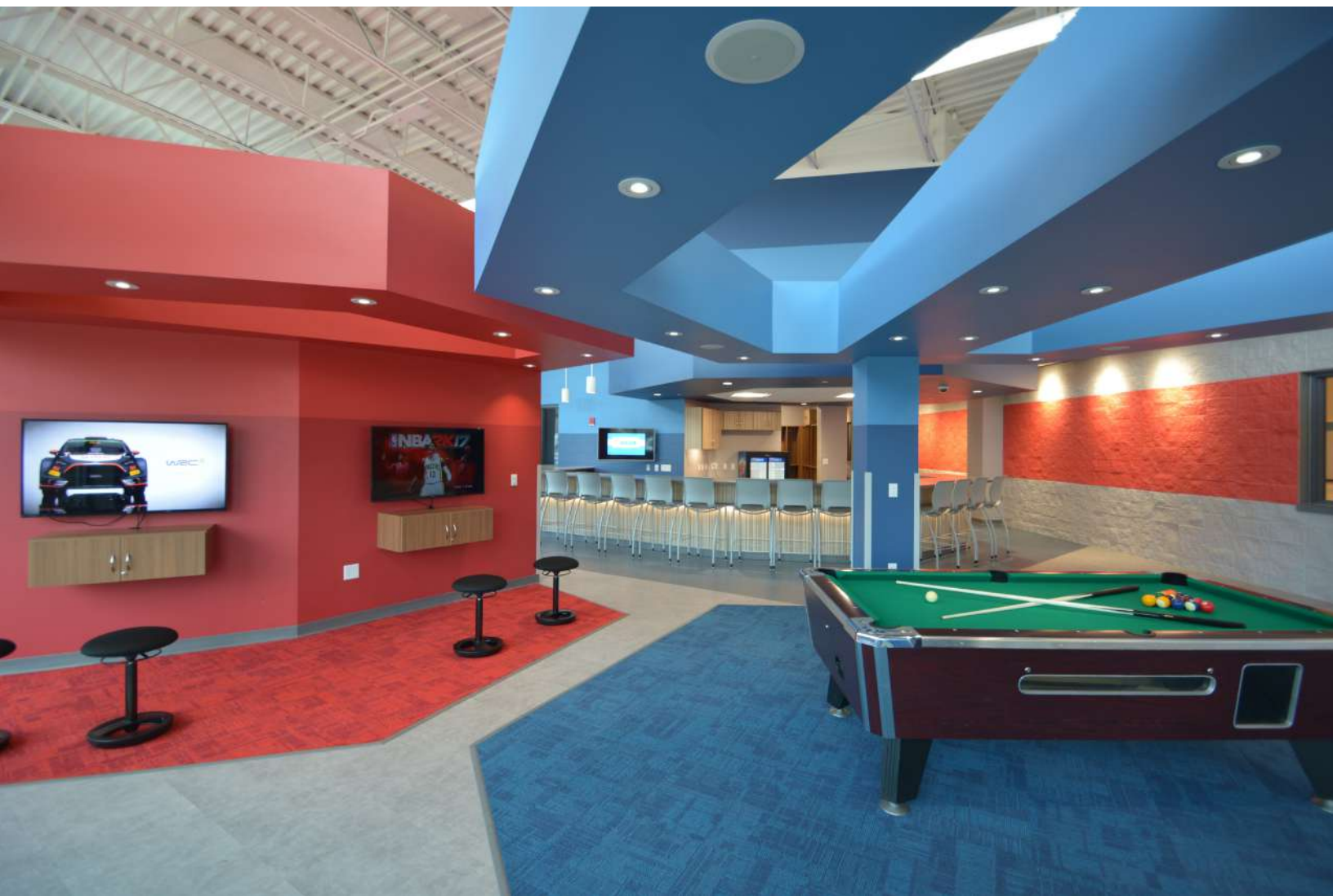
12,435 sq. ft. (addition)
20,480 sq. ft. (renovation)

Cost

\$7.3 million

Completed

2017



MILWAUKEE PUBLIC LIBRARY

Good Hope Road Branch

Milwaukee, WI

Milwaukee Public Library (MPL) and the City of Milwaukee developed a public/private initiative to replace several existing older branch libraries throughout the city.

The new branch libraries occupy condominium-style spaces of various sizes within mixed-use developments funded by local private developers. MPL owns the library spaces and independently engages library design firms to provide final designs for the suites they occupy.

Zimmerman was selected to provide program review, interior architecture, and interior design for the 17,500 sq. ft. replacement of the Good Hope Road branch. The project's design meets 21st Century library standards and serves as a catalytic neighborhood revitalization project.

The Good Hope Road library includes a variety of flexible, open spaces, including a common community center; children's learning area; maker space; employment resource center; meeting rooms of various sizes; stacks for hard copy volumes; and numerous casual spaces for patrons to gather, relax and enjoy the library's many amenities. In addition, ample electrical outlets to power devices and open access to public WIFI help provide greater access to computers and technology.

Additional design considerations include open sightlines, an abundance of windows allowing ample daylight into the space and engaging views out, integration of high-performance mechanical and security systems, and acoustical control in the children's area to maintain a quiet environment for adjacent adult patrons.

Services

Architectural Planning and Design, Structural, and Plumbing Engineering, Interior Design, Landscape Architecture

Size

17,500 sq. ft.

Cost

\$4 million

Completed

2020



1.0.c - References

DAN KNOECK

Director

City of Marshfield

Department of Public Works

715-486-2032

dan.knoeck@ci.marshfield.wi.us

Everett Roehl Marshfield Public Library
and Community Center

Services Provided

Architectural Planning and Design, Structural, Civil, Electrical, Mechanical, and Plumbing Engineering, Interior Design, Landscape Architecture, Lighting Design, Sustainable Design

DEAN GAZZA

Director

City of Appleton

Parks, Recreation and Facilities Management

920-832-5572

dean.gazza@appleton.org

Fox Cities Exhibition Center and
Jones Park

Services Provided

Architectural Planning and Design, Structural, Civil, Mechanical, Electrical and Plumbing Engineering, Interior Design, Lighting Design, Information Technology Design and Landscape Architecture

CRAIG HOEPPNER

Director

City of Oconomowoc

Parks, Recreation and Forestry

414-371-2900

choeppner@oconomowoc-wi.gov

Lac Lawrann Conservancy
Visitor's Education Center

Services Provided

Architectural Planning and Design, Structural, Civil, Mechanical, Electrical and Plumbing Engineering, Interior Design, Lighting Design, Sustainable Design and Landscape Architecture

* Project completed while Craig was Director of the
West Bend Parks and Recreation Department



A blurred background image showing a group of people in a meeting or collaborative work environment. One person is visible on the left, and another is in the foreground, both out of focus. A hand is visible on the right, holding a pen and writing on a document. The scene is dimly lit with warm tones.

2.0 TECHNICAL PROPOSAL



2.0.a - Project Approach

Human Centered Design

An abiding respect for and understanding of the human condition is at the forefront of all we do and why we believe the most successful built environments realize the greatest potential for improved human experiences. With this singular focus, we draw from a deep knowledge base and approach each endeavor with a spirit of humility and collaboration to balance the client's distinct organizational objectives and each projects' unique context with the inhabitants' experience as our driving influence.



The People

Common to all primary community center environments is the need to address multiple Town and Village of Jackson groups and individuals to ensure a variety of voices are heard and their unique needs and goals considered. For this project, a unique dynamic will influence the design approach with the Jackson Community Center (JCC) site, dramatically growing in users and services offered. The potential for a broader community draw comes with a need to accommodate this larger user population. As a facility that blends a wide range of populations, the design will require an approach that is wholly inclusive and responsive to a broad base of users from the preschoolers to retirees. Keys to keeping users at the center of the decision-making process include:

- Acknowledging the potential for a broader community draw will require ensuring that a broad array of community member / users are acknowledged and considered in the process regardless of age, sex, or gender.
- Designing and outfitting a solution that provides tools and environments that support success.
- Understanding the importance of community engagement so all users feel welcomed, respected, energized and engaged – from their very first experiences with the Parks and Recreation Department through the various programs they will experience and use long term.

The Organization

Aligning to Jackson Parks and Recreation's overall culture, vision, and business goals is vital to establishing a solid foundation for a successful partnership and includes:

- A clear and proven process that ensures full engagement of all stakeholders throughout all phases of the design process.
- Build on the department's time and investment already made by staff, town and village leaders and community that established preliminary goals for the project.
- Jackson Parks and Recreation's desire to provide successful environments to area residents that strengthen the community as a whole.

The Context

Each project brings a unique set of circumstances that we identify and address to best meet the needs of the clients we serve. Context can be both physical and psychological. As the design lead, we will collaborate to:

- Apply a strong holistic design approach to enhance the unique opportunities presented in an expanding an existing thriving building.
- Recognize the political climate surrounding this historic investment. It is especially important to address the fiduciary responsibility to the community in order to maximize the highest rate of return on every dollar invested.

2.0.b & .c - Scope of Work and Estimated Labor Hours

Understanding

In reviewing the Request for Proposal background information, as well as touring the Jackson Community Center (JCC), we have a very good understanding of the purpose for the project. Phase I will help clarify potential solutions and give the Town an understanding of the cost to modify the building to fit its current needs. Upon approval from the Town Board, Phase II will produce construction documents for bidding and construction.

Additionally, dates have been provided in the Request for Proposals which outline target points for the end of each phase. Should there be no outstanding issues which affect the process, we feel these timelines can be met.

The tasks outlined below are designed to provide meeting dates with various stakeholders, to initially obtain information, then present conceptual information. This evolution will ultimately produce imagery for Phase I approval on April 18, 2023. This process of meeting approximately every two weeks, and allowing for internal development between meetings, has proven to provide the most successful project outcome.

Project Approach and Process

PHASE I CONCEPT PLAN AND BUDGET REPORT - MID-FEBRUARY TO MID-APRIL

Task 1 - Information Gathering: 4 weeks, mid-February to mid-march

- A kickoff meeting will be held with the JCC executive staff. The project scope will be clarified, and outside stakeholder groups will be identified. The schedule, as included in this proposal, will be confirmed. In the remaining weeks of this phase, information will be gathered, including:
 - Survey of existing building (architectural)
 - Obtain drawing hard copies or electronic files, to create existing building model
 - Meet with identified stakeholders, to confirm program information and future growth expectations.

Number of design team meetings: 2

Estimated hours of architectural staff

Senior Project Manager	4
Project Architect	8
Designer	8
Architectural Technician	12



Task 2 - Concept Refinement: 3 Weeks, late March to early April

- A community visioning session will occur at the beginning of this phase, which will allow the team to gather necessary input from the JCC users. All information gathered to this point will be used to produce initial concepts, which will be refined following a team meeting.

Number of design team meetings: 2

Estimated Hours of architectural staff

Senior Project Manager	4
Project Architect	24
Designer	12
Architectural Technician	24



Task 3 - Final Concept, Cost Estimate and Phase I Presentation: 2 weeks, mid-April

Upon confirmation of the concept, refinement of the plan will occur, and imagery will be produced for the final presentation. This information will be shared with Moore Construction for estimating. A final presentation will be assembled and shown to the Jackson Town Board April 18th.

Number of design team meetings: 1

Estimated hours of architectural staff

Senior Project Manager	4
Project Architect	16
Designer	8
Architectural Technician	28



PHASE II FINAL BID DOCUMENTATION - APRIL 19TH TO JULY 18TH

Should the project be approved for design and construction, Zimmerman would be prepared to immediately provide a complete design proposal, with full-service engineering, and commence this phase upon approval.

2.0.d - Key Personnel

TOWN OF JACKSON

EXECUTIVE OVERSIGHT



Jack Blume, AIA, CDT
Vice President | Principal-in-Charge
Ensures the project is being delivered at a high quality level which meets the Town of Jackson's expectations.

PROJECT MANAGEMENT



John Sucharski, AIA, NCARB
Senior Project Manager
Day-to-Day Project Contact

Day to day contact leading the collaboration between client, and the balance of our consultant team.

PLANNING, DESIGN AND PRODUCTION TEAM



Brian Nelson, LEED-AP
Senior Planner | Designer
Leads the architectural planning and design effort to ensure the essence of the project vision is manifested in workable and efficient solutions.



Lisa Jansen, ASID, CHID
Director of Interior Design
Collaborates with the client and design team to provide an appropriate and economical interior design solution.



Willyem Boles
Architectural Technician
Assists in the development of high quality architectural documentation and coordination.



Steve Margis, AIA
Specifications
Leads the development of project specifications, selecting high quality materials for the project.

COST ESTIMATION

Michael Moore

President - Moore Construction
Cost Consulting Services

Michael and Tom will collaborate with the Zimmerman team to develop cost estimates during the planning and design effort. Based in Menomonee Falls, Moore Construction brings substantial knowledge and expertise of area construction (materials and labor) costs.

THE ZIMMERMAN TEAM

- Over 150 years of combined experience
- Numerous awards for community center, remodeling, and addition projects
- Entire team is in house
- Specializes in the delivery of plan and design services to the municipal government marketplace

Tom Smith, LEED-AP

Executive Vice President - Moore Construction
Cost Consulting Services

IN-HOUSE ENGINEERING



Jose Franco, Jr. PE
MEP Project Manager
Electrical Engineer

As MEP Project Manager, leads the overall engineering effort for the project while also providing electrical engineering solutions for future Phase II work.



Spencer Cook, PE
Senior
Mechanical Project Manager

Leads the evaluation of mechanical systems and enhancements that may be required by future Phase II addition / renovation work.

JACK BLUME, AIA, CDT

Vice President | Principal-in-Charge

ROLE ON PROJECT

Principal-in-Charge | Executive Oversight

BIOGRAPHY

Jack, as Principal-in-Charge, will maintain supervision over the Jackson Community Center planning and design team. He has more than 15 years of experience in the plan, design and construction of a variety of municipal government buildings including community centers.

Jack believes in the collaborative power of teams and is focused on active communication and participation. His projects have demonstrated that superior planning and architectural design can be achieved within a limited budget. Jack has experience with a wide variety of project delivery methods and is sensitive to problems which arise in the field.

PROJECT EXPERIENCE (PARTIAL LIST)

Everett Roehl Marshfield Public Library and Community Center, WI

City of Marshfield City Hall and Police Station Facilities Study, WI

Bucyrus Club and Events Center – South Milwaukee, WI

Fox Cities Exhibition Center and Jones Park Restoration – Appleton, WI

West Bend City Hall & Police Station Study, Site Assessment and Improvements, WI

Walworth County, New Health and Human Services Building – Elkhorn, WI

Waukesha Health and Human Services Center – Waukesha, WI

Rock County Health and Human Services Center – Janesville, WI

Sojourner Family Peace Justice Center – Milwaukee, WI

The Women's Center, Shelter Expansion Study – Waukesha, WI

Baraboo Municipal and Safety Building – Baraboo, WI



EXPERIENCE

Years at Current Firm: 15

Years at Other Firm(s): 13

EDUCATION

Bachelor of Science, Architecture,
University of Wisconsin-Milwaukee,
1995

PROFESSIONAL REGISTRATION(S)

Registered Architect, 9362-5,
Wisconsin, Granted 2002

MEMBERSHIPS/AFFILIATIONS/ETC.

Construction Specifications Institute

JOHN SUCHARSKI, AIA, NCARB

Associate | Senior Project Manager

ROLE ON PROJECT

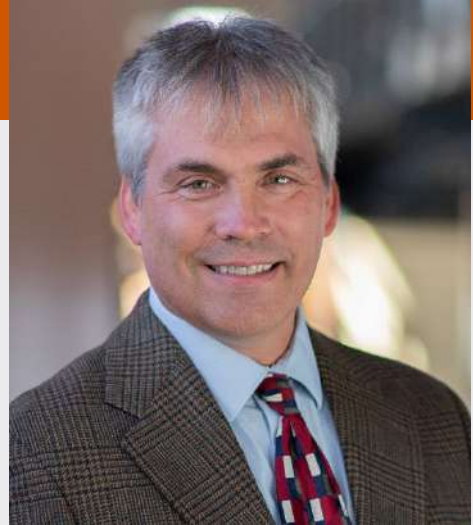
Senior Project Manager

BIOGRAPHY

John's role is to coordinate the project with the design team, consultants, and other team members to produce a final drawing and specification package for bidding and construction. He will be the Town of Jackson's day-to-day project contact. John is a problem solver, diligent, and thoughtful throughout the project process. Being a thorough and detail oriented individual, he provides attention to all aspects of the project. He works in a variety of computer software documentation packages, including AutoCAD and Revit.

PROJECT EXPERIENCE (PARTIAL LIST)

East Troy Town Hall, New Town Hall and Police Station Building –East Troy, WI
 Appleton Jones Park Accessibility Remodeling, WI
 Milwaukee Police Administration Building, 3rd Floor Remodel, WI
 City of Muskego, WI
 Department of Public Works Remodeling
 Police Station, Remodeling and Addition
 City Hall New Building
 Waukesha County Courthouse Addition and Remodel, WI
 Rock County – Janesville, WI
 Communications Center Addition & Remodel
 Health and Human Services Building
 District Attorney's Office Remodel
 Trempealeau County Justice Center – Whitehall, WI
 Sawyer County Courts Addition and Remodel – Hayward, WI
 Brookfield Fire Station Remodeling, WI
 Wisconsin State Fair Park, Swine Building, Analysis Report – West Allis, WI
 Walworth County Health & Human Services Building – Elkhorn, WI



EXPERIENCE

Years at Current Firm:	05
Years at Other Firm(s):	23

EDUCATION

Bachelor of Science, Architectural Engineering – Structural Engineering, Milwaukee School of Engineering, 1992

PROFESSIONAL REGISTRATIONS

Registered Architect, 11207, Wisconsin, Granted 2011

BRIAN NELSON, LEED-AP

Senior Associate | Senior Architectural Designer

ROLE ON PROJECT

Architectural Planner | Designer

BIOGRAPHY

Throughout his academic studies and practice, Brian has explored and applied high performance building and biophilic principles (the study of the connection of human beings to the natural world) utilizing a holistic design approach with the strong belief that site, architecture and interiors are connected. He is driven by a passion and core belief that architecture and design have the power to positively affect how we live. Moreover, he is inspired by a collaborative client-driven process with an innate ability to interpret client goals, desires, and vision with a strong sensitivity for project budgets and schedules.

Brian's Multi-faceted and extensive 20+ year career in the creative realm – one that includes architecture, interior design, illustration, graphic design and marketing – has resulted in extensive award-winning experience in multiple building types including community centers with an emphasis on high performance building planning and design.

PROJECT EXPERIENCE (PARTIAL LIST)

Bucyrus Club and Events Center – South Milwaukee, WI
Green County Family YMCA Concept Design – Monroe, WI

Mayville Public Library Concept Design, WI

Kewaskum Public Library Concept Design, WI

Cedarburg Police Station, WI

Shepard of the Hills Church – Hubertus, WI

The Prairie School Master Plan – Racine, WI

Commerce State Bank – Sheboygan, WI

Deerfield Elementary School - Deerfield WI

UW-Milwaukee Washington County, Science and Administrative addition, WI

Hamilton Fine Arts Center - Sussex, WI

Cedarburg High School Field House and Aquatic Center

The Prairie School Master Plan – Racine, WI



EXPERIENCE

Years at Zimmerman:	8
Years at Other Firm(s):	20

EDUCATION

Masters of Architecture –
UW-Milwaukee 1994

BS Architecture – Milwaukee - 1991

MEMBERSHIPS/AFFILIATIONS/ETC.

US-Green Building Council – LEED-AP

LISA JANSEN, ASID, CHID

Vice President | Director of Interior Design

ROLE ON PROJECT

Interior Design Manager

BIOGRAPHY

One of Wisconsin's leading interior and environmental specialists, Lisa's award winning interiors have outstanding sensitivity to the user and function, creating an efficient and comfortable space. Health, wellness, and community center environments are among her specialties. Lisa leads the interior design/space planning team. She works closely with the architect/manager, design team, and client in the formation of plans to achieve predetermined goals and objectives. She also works closely with the project architect to develop room finish schedules and review and approve shop drawings for interior finishes.

PROJECT EXPERIENCE (PARTIAL LIST)

Everett Roehl Marshfield Public Library and Community Center - WI

Bucyrus Club and Events Center - South Milwaukee, WI

Lac Lawrann Environmental Education Center - West Bend, WI

Black River Falls - Lunda Community Center - WI

Boys and Girls Clubs

Terry Erickson Center - La Crosse, WI

Fond du Lac

Wisconsin Rapids

Milwaukee Public Library - Good Hope Road Branch - WI

Heartlove Place Community Center - Milwaukee, WI

Fox Cities Exhibition Center and Jones Park - Appleton, WI

John E. Alexander South Wood County YMCA - Wisconsin Rapids, WI

YMCA at Pabst Farms - Oconomowoc, WI

Stateline Family YMCA - Beloit Ironworks Branch - Beloit, WI

Racine Family YMCA - Sealed Air Branch - WI

Fond du Lac YMCA Expansion - WI

Kettle Moraine YMCA Pool Expansion - West Bend, WI

Mayville Public Library

West Bend Community Memorial Library



EXPERIENCE

Years at Current Firm: 33

EDUCATION

Bachelor of Science, Interior Design,
Mount Mary University, 1988

PROFESSIONAL REGISTRATION(S)

Registered Interior Designer,
Wisconsin, 182-109, Granted 1997

MEMBERSHIPS/AFFILIATIONS/ETC.

Member, WCREW, ASID, AAHID

Village of Pewaukee Architectural
Board

Pewaukee Library Board

American Academy of Healthcare
Interior Designers

WILLYEM BOLES

Architectural Technician

ROLE ON PROJECT

Architectural Technician

BIOGRAPHY

Willyem has held several roles as designer, junior architect, project manager and architectural technician for multiple organizations.

Since joining Zimmerman, Willyem has worked on an array of municipal projects as a member of our government studio and is well on his way to fulfilling leadership roles as his career progresses. He is experienced working in and developing architectural documentation utilizing AutoCAD and Revit platforms.

PROJECT EXPERIENCE (PARTIAL LIST)

Marshfield Community Center, WI

Hartland (Village of) Safety Building Assessment, WI
Glendale, City Hall & Police Department Addition & Remodel, WI

Muskego City Hall and Police Station, WI

Milwaukee Police Administration Building – 3rd Floor Remodel, WI

Baraboo Public Safety – Municipal Building, WI

Walworth County, Health & Human Services Facility – Elkhorn, WI

Waukesha County Court House Addition & Remodeling, WI

Kenosha County Public Safety Building Second Floor Fit Out, WI

La Crosse County Juvenile Detention Center Facility Study, WI

Waushara County Emergency Operations Center Addition, WI

Sawyer County Courts Addition and Remodel – Hayward, WI

Rock County – Janesville, WI

Law Enforcement Services Center & Jail

Emergency Operations Center



EXPERIENCE

Years at Current Firm:	05
Years at Other Firm(s):	06

EDUCATION

University of Wisconsin-Milwaukee,
BS Architecture, 2000

Morgan State University –
M. Architecture, 2015

STEVE MARGIS, AIA

Associate | Specification Writer

ROLE ON PROJECT

Specifications Development

BIOGRAPHY

Steve brings more than 30 years of design and documentation experience implementing complex building projects involving a full spectrum of architectural services. Steve's expertise includes coordinating the efforts of the various building design disciplines efforts into understandable, comprehensive and executable contract documents. His strong design sensibilities allow him to fluently interpret design intent and lead teams to maintain a high level of design integrity.

PROJECT EXPERIENCE (PARTIAL LIST)

East Troy New Town Hall, WI

Waushara County Government Center – Wautoma, WI

Rock County – Janesville, WI

LES and Jail

Health and Human Services Center

Sawyer County Courts Addition and Remodeling –
Hayward, WI

Trempealeau County - Whitehall, WI

New Justice Center

Existing Courthouse Remodeling

Wood County Law Enforcement Center – Wisconsin
Rapids, WI

University of Wisconsin Babcock Hall and Center for Dairy
Research

Department of Veterans Affairs - William S. Middleton
Veterans Administration Hospital – Madison, WI

Department of Veterans Affairs – Phoenix Network IDIQ
projects, Arizona, New Mexico & Texas

Air Handler Replacement – Buildings B3 & B4 – Southern
Arizona VA – Tucson, AZ

Central Chiller and Emergency Generator Plant –
Northern Arizona VA – Prescott, AZ

Federal Department of Interior – Great Lakes Science
Center, Ann Arbor, MI



EXPERIENCE

Years at Current Firm: 05

Years at Other Firm(s): 30

EDUCATION

Bachelor of Science, Architectural
Studies, University of Wisconsin, 1987

PROFESSIONAL REGISTRATIONS

Registered Architect, 7886-5,
Wisconsin, Granted 1994

JOSÉ FRANCO, JR., PE**Vice President | Principal | MEP Manager****ROLE ON PROJECT**

Electrical Project Manager

BIOGRAPHY

José is an accomplished engineering professional with comprehensive knowledge of controls, instrumentation, management, and electrical systems. His skills and flair for innovation yield creative solutions to complex electrical engineering systems.

His experience includes renovations and new construction, ranging from simple to elaborate project scopes. José's projects have included the design of lighting power distribution, fire alarm and communication systems for government, commercial, religious, financial, industrial and healthcare markets.

José is recognized for his rapid response to client needs, respect for budgets, and time management.

PROJECT EXPERIENCE (PARTIAL LIST)

Department of Military Affairs, Joint Operations 911 Communications Center - Madison, WI

Eau Claire County Jail, New Jail and Courthouse Remodel Juvenile Detention Area - Eau Claire, WI

Fond du Lac County, City/County Government Center - Building Assessment & Master Plan - Fond du Lac, WI

Fond du Lac County, City/County Government Center - HVAC Upgrades - Fond du Lac, WI

Frankfort Police Department MEP Assessment - Frankfort, IN

Hartland, City of, Police Department, Garage Expansion & 911 Communications Center ADA Upgrade/Remodel - Hartland, WI

Milwaukee County Courthouse, Cooling Tower - Milwaukee, WI

Milwaukee County, Transit System - Fond du Lac Transfer Station Fire Alarm Replacement - Milwaukee, WI

Platteville Police Department - Platteville, WI

Walworth County, Law Enforcement Center, Energy Efficiency & Upgrades - Elkhorn, WI

Waukesha County, LEC HVAC Upgrades Capitol Project, Phase I & II - Waukesha, WI

**EXPERIENCE**

Years at Current Firm: 21

Years at Other Firm(s): 0.5

PROFESSIONAL REGISTRATION(S)

Registered Professional Engineer, 41017-6, Wisconsin, Granted 2010

EDUCATION

Bachelor of Science, Architectural Engineering Building, Electrical Power Systems, Milwaukee School of Engineering, Milwaukee, WI, 2001

MEMBERSHIPS/AFFILIATIONS/ETC.

Electrical League of Milwaukee

Hispanic Professionals of Greater Milwaukee

SPENCER COOK, PE

Vice President | Senior Mechanical Project Manager

ROLE ON PROJECT

Mechanical Systems Evaluation

BIOGRAPHY

Spencer has over 14 years of experience designing and managing HVAC and plumbing systems for many types of projects, including healthcare, higher education, municipal, and correctional. He has specialized in HVAC design for most of his career in these various project sectors. His variety in project work has allowed him to see many systems and applications for each of these different sectors, giving him a well-rounded approach to each new project.

In addition, Spencer has been involved in all aspects of project design and development, managing large-scale HVAC projects. Spencer is part of the senior MEP design team assisting with design concept creation, project management, and assisting in the development of junior staff.

PROJECT EXPERIENCE (PARTIAL LIST)

City of Tempe, Fire Station #7 – Tempe, AZ
 City of Tempe, City Hall Complex Chilled Water and Heating System Upgrades – Tempe, AZ
 City of Tempe, East Valley Bus Operations and Maintenance Facility Renovations – Tempe, AZ
 City of Scottsdale, Fire Station #613 – Scottsdale, AZ
 City of Peoria, Fire Station #193 Addition – Peoria, AZ
 Maricopa County Intake, Transfer, and Release and Jail Replacement Facility – Phoenix, AZ
 Mayville Library – Mayville, WI
 Department of Homeland Security, General Services Administration (GSA), Immigration and Customs Enforcement (ICE)
 Milwaukee, WI
 Green County Family YMCA – Monroe, WI
 UCC Elementary School 3rd Floor Expansion – Milwaukee, WI
 Continental Properties, Springs at Waukesha – Waukesha, WI
 GE, Multiple Confidential Projects – Milwaukee, WI



EXPERIENCE

Years at Current Firm:	01
Years at Other Firm(s):	14

PROFESSIONAL REGISTRATION(S)

Registered Professional Engineer,
 47820-6, Wisconsin, Granted 2020
 Also registered in Arizona & Illinois

EDUCATION

B.S. Architectural Engineering,
 Milwaukee School of Engineering,
 Milwaukee, WI, 2008

MEMBERSHIPS/AFFILIATIONS/ETC.

American Society of Heating,
 Refrigerating and Air-Conditioning
 Engineers



YOUR CONSTRUCTION PARTNER



MICHAEL J. MOORE

PRESIDENT

EXPERIENCE

After a successful career in construction that has spanned nearly three decades, Mike founded Moore Construction Services in 2007. His business acumen and commitment to exceptional project delivery has helped fuel the company's growth over the past fifteen years, earning multiple designations as one of the fastest growing companies in the region. Clients credit Mike's strong project management skills and abilities, his no nonsense approach to customer service, and his ability to assemble and organize highly efficient teams, as his primary keys to success. Most importantly, he commits to a true partnership approach on each and every project which supports the company mission to positively impact lives. This commitment has earned him a strong reputation in the industry for achieving high quality results.

Mike's role as President of Moore Construction Services is to manage and mentor all team members while ensuring the client's goals are kept top of mind and achieved. With more than \$750 million worth of commercial projects under his belt and experience in building a strong and successful business operation, Mike is a leader who achieves project success.

EDUCATION & AWARDS

University of Wisconsin-Stout, 1984

Bachelor of Science, Industrial Technology, Concentration in Building Construction
President Award, 2015 *Menomonee Falls Chamber of Commerce*
Captain of Industry, 2017, *Menomonee Falls Chamber of Commerce*
Future 50 Fastest Growing Company, 2017, 2018, 2019, 2021 *MMAC COSBE*
Fastest Growing Firm, 2018, 2019, *Milwaukee Business Journal*
Newsmakers of the Year, 2019, *The Daily Reporter*
Business Owner of the Year, 2019, *The Daily Reporter*
Humanitarian of the Year, 2021, *The Chamber*

PROFESSIONAL AFFILIATIONS

University of Wisconsin - Stout

Industry Advisory - STEM College/Construction Program 2018-19 Board Chair
Menomonee Falls Chamber of Commerce, 2013 President
Metropolitan Milwaukee Assoc. of Commerce, CEO Roundtable Facilitator
Catholic Memorial High School, Building Committee Chair
Menomonee Falls Chamber of Commerce, CEO Roundtable Facilitator
Froedtert Menomonee Falls Hospital, Foundation Board Member
UW Stout and The Chamber, Guest Speaker on Leadership

NOTABLE PROJECTS

COMMERCIAL PROJECTS

Ally's Bistro & Ally's Powerhouse
Beyond Vision
Cubic Designs
Entrust Manufacturing
Five Star Manufacturing
Glenroy, Inc.
Kohn Law
Lake Country School District
Yerkes Observatory
Metal Era
Moore Corporate Office
Northwest Funeral Chapel
Server Products, Inc.
Standard Electric Supply
Tailored Label Products

INSTITUTIONAL PROJECTS

Carroll University
Catholic Memorial High School
Crossroads Community Church
Fox Point Lutheran
Hartford City Hall & Police Station
Holy Apostles Adoration Chapel
Kewaskum Public Library
Menomonee Falls School District
New Berlin Utilities
New Berlin Historical Museum
New Berlin DPW
New Berlin Activity and Recreation Center
St. Dominic Church and Gym
St. Paul Lutheran Church
Waukesha School District
Wauwatosa Ave. United Church

MULTI-FAMILY/SENIOR LIVING PROJECTS

Arrabelle Apartments
Drexel Ridge Apartments Phase II
Orchard Hills
Granary Apartments
Cedar Community; Cedar Bay West & Cedar Ridge Duplexes

office: 262-345-1280 • email: mike.moore@moore-cs.com • moore-cs.com



TOM SMITH, LEED AP

EXECUTIVE VICE PRESIDENT

EXPERIENCE

Tom is a highly-respected construction industry executive with 40+ years of project management experience in a variety of building types of all sizes and complexities. His forte is the ability to engage early on a project so he can establish a strong foundation by accurately estimating, budgeting and scheduling the project in real time. Once these preconstruction activities are complete and the goals for the project are established, Tom oversees the project managers and other team members to ensure they carry out all construction activities in a first-class manner. His guidance, knowledge and support enhance the entire building process and give owners the assurance that a successful outcome will be achieved.

Tom's core areas of expertise include commercial office, industrial, healthcare, multi-family housing, senior living and hospitality/retail. In these areas, he managed over \$600 million worth of construction on hundreds of projects.

EDUCATION & TRAINING

University of Wisconsin - Madison 1983
Bachelor of Science, Construction Management

Icon of the Industry, 2020, *The Daily Reporter*

PROFESSIONAL AFFILIATIONS

American Institute of Constructors
City of Waukesha, Member of the Board of Appeals
NAIOP - Wisconsin
Project Management Institute
Wisconsin Green Building Alliance
WasteCap Wisconsin

NOTABLE PROJECTS

COMMERCIAL PROJECTS

Amazon DML6
CubeSmart Self Storage
Five Star Fabrication
Four Points Sheraton Hotel-Milwaukee Airport
Hanson Dodge Creative Office Building
Kahler Slater Architects Headquarters
Metal Era
Northwestern Mutual Life Corporate
Orthopaedic Associates of Wisconsin
Robert W. Baird Corporate Headquarters

INSTITUTIONAL PROJECTS

Brookfield Academy
City of New Berlin
Columbia St. Mary's Hospital
Froedtert Hospital North Tower Vertical
Goodwill Industries of SE Wisconsin
Greater Milwaukee Convention & Visitor's Bureau
Kettle Moraine YMCA
Sixteenth Street Community Health Center
The Lynde & Harry Bradley Foundation
U.S. Federal Courthouse
Village of Chenequa Town Hall & Police/Fire
Waukesha Civic Theatre
Waukesha Family YMCA
Westbrook Church
Westlawn Neighborhood Revitalization Wisconsin
Humane Society

MULTI-FAMILY PROJECTS

601 Lofts Mixed-Use Development
Arrabelle Apartments
Drexel Ridge Apartments Phase II
Marquardt Village Senior Housing Development
Mercy Housing Johnston Center Residences
Orchard Hills Apartments
St. Catherine Commons Senior Living
SoNa Lofts Apartments
The Granary Apartments

2.0.e - Project Schedule

Potential Project Schedule

Task & Phase	Activity	2/6	2/13	2/20	2/27	3/6	3/13	3/20	3/27	4/3	4/10	4/17	4/24
	Architect Selection			X									
Phase I	Kick-off Meeting: review goals, objectives, & schedule												
	Discuss project with stakeholders; survey and document existing conditions, begin planning												
	Community Visioning												
	Concept Refinement												
	Accept final concept and cost estimating												
	Phase I Presentation												
Phase II	Schematic Design												
	Design Development												
	Construction Documents												
	Phase II Presentation/Recommendation for Construction												
	Bidding												
Construct	Construction thru January 2024												

● Indicates meetings

2.0.f - Supplemental Information



WHO WE ARE

Harwood Engineering Consultants Zimmerman Architectural Studios in-house engineering brand. Harwood is a multi-disciplinary architectural engineering consulting firm specializing in building systems development. The firm is located in the Menomonee Valley in Milwaukee, Wisconsin and has been serving the public and private sectors since 1973.

Our team of highly qualified staff includes LEED® Accredited Professionals, Civil Engineers, Landscape Architects, Structural Engineers, , Plumbing / Fire Suppression Designers, Mechanical Engineers, Electrical Engineers, and Specialty Lighting Designers.



OUR MISSION

We consistently deliver excellent, creative, and professional engineering solutions that enhance the quality of the human environment while meeting the functional needs and economic goals of the building owner.

OUR DIFFERENTIATOR

What differentiates Harwood Engineering from other engineering firms, is the architectural multi-disciplinary engineering approach. While each engineer has a practice focus, the group seeks integration of building systems as a whole. Through collaborative efforts between the firm's six disciplines, owners are assured optimal facility performance within its overall building design.

OUR MARKETS

Harwood Engineering works within many markets including corporate, hospitality, financial, higher and lower education, research/laboratory, clean rooms, hospitals, medical offices, multi-family, senior living, municipal and government facilities, manufacturing, parking structures, and places of worship.





YOUR CONSTRUCTION PARTNER

COMPANY INFORMATION & FIRM PRINCIPALS

COMPANY HISTORY:

Moore Construction Services was founded by Mike Moore in 2007. After co-founding another construction firm in 1985, Mike formed Moore Construction Services predicated on the core values of Commitment, Reliability and Results. Mike's 38 years of experience gives him in-depth knowledge of the entire construction process, from preliminary budgeting to project close out. The firm has managed over \$700 million of Educational, Financial, Commercial, Healthcare, Institutional and Industrial projects.

COMPANY PROFILE:

TYPE OF ORGANIZATION: Established Limited Liability Company in 2007

YEAR ESTABLISHED: 2007

CONTRACTOR LISENCE NUMBER: 1106821

YEARS PERFORMING WORK IN SE WISCONSIN: 15 years

SIZE & ADEQUACY: \$60 million annually

GUIDING PRINCIPLES



PARTNERSHIP DEVELOPMENT

BECOME YOUR
TRUSTED PARTNER



PRE-CONSTRUCTION SERVICES

SET A SOLID FOUNDATION
FOR PROJECT SUCCESS



OFFICE OPERATIONS

ESTABLISH & MAINTAIN
STREAMLINED PROCESSES



CONSTRUCTION MANAGEMENT SERVICES

SUPERINTENDENT-CENTRIC
CUSTOMER-FOCUSED

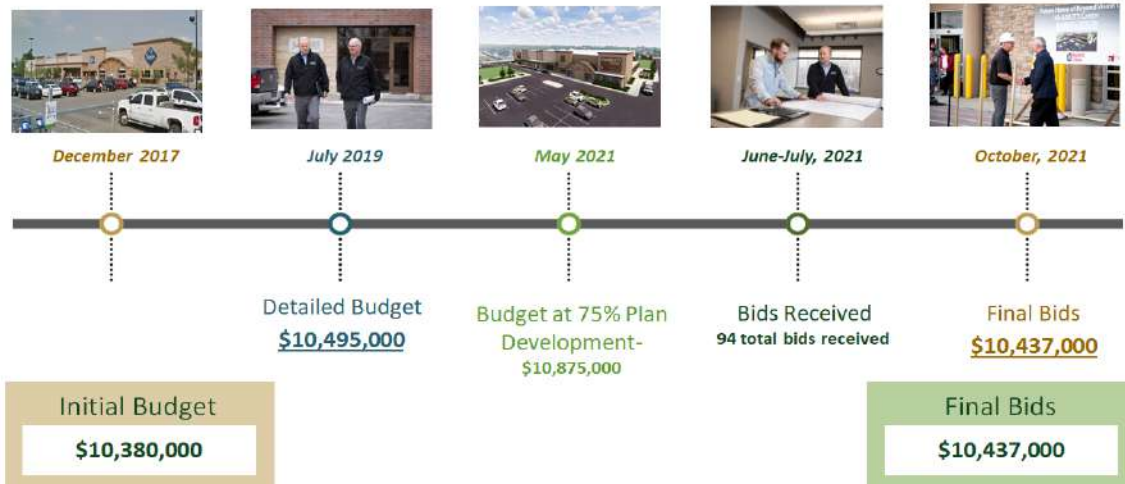
262-345-1280 • moore-cs.com

APPROACH TO VALUE ENGINEERING, ESTIMATING, AND BIDDING

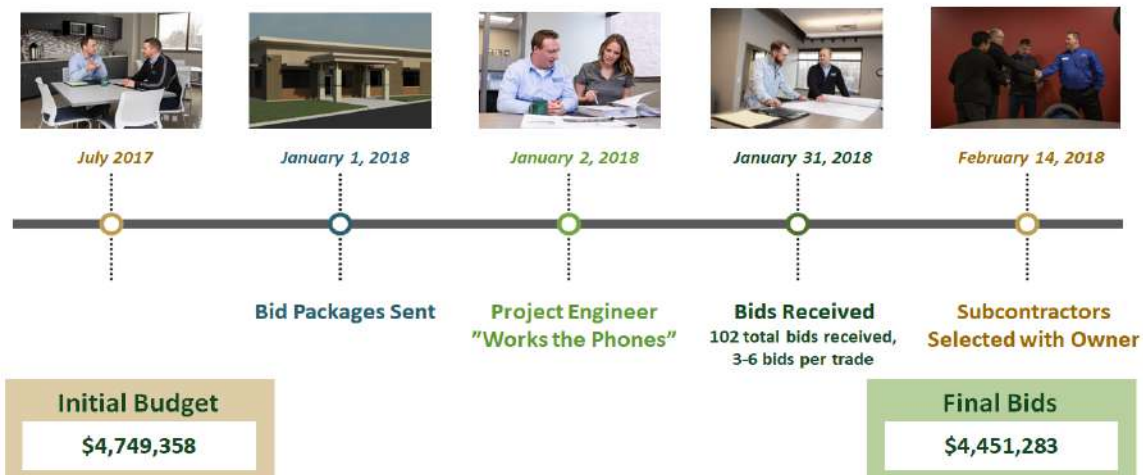
One of our main differentiating factors is the work we put in during the pre-construction phase to solidify a strong and accurate budget. With years of experience successfully navigating projects through the budget process, our team's proactive and diligent approach enables us to create an informed project budget, mitigating surprises, and provide value engineering options to reduce cost. More specifically, VE options are integrated into the design as the plans are developed.

In addition, to our diligent budget process, we obtain strong bid coverage from both union and non-union subcontractors for optimal pricing. Below, you will find a recent examples of our budget and bidding process.

Budget Process Example: Beyond Vision



Bid Process Example: New Berlin Utilities Building



REFERENCES



Steve Kreklow <i>Village Administrator</i> Village of Germantown	skreklow@germantownwi.gov 262-423-5011
Dan Hogan <i>Code Compliance Specialist</i> City of New Berlin	dhogan@newberlin.org 262-797-2445
Greg Kessler <i>Director of Community Development</i> City of New Berlin	gkessler@newberlin.org 262-797-2445 ext. 2501
Jason Schall <i>City Engineer</i> City of Hartford	jschall@ci.hartford.wi.us (860) 757-9311



3.0

COST PROPOSAL

3.0.a - Cost

This fee proposal includes all Phase I costs, except printing costs and required plan submittal fees, as directed in the Request for Proposals. It also includes a separate line item for a mechanical and electrical survey of the building, which may need to be evaluated as part of the building maintenance portion of the project, and may be affected by the conceptual design. This information would be included in narrative form in the final report. No other costs are expected to be incurred by the Town of Jackson.

Phase I Fee

- Base: Architecture and Cost Estimating (\$24,980)
- Option: Mechanical and Electrical Engineering (\$1,990)

Phase II Fee

The Phase II fee cannot be determined until the conclusion of Phase I, due to an unknown scope at this time. Upon approval of Phase I, Zimmerman would provide a proposal for design services, which would include all traditional basic services, including engineering, from design through construction. For estimating purposes, the Phase II fee will be approximately 6.5% of the cost of construction.

3.0.b - Additional Fees (hourly rates)



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

TELEPHONE [414] 476.9500

FACSIMILE [414] 476.8582

Zimmerman Architectural Studios, Inc. Standard Hourly Time & Material Rate Schedule

Effective January 1, 2023

Principal/Vice President	\$185 - \$265
Senior Design Architect	\$185 - \$195
Senior Architectural Designer	\$185 - \$195
Architectural Designer	\$150 - \$160
Junior Architectural Designer	\$ 90 - \$100
Senior Project Manager	\$200 - \$210
Project Manager	\$185 - \$195
Senior Project Architect	\$190 - \$200
Project Architect	\$170 - \$180
Senior Project Associate	\$165 - \$175
Project Associate	\$150 - \$160
Senior Design Documentation Specialist	\$140 - \$150
Design Documentation Specialist	\$100 - \$110
Architectural Technician	\$ 95 - \$105

Space Planner	\$165 - \$175
Senior Interior Designer	\$155 - \$165
Interior Designer	\$130 - \$140
Interior Design Technician	\$ 90 - \$100

Marketing Manager	\$100 - \$110
Administrative/Office Services	\$ 95 - \$105
Construction Administrator	\$155 - \$165
Contracts Administrator	\$180 - \$190
Intern	\$ 75 - \$ 85

Federal I.D. No. 39-1101911



civil . structural . plumbing / fire protection . mechanical . electrical. telecommunications / security

Harwood Engineering Consultants, Ltd Standard Hourly Time & Material Rate Schedule

Effective January 1, 2023

Principal/Vice President	\$175 - \$230
Senior Project Manager	\$190 - \$200
Senior Engineer	\$185 - \$195
Senior Designer	\$155 - \$165
Project Manager	\$155 - \$165
Project Engineer	\$130 - \$140
Senior Design Documentation Specialist.....	\$125 - \$135
Design Documentation Specialist	\$100 - \$110
Administrative Support	\$95 - \$105

Federal I.D. No. 39-1498508
DUNS No. 13-019-4301

255 North 21st Street, Milwaukee, Wisconsin 53233 Phone: (414) 475-5554 Fax: (414) 773-9299 www.hecl.com

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zimmerman
ARCHITECTURAL STUDIOS, INC.

414.476.9500

zastudios.com

info@zastudios.com



Statement of Qualifications and Proposal
Architectural Design Services
Jackson Community Center Expansion Project
Village of Jackson, Wisconsin

January 10, 2023

STATEMENT OF INTEREST

Dear Ms. Valentino:

Cedar Corporation appreciates the invitation to submit our Statement of Qualifications and Proposal to provide the Village of Jackson with professional architectural and engineering services for the expansion of the Village's existing community center. Cedar Corporation understands the importance of this project for the Village of Jackson and the community it serves and realizes the specific requirements for your project.

Your project not only requires specific community center expertise, but also expertise in analysis, adaptive re-use and renovations, and life-cycle cost estimating. We have assembled a comprehensive team of experts with significant project experience in these areas. In addition to our project experience, our team has successfully delivered similar community center projects throughout the State.

Cedar Corporation has a long history of community center architecture. We recently completed the design and construction for the Village of Wausaukee's Community Facility. This project included the acquisition and repurposing of a former bank building into a new community facility. The renovation included spaces for a public library, Village offices, and a community/senior center. In addition, we are currently working on the design of a new Senior Center in the City of Waupun.

Our team's goal is to facilitate a collaborative approach to the design for the Village of Jackson. Our process will involve the review of the existing facility's operations, staffing, and assessing your needs and expectations. We will work with the Village to review the current facility and needs in comparison to modern community center facilities to present options for the project.

Our process will include full site/civil and stormwater analysis and engineering, review of geotechnical conditions, and analysis of traffic patterns to develop a cost-effective solution for the facility. Our facility design approach will include evaluation of needed improvements, conceptual layouts, construction materials, structural systems, and various approaches to the mechanical, plumbing, and electrical systems. We also have a team of grant writing and administration professionals that are available to assist in any grant opportunities available for the project.

Cedar Corporation's resources, our creative talents, and our architectural knowledge and skills are immediately available to you. We look forward to meeting with you to further discuss this exciting project. If you have any questions, please contact Cory Scheidler or Kris Dressler at 715-235-9081.

Sincerely,

CEDAR CORPORATION



Cory Scheidler, AIA
Director, Architecture
cory.scheidler@cedarcorp.com



Kris Dressler, RA
Project Manager
kris.dressler@cedarcorp.com

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QUALIFICATIONS

WHO IS CEDAR?

(CORPORATE BACKGROUND)

Our mission, as a full service design and engineering firm, is to provide the highest standards of design excellence and service to our clients. Our goal is to develop a team relationship between our clients and our staff. We possess the technical expertise necessary to meet the demands of our clients on a timely basis and within budget guidelines.

Repeat business with numerous public and private clients attests to our ability to assemble a team concept with our clients working within their guidelines. Confident of this, we respectfully submit this summary of Cedar Corporation for your review.

SERVICES

Cedar Corporation is a full-service firm with disciplines in engineering, architecture, environmental, planning, economic development, landscape architecture, and surveying. Founded in 1975, the company has grown in size to its present staff of 95. We have continued to grow because of our commitment to providing comprehensive service and effective communication with our clients. Our staff is dedicated to the principles on which the firm was developed: exemplary service to clients, professionalism, and use of state-of-the-art technology.

LOCATION

W61N497 Washington Avenue
Cedarburg, WI 53012
www.cedarcorp.com

PHILOSOPHY

We recognize that our clients are most concerned with three major issues as they engage the services of consultants - quality, timeliness, cost. Cedar Corporation undertakes each project with a pledge to our clients that they will receive the best value-per-dollar spent on their projects.



PROFESSIONAL SERVICES

Cedar Corporation provides a wide range of professional services to deliver projects in the areas of Community Infrastructure, Architecture, and Environmental Services. The categories below call out the nine (9) major areas of service provided to a variety of government and private market sectors. Within the nine categories are nearly 100 types of professional services and/or deliverables. Cedar's value may come in the form of a single service or deliverable, but just as often from an integrated group of services managed to meet our customer's broader needs. At Cedar, we are very confident in our capabilities and expertise to address a wide range of public and private client needs in any of the service groups listed below.



Architectural
Services



Economic
Development



Environmental
Services



Municipal
Engineering



Planning
and Grants



Structural
Engineering



Transportation
Engineering



Water Resource
Engineering



Wetland
Delineations

Architectural SERVICES



Service Overview

Through experience and imagination, we provide a collaborative approach to defining practical design solutions that focus on our client's goals and needs in order to deliver value.

Expertise

- Municipal Architecture
- Industrial, Commercial, and Retail Architecture
- Library Design
- Educational Design
- Emergency Services Design
- Recreational Architecture
- Multi-Family Residential Design
- Nursing Homes and Congregate Care Design
- Needs Analysis
- Energy Management Studies
- Plumbing and HVAC Design
- Design-Build



Municipal Facility

Wausaukee, Wisconsin

Cedar Corporation was retained by the Village of Wausaukee to provide assessment of a former bank for potential reuse for a public library, community/senior center, and Village office. It was determined that the site was in good condition and a candidate for the proposed uses, with little exterior structural renovation.

During the assessment of the site, Cedar Corporation determined that there were locations within the building that did not comply with current American Disability Act (ADA) requirements. These locations needed to be improved to create a high functional building. In addition to making ADA updates, the building's HVAC system required updating and modifications. General renovation suggestions included: new lighting and other minor electrical work, building finishes needed to be renovated, new restrooms and associated plumbing, and potentially additional parking.

The layout for the facility includes spaces for a library, village offices, and community/senior space. The library includes a circulation desk, director's office, a workroom, study areas, small and large group meeting spaces, computer access areas, and a children's computer access area. The community/senior space provides space for residents to participate together in a variety of activities, provide social opportunities, and create a stronger sense of community in the Village. By incorporating these functions into a single building, the Village achieved significant space sharing and cost savings, which enhances the vitality of the business district in the Village of Wausaukee. This project was completed on time and within budget.



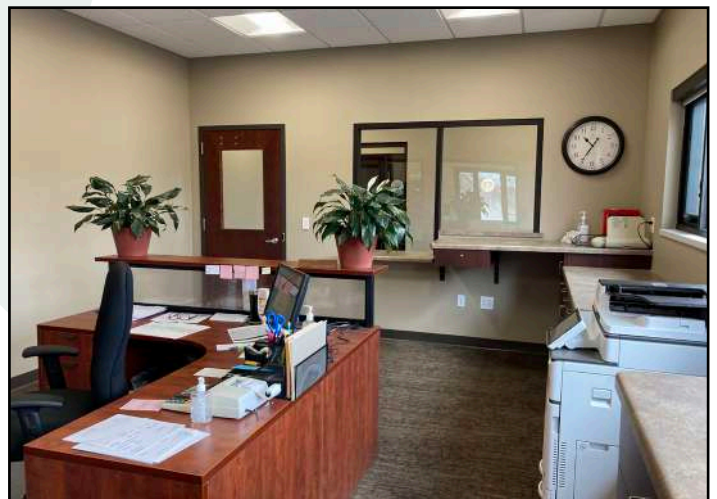


Multi-Use Municipal Building

Glenwood City, Wisconsin

The City of Glenwood had identified the need to update and consolidate the Community Center, Library, City Hall, and Police Department due to existing structures no longer meeting the needs, accessibility, and maintenance of their existing structures. This new proposed building will centralize key services for the citizens of Glenwood City. The proposed scope of work will include the demolition of the existing community/senior center and construction of an 11,750 sq. ft. combined municipal facility that will house the library, community/senior center, City Hall, and police department. The combined municipal building will be constructed on the site of the existing community center. The library will provide study rooms, computer desks, storage, office space, and shelving to expand materials. The community/senior center will have a code compliant serving kitchen and space for senior meals and other community uses. A shared multi-purpose space will accommodate larger events and library programming. The entire building will be ADA-compliant.

Cedar Corporation was hired to evaluate their needs and determine programming and a suitable design to submit the proposed work for a grant. The new facility will allow the library to continue its continued growth and interest in programs, allow all citizens to be able to access the building, and establish a city center.





Public Safety Building

Jackson, Wisconsin

Cedar Corporation was retained by the Village of Jackson to complete a space needs analysis study to assess the needs and future growth of the Village. The analysis focused on the space needs of the police and fire departments, the feasibility of a new public safety building, and included the evaluation of potential sites for the new public safety building.

Upon completion of the study, Cedar Corporation began work on conceptual design for a new public safety building. The new facility replaces the aging and limited space of the existing station. The \$14 million dollar facility allows the Village and public safety to grow well into the future. The project features several unique characteristics for training. These features include a spacious paved area for training opportunities, a fire training burn tower, a hose tower with platforms, access ports, mezzanine for rappelling, in-floor cavities for CE training, roof platforms, balconies, and a state-of-the-art training room.

The building was designed with consideration of cost and schedule and features insulated precast walls and added roof insulation to minimize operational cost. The mechanical system consists of centralized heating/cooling systems with zones to provide optimum comfort and efficiency. The apparatus bays feature vehicle exhaust and in-floor heat to improve efficiency, safety, and operations for the fire department. The plumbing system incorporates low flow and sensor type fixtures to reduce maintenance and water usage. The electrical and lighting systems include daylighting controls, occupancy sensors, timers, and LED lighting to reduce energy cost. Emergency power was incorporated to provide an Emergency Operations Center.





Senior Center

Waupun, Wisconsin

Cedar Corporation was retained by the City of Waupun to review their community facilities. As part of this assessment, we were to review the needs of the community center and senior center. We reviewed the existing facilities throughout the City to develop a long-term capital implement and needs list. Through our process of facilitation with the City and shareholders, it was determined that the Senior and Community Center projects were the greatest needs for the community. Through additional meetings, needs evaluations, and input from the community, it was determined that the City was in need of a senior center.

The senior center will provide a facility that provide space and functions for not only seniors but also provide space for children, teens, young adults, and adults in separate areas. This affords opportunities for mixed groups and activities. After reviewing the needs of the community and looking toward the future, it was determined that a facility that can accommodate the community will be the best solution for the City.

We worked with the City to submit an application for the Wisconsin Department of Administration's Neighborhood Investment Fund Grant Program. The City was successful in receiving a grant of up to \$4.9 million for the project, which is intended to fully fund the project.

We are currently working with the City and additional user groups including Reach programs and the local food pantry. Through discussions and workshops, we were able to create a layout that works well to integrate the seniors and youth groups and integrate the community meals through the food pantry. The project is currently working through design and is intended to be bid this spring and start construction this summer.

REFERENCES



CITY OF WAUPUN
101 E. Main Street
Waupun, WI 53963

Kathy Schlieve, City Administrator
kathy@cityofwaupun.org
920-324-7912



CITY OF GLENWOOD CITY
217 W. Oak Street
Glenwood City, WI 54013

Shari Rosenow, Clerk/Treasurer
cityclerk@glenwoodcitywi.com
715-265-4227



VILLAGE OF WAUSAUKEE
PO Box 475
Wausaukee, WI 54177

Sara Pullen, Administrator/Clerk/Treasurer
clerk@villageofwausaukee.com
715-856-5341



TECHNICAL REQUIREMENTS

PROJECT APPROACH/SCOPE

Cedar Corporation's approach is to listen, facilitate, and learn.

We want to learn and understand your wants, needs, and expectations for your project. We seek to create an environment that allows shareholders to work together and develop successful and proven solutions that align with your needs and budgetary goals.

To achieve this, we have developed a planning and design process that includes focused discussions and follows a well-defined agenda. This allows collaboration to efficiently gather the available information and discuss ideas and review options to complete a thorough evaluation of the project.

Our collaborative approach to the Village of Jackson's Community Center Expansion project is a five-step process that includes:

1. Schematic Design
2. Design Development
3. Construction Documents
4. Bidding Services
5. Construction Administration Services



Schematic Design (Step 1)

April 2023

Schematic Design sets the tone for the project. Our Team will meet with the Village to review the needs of the Village and stakeholders. During this phase, we will facilitate design meetings and tour the existing facility to establish the needs of the community and departments and then develop conceptual designs.

This phase will begin with a kick-off meeting, followed by conceptual design and schematic design documents. Then the design will progress into the Design Development phase.

Kick-off Meeting Agenda

- Review project budget and schedule
- Review expectations and options
- Evaluate and develop programming and space needs
- Review current functional space layout options
- Consider special needs or desires

After the kick-off meeting, we will complete the following services for conceptual design:

- Review the facility data, needs, and square foot requirements
- Meet with staff to review facility needs
- Develop facility and site layout
- Develop preliminary code analysis
- Develop preliminary opinion of probable project cost
- Develop preliminary construction schedule

PROJECT APPROACH/SCOPE

At completion of this phase, we will present the building and site plans, project schedule, and estimate for the Parks and Recreation Commission and Board's approval.

Upon approval by the Parks and Recreation Commission and Board, we will either make any necessary revisions to the conceptual design or proceed with the remaining design services.

Upon completion of the conceptual design, we will begin to establish additional details for the facility and needs of the Village. The next phase of design and preconstruction services will include the following services:

- Update and prepare overall facility layouts
- Prepare architectural and structural schematic design
- Prepare outline scope for primary building systems, including plumbing, fire protection, HVAC, electrical, and technology
- Prepare preliminary site design
- Access and facility flow
- Review and update opinion of probable project cost
- Review and update construction schedule
- Review grant opportunities and financing options

As we progress through the remaining design phases, we will present the following data for the Parks and Recreation Commission and Board's approval:

- Updated layouts and sections
- Sequencing concept plan
- Updated site layout
- Updated opinion of probable project cost
- List of grant opportunities and financing options



Design Development (Step 2)

July 2023

Our design and construction experience will provide the Village with a functional and affordable facility. This phase includes development of the building system, structural and architectural components, site design, and establishing the necessary regulatory approvals. This phase will include additional preconstruction services and budget verification. The Design Development phase consists of the following services:

- Coordinate building needs and site layout
- Design of architectural components, elements, and interiors, including review of:
 - ◊ Flow and operations
 - ◊ Finishes, materials, and products
 - ◊ Furniture layout and recommendations
 - ◊ Specialized systems, meeting space, etc.

PROJECT APPROACH/SCOPE

- Development of final architectural layout and structural system
- Coordination of building plumbing, mechanical, electrical, and technology (PMET) systems
- Design of site and related components
 - ◊ Staging for construction
- Review market conditions to determine effective construction alternatives
- Review and update opinion of probable project cost
- Review and update construction schedule

As we complete this phase and begin the remaining design, we will present the following data for the Parks and Recreation Commission and Board's approval:

- Architectural plans and structural systems
- Product and material options
- Specialized systems, components, and design impacts
- Site/civil plans
- Constructability review
- Construction schedule and staging
- Updated opinion of probable project cost



Construction Documents (Step 3)

September 2023

Construction Document clarity and accuracy are crucial in achieving competitive and comparable bids. We employ quality control, document standardization, and Building Information Modeling (BIM) to provide accurate and concise bidding documents. During this stage, our team will continue design, coordination, reviews, and estimating. This phase will consist of the following services:

- Coordination and final design of architectural components
 - ◊ Equipment furnishings and system designs
 - ◊ Casework layouts and details
 - ◊ Equipment and building in components
 - ◊ Doors, access, and security
 - ◊ Building envelope design and details
 - ◊ Interior details, finishes, and schedules
- Coordination and final design of structural systems and detailing
- Coordination of building PMET systems and specific equipment needs
 - ◊ Electrical systems and fixtures
 - ◊ Lighting fixtures
 - ◊ Mechanical systems, layout, and components
 - ◊ Plumbing systems, components, and fixtures
 - ◊ Technology systems, phones, and security
- Implementation of sustainable design measures
- Incorporation of constructability review findings

PROJECT APPROACH/SCOPE

- Preparation of technical specifications and bid documents
- Prepare bid packages to take advantage of market conditions
- Update the opinion of probable project cost and construction schedule
- Prepare submittals to obtain regulatory agency approval

Upon completion of the design, we will present the final design and regulatory approvals to the Parks and Recreation Commission and Board for approval. During this presentation, we will present the following information:

- Final plans, layouts, and details
- Final finishes and materials
- Constructability review
- Regulatory reviews
- Updated construction cost and contingency
- Value enhancement and alternatives
- Construction schedule
- Final bid documents



Bidding Services (Step 4)

October 2023

Upon approval of the final plan, our Team will prepare bid packages to take advantage of market conditions, local skill, and labor forces. The bidding process will involve obtaining multiple bids for each scope of work from various contractors and vendors. This process provides the Village with the highest level of competition and advantages in reaching the most skilled labor. We have found that this process can also promote more local interest in a project. The Bidding Phase efforts will include:

- Preparation of bid documents and various bid packages
- Address bidding questions and provide clarification
- Review value enhancement alternatives
- Review substitution request
- Attend a bidder's pre-bid conference
- Review, qualify, as necessary, and maintain a bidder's list
- Provide regulatory approved plans
- Provide final plans for construction documents, including all addenda
- Assist in the preparation of construction contracts between the Village and successful low bidder

PROJECT APPROACH/SCOPE



Construction Administration
Services (Step 5)

November 2023 - December 2024

Upon award of the contract, our team will provide Construction Administration services.

The Construction Administration Services will include the following:

- Quality assurance
- Preconstruction meeting
- Schedule review
- Submittal and shop drawing review
- Monthly site visits and construction meetings
- Coordination and review construction questions and request for information
- Preparation of construction bulletins, field orders, and other instruments of communication
- Review and mitigate disputes and change orders
- Review cost potential value enhancement measures during construction
- Review pay requests and related submittals

Project Completion

Upon completion of the construction, our team will:

- Prepare a punch list of items that need to be completed prior to occupancy
- Complete the Certificate of Substantial Completion and Certificate of Compliance
- Review and recommend Certificate of Final Payment
- Review O&M manuals, record drawings, and provide to owner

Post-Project 23rd Month Walk-Through

Within 23 months of Substantial Completion, our team will review the facility to evaluate issues that need attention under the project contract. This will address concerns that were covered under the typical two year warranty.

ESTIMATED LABOR HOURS

Phase I

Estimated Hours

Schematic Design

• Architectural/Structural Design	267
• Civil	16
• PME (Salas O'Brien)	117

Phase II

Design Development

• Architectural/Structural Design	335
• Civil	58
• PME (Salas O'Brien)	153

Construction Documents

• Architectural/Structural Design	552
• Civil	26
• PME (Salas O'Brien)	587

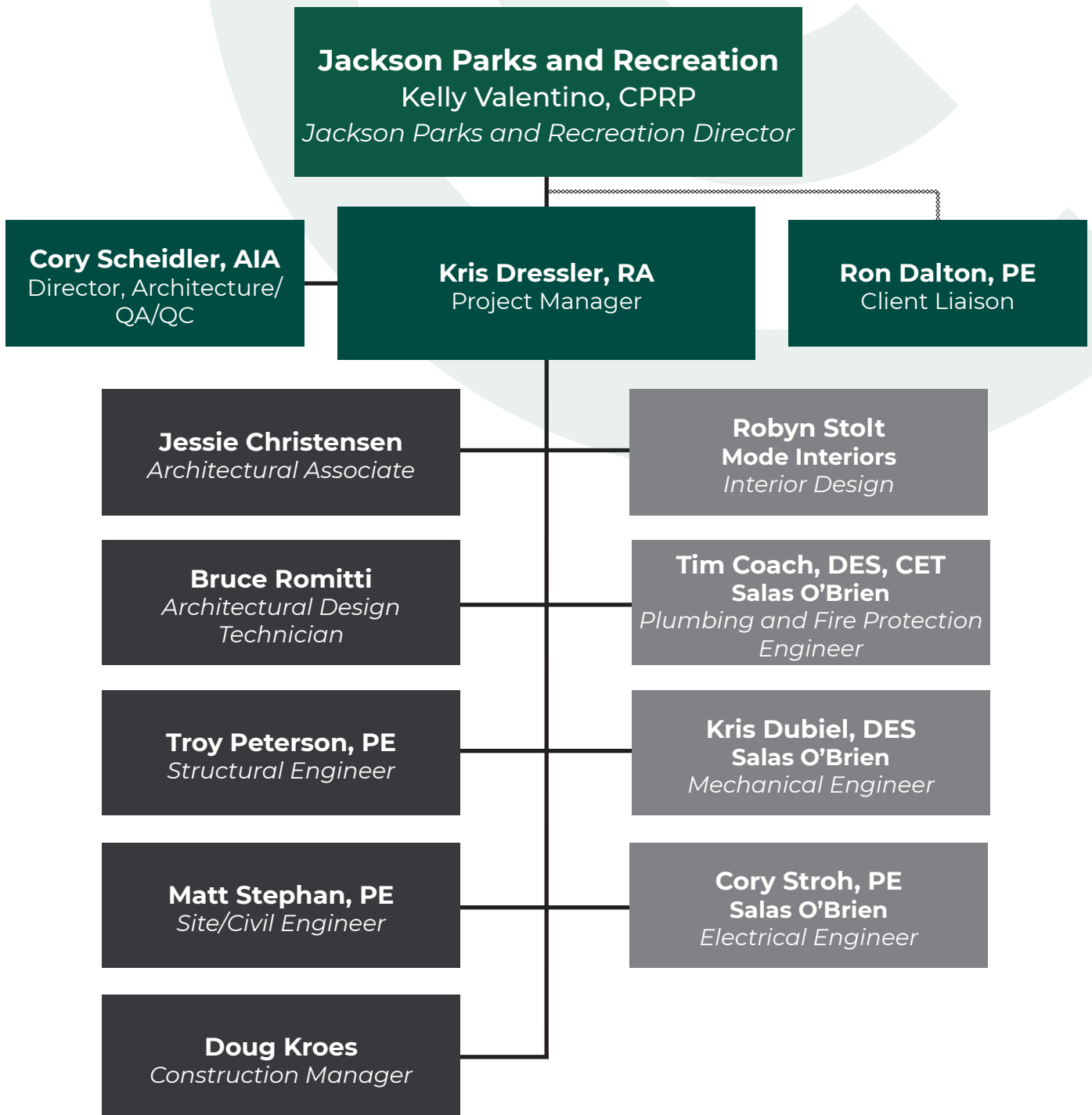
Bidding

• Architectural/Structural Design	58
• Civil	8
• PME (Salas O'Brien)	12

Construction Administration

• Architectural/Structural Design	735
• Civil	14
• PME (Salas O'Brien)	174

PROJECT TEAM



KRIS DRESSLER, RA

REGISTERED ARCHITECT



Education

Associate Degree in Drafting and Design Technology: Herzing College (2007)

Professional Registrations

Registered Architect - WI #13048-5

Total Experience

Since 2006

Kris Dressler is an experienced Architect and has developed into a keystone of our Building Design team. Kris's experience offers our team state-of-the-art technical capacities in building design and modeling which benefit each of our projects and clients. Kris plays an integral part in many of our projects, working hand-in-hand with our Architects, Designers and Engineers, providing assistance in design, planning, and facility planning for traditional and alternative project delivery methods.

Areas of Expertise Include:

- Programming, conceptual planning, facility planning, and project development
- Project management of medium complexity projects
- Preparation of construction documentation for new construction and renovations for higher education, governmental, municipal, commercial, and industrial projects
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Coordination of mechanical and electrical design plans for building projects
- Building Envelope design and analysis
- Accessibility and Building Code Analysis and evaluations
- Construction Administration for governmental, municipal, commercial, and industrial projects
- Development of presentation exhibits for planning and design solutions
- Project budgeting and estimating
- Construction contract preparation and contract administration for governmental, municipal, and commercial industrial projects
- Development of project specifications and front end documents

Representative Project Experience Includes:

- Administration and Public Safety Facility - Village of Jackson, WI
- Administration and Public Safety Facility - Village of Lake Hallie, WI
- Government Center Facility Assessment - Pepin County, WI
- State Office Building Renovation - City of Eau Claire, WI
- Administration and Public Safety Facility - Town of Clayton, WI
- City Hall and Public Safety Building - City of Barron, WI
- Multi-Use Municipal Building - City of Glenwood City, WI
- Police and Fire Department Evaluation - City of Waupun, WI
- Municipal and Police Department Facility - City of Weyauwega, WI
- Police Department Expansion Study - City of Hudson, WI
- Municipal Building, Fire, EMS, and Police - Village of Woodville, WI
- Municipal and Police Department Facility - City of Osseo, WI
- Public Safety and Fire Station Expansion - Village of Buchanan, WI
- Town Hall - Town of Daniels, WI

RONALD DALTON, PE

CONSULTING ENGINEER



Ronald Dalton is a Consulting Engineer specializing in municipal consulting engineering. Ron is skilled in sanitary sewer planning and design, storm sewer planning and design, water distribution planning and design, urban and rural street design, storm water management, construction management, quality control review, municipal general engineering services, subdivision review, capital improvement programs, TID planning and development, municipal incorporation, sanitary sewer systems evaluation, and comprehensive drainage planning.

Areas of Expertise Include:

- Project management
- Construction management
- Planning and design of sanitary sewer, storm sewer, and water main
- Urban and rural street design
- Capital Improvement Planning
- TID planning and development
- Municipal incorporation
- Sanitary sewer system evaluation and comprehensive drainage planning
- Conducting public meetings

Representative Project Experience Includes:

- Tax Incremental District No. 3, Village of Oostburg, Sheboygan County, WI: Project Manager for the creation of the TIF District to serve a 40 acre site for Master Gallery Foods in the Village of Oostburg. The new TIF District required special legislation to allow the exceedance of the 12% threshold of increment within the Village. The development included 1,200 L.F. of new roadway and associated public infrastructure.
- 2017 High Level Pressure Zone Enhancements, Cedarburg Light and Water Utility, City of Cedarburg, Ozaukee County, WI: Project Manager for the design and construction of water main enhancements to improve the City's high pressure zone. Project included 1,300 ft. of water main along Wauwatosa Road (STH 181), valving, and tie-ins at three other locations within the city. The project included easements and coordination with the Wisconsin Department of Transportation to minimize construction disturbance at the two recently built roundabouts.
- 2018 Roadway and Utility Improvement Program, Village of Jackson, Washington County, WI: Project Manager for the design and construction of roadway and utility improvements on Ridgeway Drive, Ridgeway Court, and Georgetown Drive. The project included approximately \$1.0 million of roadway reconstruction, water main replacement, new storm sewer, and sanitary sewer.
- Meinecke Avenue Storm and Sanitary Sewer, City of Wauwatosa, Milwaukee County, WI: Principal-in-charge for a \$14.0 million dollar improvements project to alleviate flooding within a portion of the city limits. Project included storm and sanitary sewer analysis, inflow and infiltration testing, storm and sanitary modeling, route analysis, trenchless water main relay, easement acquisitions, and extensive WDNR, county, and MMSD permitting. Final design included 9,000 ft. of 27 in. to 30 in. sanitary sewers; 5,000 ft. of 108 in. and 120 in. storm sewers; and 5,000 ft. of 8 to 12 in. water main relay.

Education

Bachelor of Science in Civil Engineering: University of Iowa (1986)

Professional Registrations

Professional Engineer - WI

Professional Affiliations

American Council of Engineering Companies

American Public Works Association, Engineer and Technology Committee Member

Total Experience

Since 1987

CORY SCHEIDLER, AIA

DIRECTOR, ARCHITECTURE



Education

Associate Degree in Civil Engineering Technology: Mid-State Technical College (2001)

Professional Registrations

Registered Architect - WI #10782
Wisconsin Certified Commercial Building Inspector #992581
Wisconsin Registered Interior Designer #623

Professional Affiliations

American Institutes of Architects
Engineering/Structural
NCARB Licensing Advisor
Advisory Committee Chippewa Valley Technical College
NCARB IDP

Total Experience

Since 2000

Cory Scheidler specializes in architecture for government facility projects including the evaluation and design of governmental offices, park and recreational facilities, public works and infrastructure projects, emergency services facilities, library, and community center facilities. In addition to his experience and leadership of the Architectural Services Line for Cedar Corporation, Cory is involved in his community and Professional Associations. Cory's personal involvement, genuine concern, and attention to detail in the development of projects is recognized by our clients.

More specifically, Cory has completed the evaluation and design for City Halls, park facilities, public works garages, fire and police stations, libraries, and senior centers. These projects include a mix of new and renovation projects, including Facility Condition Assessments, Master Planning, Architectural Design, and Forensic Evaluations for various facilities.

Cory has experience and knowledge in project development, State and National Standards and code, various governmental standards, and requirements. Complementing his design experience, Cory is well versed in the preparation of contract documents, specifications, and contract administration. In addition, Cory's experience has provided him with the knowledge and ability to provide forensic investigations to several clients.

Areas of Expertise Include:

- Supervision of design and preparation of plans for new structures and alteration of existing buildings for municipal, institutional, commercial, and industrial projects, both traditional bid and design/build approaches
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Code review, schematic design, and design development
- Project cost estimating and project scheduling
- Coordination with design disciplines
- Construction contract preparation and contract administration
- Client contact throughout project feasibility, design, bidding, and contract administration
- Specialization in project delivery, working directly with developers, contractors, owners, and alternative

Representative Project Experience Includes:

- Barron City Hall and Public Safety Building
- Glenwood City Multi-Use Municipal Building
- Weyauwega Municipal and Police Department Facility
- Jackson Public Safety Facility
- Waupun Police and Fire Department Evaluation
- Brownsville Fire Station Design
- Somerset Police Expansion
- Stanley Municipal and Police Department Facility Planning
- Hudson Police Department Expansion Study
- Lake Hallie Police, Fire Station, and Municipal Building
- Woodville Municipal Building, Fire, EMS, and Police
- Ellsworth Fire Station Expansion
- Siren Fire Station

JESSIE CHRISTENSEN

Architectural Associate
Total Experience: Since 2015

EDUCATION

- Master of Architecture: University of Wisconsin-Milwaukee (2018)
- Bachelor of Science in Architecture Studies: University of Wisconsin-Milwaukee (2016)

EXPERTISE

- Revit, Bluebeam, and AutoCAD specialist
- Preparation of construction documents for new construction and renovations for commercial, municipal, recreational, and residential projects
- Building Information Modeling (BIM) specialist
- Renderings and Photoshop
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Development of presentation exhibits for planning and design solutions
- Programming, conceptual planning, facility planning, and project development



Jessie Christensen is a member of Cedar Corporation's Architectural Group. She brings six years of experience in architectural design, planning, and documentation. Jessie collaborates with our Architects, Engineers, Planners, and Designers in the preparation and development of designs for various project types.



BRUCE ROMITTI

Architectural Design Technician
Total Experience: Since 2015

EDUCATION

- Associate Degree in Architectural Technology: Northeast Wisconsin Technical College (2015)

EXPERTISE

- Revit
- AutoCAD
- Estimating
- Structural analysis
- Graphic production and installation
- LEED applications; sustainable building principles

Bruce Romitti is a member of Cedar Corporation's Architectural Team as an Architectural Design Technician and offers a wealth of software skills and construction experience. He was awarded Outstanding Program Student and worked as a Tutor throughout his training at Northeastern Wisconsin Technical College.

TROY PETERSON, PE

Structural Engineer

Total Experience: Since 1990

EDUCATION

- Bachelor of Science in Civil Engineering: University of Minnesota (1990)

EXPERTISE

- Design of single- and multi-story building structures, including timber, steel, reinforced concrete, prestressed concrete, and composite design
- Design Engineer for commercial development projects including manufacturing, retail, and restaurant facilities
- Design Engineer for municipal well house, water treatment, wastewater treatment facility, and lift station structures
- Structural inspection of residential, commercial, industrial, municipal, educational, and religious buildings
- Commercial building inspection
- Design of single- and multi-span concrete and timber slab structures, prestressed I-girder, steel deck girder and concrete box structures, multiple structure rehabilitations including deck and rail replacement, and steel beam strengthening and bridge re-rating
- Design of spread and pile supported foundations, retaining walls, and tie-back anchor retaining systems



Troy Peterson has been a Structural Engineer for Cedar Corporation since 1990 specializing in structural design of governmental facilities and commercial facilities. These projects have included single and multi-story wood, steel, concrete, and masonry design. Projects vary from public works, fire station, municipal buildings, and retail buildings.



MATT STEPHAN, PE

Consulting Engineer

Total Experience: Since 1992

EDUCATION

- Bachelor of Science in Civil Engineering: Marquette University (1992)

EXPERTISE

- Construction management
- Plan review/quality control
- Roadway design
- Capital Improvement Plans
- Sanitary sewer maintenance
- Sanitary sewer collection system design
- Sanitary sewer rehabilitation
- Storm water collection and treatment
- Storm water management
- Water distribution systems
- Project permitting applications for various agency approvals

Matthew Stephan is a member of the Cedar Corporation team with experience providing civil engineering design and construction services to cities, villages, townships, and developers. His strong problem solving ability and inter-personal skills, including written and oral communications, have been key in providing successful projects on time and within budgets.

DOUG KROES

Senior Construction Manager
Total Experience: Since 1996

EDUCATION

- WDNR Wastewater Operator Certification Program
- WDNR Waterworks Operator Certification Program
- PSMJ Comprehensive Project Management Training Program

EXPERTISE

- Construction management
- Constructability reviews
- Contract administration
- Construction submittal reviews
- Capital improvement budgeting
- Regulatory compliance reporting
- Technical specification preparation - Public Works
- Water/wastewater utility operations and management
- Site development review
- Labor standards compliance interviews



Douglas Kroes is a construction manager specializing in public works related projects. Doug is skilled in construction contract administration, the facilitation of preconstruction and progress meetings, budget management, regulatory agency coordination and permit compliance, project file management, management of construction observation and staking, project communication and documentation, and timely project close-out.



ROBYN STOLT

Interior Designer



EDUCATION

- Bachelor of Science in Interior Design: University of Minnesota-Twin Cities

EXPERTISE

- Holiday Inn South, Eau Claire, WI
- Johnny's Italian Steakhouse, Eau Claire, WI
- Staybridge Suites, Eau Claire, WI
- Altoona Elementary School, Altoona, WI
- Altoona High School, Altoona, WI
- Menomonie Market Food Coop, Menomonie, WI
- Regis Court Dental, Eau Claire, WI
- St. Patrick's Catholic Church, Eau Claire, WI
- Dove Healthcare West, Eau Claire, WI
- Glenhaven CBRF, Glenwood City, WI
- Glenhaven Nursing Home SNF, Glenwood City, WI

With almost 11 years in the Design Industry, Robyn has managed to gain experience in a breadth of disciplines with experience in Corporate, Civic, Educational, Healthcare, Senior Living, and Hospitality Design. This background allows her to be versatile and easily adjust focus onto each project's unique aspects.



TIM COACH, DES, CET

Plumbing Designer

Total Experience: Since 2002

EDUCATION

- Associate of Applied Science, Civil Structural Technology: Chippewa Valley Technical College

EXPERTISE

Tim has extensive industry knowledge in the design of process and fluid flow systems, design of plumbing systems, and the design of heat and energy transfer systems. Tim is responsible for the design and specifications of plumbing systems, fire protection systems, and medical gas systems. He performs calculations, sizes the equipment and prepares the plumbing design and construction documents. He also provides storm water, sewer, natural gas, fire suppression water, domestic water, irrigation water and other special water and waste systems project design.



KRIS DUBIEL, DES

Mechanical Engineer

Total Experience: Since 1999

EDUCATION

- Bachelor of Science, Engineering Technology, Mechanical Design: University of Wisconsin-Stout
- Associate of Applied Science, Mechanical Design: Chippewa Valley Technical College

EXPERTISE

Kris brings his technical experience when performing mechanical design on a variety of healthcare, government, and commercial projects. By working closely with owners, facility managers and administrators, he gains a clear understanding of project expectations and delivers a customized approach to each project. Kris produces designs that not only exceed expectations, but also positively impact the efficiency of facility operations.



CORY STROH, PE

Electrical Engineer

Total Experience: Since 1999

EDUCATION

- Bachelor of Science, Electrical Engineering: University of Minnesota

EXPERTISE

Cory has extensive knowledge in the design of electrical systems and takes the time to understand the needs, goals, and challenges of each project recognizing that each facility is different. He is a diligent problem solver providing design solutions during the entire course of the project from start to finish, keeping project goals at the forefront of all design decisions.



COST PROPOSAL

COST PROPOSAL

Phase I

The proposed scope of services for Phase I as outlined in the RFP include Schematic Design Services. We are proposing to complete the architectural and engineering services for a **Lump Sum Fee of \$49,400.**

Phase II

The proposed scope of services for Phase II as outlined in the RFP include Design Development, Construction Documents, Bidding, and Construction Administration Services. We are proposing to complete the architectural and engineering services for a **Lump Sum Fee of \$325,500.**

Reimbursable Cost include:

- Topographic Survey - estimated at \$3,000

Reimbursable expenses include: printing/reproduction cost for plan sets larger than 11x17 format, additional copies above the RFP, hazardous materials investigation, additional site visits during construction, plan changes requested after 1st meeting or approval, addressing code issues request by State/Local officials, and addressing inspection findings/citations by inspectors resulting from issues due to the Contractor's work.

Additional Services available upon request:

- Hazardous Materials investigation and building assessment
- Grant Writing
- Grant Administration
- Property Survey
- Artwork Selection/Layout

Services not included:

- Audio/Visual System Design
- Video Surveillance Design



THANK YOU

FOR YOUR TRUST
FOR YOUR BUSINESS

W61N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
www.cedarcorp.com



STATEMENT OF QUALIFICATIONS FOR
Jackson Parks & Recreation
Jackson Community Center Expansion Project



ARCHITECTURAL & ENGINEERING SERVICES

January 9th, 2023



MISSION STATEMENT

To apply passionately our artistic talents with high integrity, loyalty and servitude; ensuring that our clients **THRIVE**.

"In today's competitive business climate many firms are concerned more with their bottom line than the quality of their work. I believe what is most important is that a firm doesn't lose sight of the only thing that matters; integrity and winning the trust of the clients they serve. With the right foundation good structure will follow."

- Jeremy D. Bartlett, Firm Principal

COVER LETTER



Jackson Parks & Recreation
Attn: Kelly Valentino
N165W20330 Hickory Lane
Jackson, WI 53037

Re: RFP Jackson Community Center Expansion Project

Dear Ms. Valentino,

Thank you for considering **Thrive Architects (Thrive)** for the Jackson Community Center Expansion Project. We have elected to partner with **JSD, Inc (Civil)**, **Henneman Engineering (MEP)**, and **Core4 Engineering (Structural)** to offer what we feel to be the best team for this project.

As the lead architect, **Thrive** has a depth of experience designing similar style buildings for various municipalities including Waukesha and Pewaukee. As you will see in our proposal, our trusted partners for this project bring a diverse background of experience in municipal work as well.

We have reviewed your anticipated Phase I and Phase II schedule and can satisfy the project timeline.

Thank you for the opportunity and we look forward to working together to transform Jackson Community Center to better meet the needs of the residents of Jackson.

Regards,

Jeremy Bartlett, Firm Principal
Thrive Architects, LLC

COMPANY OVERVIEW



ARCHITECTURAL FIRM: Thrive Architects, LLC

CORPORATE ADDRESS:	259 South St., Waukesha, WI 53186 (Suite A)
PHONE:	833-380-6180
WEBSITE:	thrive-architects.com
CONTACT/OWNER:	Jeremy D Bartlett, jdb@thrive-architects.com, sole proprietor
ARCHITECTURAL LICENSE:	10236-5
ORGANIZATION TYPE:	Limited Liability Corporation, S. Corporation
FIRM HISTORY:	Established in 2008 (name change occurred in 2015)(recorded under same tax id) Name changed was strictly done to reflect business values.
NUMBER OF EMPLOYEES:	8 total employees
OFFICE LOCATIONS:	259 South St., Waukesha, WI 53186 (Corporate Office)(Suite A) 2339 W Wisconsin Ave Ste C, Appleton, WI
STATE CERTIFICATIONS:	Licensed to practice Architecture in Wisconsin



COMPANY CAPABILITIES



STATEMENT OF QUALIFICATIONS

Thrive Architects is involved in a wide range of project types. In our proposal we have provided specific project experience but I believe it is also important to demonstrate that we have a wide range of knowledge and talent beyond what you will find in our packet. In addition to designing numerous recreational buildings, we have designed a myriad of dental offices, churches, veterinary clinics, storage facilities, office buildings and senior care centers. We are proud to be able to bring our design expertise to any type of environment with our broad range of talent and experience.

FIRM PHILOSOPHY

To apply passionately our artistic talents with high integrity, loyalty and servitude; ensuring that our clients Thrive. We strive to be great communicators. We spend a significant amount of time in the design process meeting one on one with our clients. We encourage casual meetings with our clients whereby we approach the design by explaining a layout in-depth and sketch alongside the client to develop the plans. Our process is unique and often times our clients appreciate the design strategy we implement because it not only produces great results in the planning stages it also allows the client to capitalize on the brainstorming process during plan development. Our design process allows the client to see consistent progress at every stage as they are part of the step by step process.

COST ESTIMATING

Thrive Architects typically designs projects within budget the first time. Recently with inflation that has become more challenging. Nobody wins when the project needs to be redesigned and therefore we work hard to avoid designing above the owners budget from the beginning. If this does happen we work to value engineer with the client and make the necessary plan adjustments without compromising the design goals.

QUALITY CONTROL

Our firm maintains a full internal checklist of building components and does a complete review of each project prior to submittal for permit.

CODE COMPLIANCE

Our firm develops all commercial projects similar to the proposed per the Wisconsin adopted version of the 2015 International Building Code. Compliance is maintained through standard plan review and submittal procedures. For complex projects we often will establish a pre-plan review meeting to review the project with the state. We usually have at least a few projects under review with the state at all times which allows us to stay very current on plan review procedures and regulatory government agencies which are always evolving.

ENERGY SAVINGS IN OUR DESIGNS

While we value sustainable design we find our clients place importance on the balance between sustainability and costs. We tend to focus on the practical items that create long-term sustainable savings and environmental impact such as LED lighting and high-efficiency mechanical equipment. In some cases portions of a project may make sense to use geo-thermal and or solar power sources. Most of our clients ask that we design LEED-like but not maintain the necessary paperwork to achieve this. We have found that nearly all products we specify are LEED certified and therefore accomplishing sustainable goals has become much easier in recent years.

MEETING PROJECT SCHEDULE

We are straightforward with our approach to meeting schedules and understand the importance of delivering a project on time. We strive for great communication between team members and clients regarding project time line and goals.



*Create the vision...
...tell the story*



WHO WE ARE

Our Background...

Established in 1998 as Jenkins Survey and Design, JSD Professional Services, Inc. (JSD), has grown from one office with two employees to six offices across three states. Strategically placed to serve local, regional and national clients, JSD's staff includes civil and structural engineers, surveyors, planners and landscape architects who are all focused on, and experienced in, delivering exceptional services from project concept through ribbon cutting.

Our Experience...

Our multi-disciplined approach provides our clients with a coordinated team of specialists who have a broad knowledge base in creative design, site evaluation, project financing, municipal entitlements, land survey documentation, site infrastructure, municipal infrastructure and construction. Our experience covers a vast array of sectors, from developing residential neighborhoods, shopping centers, office sites, industrial parks and distribution centers, all the way to public parks, churches, primary/secondary schools and sports complexes.

Our Commitment...

At JSD, we believe effective communication and our commitment to service are the foundations for project success. Being responsive to our clients' ever-changing needs has proudly built us a reputation with clients who have retained our services continuously for more than 20 years.

WISCONSIN • ILLINOIS • IDAHO

www.jsdinc.com



Henneman Engineering Inc. is a women-owned, multi-discipline design engineering firm with more than six decades of experience in mechanical, electrical, plumbing, fire protection, and information technology for new and renovated facilities. Focus markers include healthcare, education, commercial, municipal, and industrial design.

We have successfully delivered high quality services on thousands of challenging projects. The attributes, processes, and experience base that differentiate Henneman Engineering from other engineering firms include:

- Engineering specialty from programming through operations and warranty.
- Involvement of Henneman Engineering principals in every aspect of project design and delivery.
- Proven record of developing accurate budgets and delivering a quality project within budget.
- Committed to keeping the same team on the project throughout its duration.

Professional Practice Since 1961 | www.henneman.com | 608.833.7000 Madison | 262.901.0626 Waukesha

Henneman Engineering offers comprehensive engineering design services from master planning through construction administration.

Specific systems and components designed by Henneman Engineering include, but are not limited to:

Mechanical Engineering

- HVAC Systems
- Plumbing and Fire Protection
- Ventilation/IAQ/Infection Control
- Environmental Control Systems
- Chilled Water Systems
- Refrigeration Systems
- Medical Gas Systems
- Special Gas Systems Utility Piping
- Boiler Systems and Power Plant Design
- Steam Distribution Systems
- Clean Room and Lab Environment
- Compressed Air Systems
- High Temperature and Pressure Systems

Electrical Engineering

- Medium & Low Voltage Power Systems
- Emergency Power Systems
- Lighting Design
- Lighting Control Systems
- Photometric Studies
- Fire Detection & Alarm Systems
- Photovoltaic Systems
- Power Studies
- Building Code Review Studies
- Information Technology

Building Assessments

Design Assist

Economic Feasibility Analysis

Historic Structure Reports

Life-Cycle Cost Analysis

Long Range Planning

Master Planning Studies

Troubleshooting & Problem Identification





JEREMY D. BARTLETT **LICENSED ARCHITECT**

EXPERIENCE

- Licensed Architect with 25+ years of experience
- Previously worked as V.P. of Pre-Construction on Services at a Construction Firm
- Bachelors Degree in Architectural Engineering with Emphasis in Structural Engineering
- Spent 2 Years Working for Civil Engineer - Street and Site Design
- Over 25+ years of Design and Construction on Experience of Senior Care Environments
- Served on Board of Zoning Appeals and Planning Commission for City of Muskego from 2010 to Present
- 20+ Years Experience Marketing and Providing Business Development

INFORMATION

Email

jdb@thrive-
architects.com

Architecture License

#10236-5

EDUCATION

Milwaukee School of
Engineering—Bachelor of Science
in Architectural Engineering, 1997

RELEVANT WORK EXPERIENCE

- Evin at Oconomowoc
- 15255 Office Building, Elm Grove
- Covenant Orthodox Presbyterian Church
- Waukesha State Bank Downtown Branch
- Gorilla Mills, Waukesha
- St. Clare Meadows, Baraboo
- Phantom Ranch Campgrounds, Mukwonago
- Starbucks, Greenfield
- Community Vet Clinic, Milwaukee
- Honest Teeth, Elm Grove
- Tofte's Table, Waukesha
- Bayview Work Live, Milwaukee

AFFILIATIONS

- Muskego Chamber of Commerce
- Muskego Planning Commissioner
- WALA Wisconsin Assisted Living Association Member
- Leading Age Wisconsin





DAVID M. RASHKA

LICENSED ARCHITECT

EXPERIENCE

- 10+ years Experience working in the Architectural Profession
- Bachelors Degree and Masters Degree in Architectural Studies

RELEVANT WORK EXPERIENCE

- Evin at Oconomowoc
- White Stone Church
- Evvvet
- Forest Springs Camp Maintenance
- Wonderkind Dentistry
- Ascendant Health Office Building
- Hales Corners Shopping Center
- Pewaukee Fire Department
- Milk Can Hamburgers
- Emerson Automation Facade

INFORMATION

Email

dmr@thrive-architects.com

EDUCATION

UW Milwaukee -
Masters Degree
Architectural Studies

AFFILIATIONS

- AIA
- NCARB
- West Allis Plan Commission
- West Allis Capital Improvement Committee



ANGIE L. STRECKENBACH

LICENSED ARCHITECT

EXPERIENCE

- Licensed Architect with 19+ years of experience
- M.B.A, Certificate in Leadership
- 17+ years of Design and Construction Experience on a variety of project types; Healthcare, Retail, Financial, Commercial, Industrial, Religious, Office, Residential & Hospitality
- 15+ years of experience with Sketchup and rendering software
- Strategic planning and business development
- 9+ years of Interior Design Experience

RELEVANT WORK EXPERIENCE

- Grace Senior Living, Interior Remodel
- New Medical Office Building, Lake Geneva
- New Multi-Use Building, Merton
- Milestone Pediatrics, Interior Remodel
- Honest Teeth, Elm Grove
- Westown Vet, Interior Finish Selections
- Storage Masters, Brookfield, Interior Remodel
- New Retail Center + Restaurant, Pewaukee
- Dialysis Dens, Various Locations
- Colonial Health & Rehab, Colby, Interior Remodel, Interior Design & FFE Management
- Tofte's Table, Waukesha

INFORMATION

Email

als@thrive-architects.com

EDUCATION

UW Milwaukee -
Bachelor of science in
Architectural Studies, 2003

University of Iowa -
Masters in Business
Administration, 2019

AFFILIATIONS

- Fox West Chamber, Membership Resource Committee
- AIA



ASHLEY M. POLLEX

ARCHITECTURAL ASSOCIATE

EXPERIENCE

- 6+ years of Design and Construction Experience with a variety of project types
- 7+ years of Drafting Experience
- 4+ years of Marketing and Business Development Experience

RELEVANT WORK EXPERIENCE

- Storage Master, Brookfield
- Caljan, Menomonee Falls
- Sheboygan Senior Community
- Flores Automation, Oconomowoc
- White Stone Church, Oconomowoc
- Chabad of Waukesha
- Waukesha State Banks, Various Projects
- Pewaukee Self Storage
- The Richardson School, Appleton
- Tofte's Table, Waukesha
- Loup, Wauwatosa
- Tropical Smoothie, Various Locations in WI

AFFILIATIONS

- NCARB
- AIA Member

INFORMATION

Email

amp@thrive-
architects.com

EDUCATION

UW Milwaukee -
Bachelor of Science,
Architectural Studies



KEATON J. VERSTEEGEN

ARCHITECTURAL ASSOCIATE

EXPERIENCE

- Architectural Intern at Construction Company
- Drafting Experience, well-versed in Revit, Rhino, AutoCAD, and Fusion 360

RELEVANT WORK EXPERIENCE

- Bridge Church, Religious Interior Alteration
- Kim's Pizza Cooler Enclosure
- Little Dipperz, Interior Alteration
- ISI Elite Fitness, Interior Build Out
- Various Residential Remodeling Projects Residential New Construction
- Castle Senior Living
- Milestone Pediatrics, Interior Alteration
- Elmbrook Church, New Elevator Install
- Dialysis Dens, Various Locations
- Waukesha Transit Center, Ceiling Update
- Brookfield Academy, Interior Alteration

AFFILIATIONS

- NCARB

INFORMATION

Email

kjv@thrive-
architects.com

EDUCATION

UW Milwaukee -
Bachelor of Science, Architectural
Studies



ERIK A. SEMB

ARCHITECTURAL ASSOCIATE

EXPERIENCE

- 1+ Experience as an intern at both an architectural and a construction firm
- Solar Decathlon Building Science Education Series Certification
- Rendering Work for 2 different Restaurants (Freelance)

RELEVANT WORK EXPERIENCE

- White Stone Church
- 9242 W National Avenue
- Tropical Smoothie
- Crites Field
- Waukesha Parade Memorial
- Asenzya Locker Room
- Mendota Century Fence Shop Drawings
- Jewish Beginnings Classroom
- Bender Road Apartments
- Santino's Little Italy
- Broadhead CBRF
- Pewaukee DPW

AFFILIATIONS

- NCARB

INFORMATION

Email

eas@thrive-
architects.com

EDUCATION

UW Milwaukee -
Bachelor of science in
Architectural Studies

UW Milwaukee -
Masters of Architecture
Environmental Design
Architectural Studies



JULIE A. JAKUBEK

ARCHITECTURAL ASSOCIATE

EXPERIENCE

- 13+ years of Architectural Drafting Experience with a variety of project types
- 13+ years of Project Management Experience with a variety of project types

RELEVANT WORK EXPERIENCE

- Elmbrook Church, Brookfield, WI
- West Allis Development, West Allis, WI
- Legup Investments, South Milwaukee, WI
- Healthcare Center, Lake Geneva, WI
- Milk Can Diner, Muskego & Greendale, WI
- Paramount Dental, Oak Creek, WI
- Heiliger Huegel Ski Hut, Hubertus, WI
- Various Residential Projects
- Kohl's Dept. Stores: New, Remodels, Capital Rollouts
- Roundy's Grocery Stores: New, Remodels
- Marcus Theaters: New, Remodels
- Wittlin's Service, Menomonee Falls, WI

AFFILIATIONS

- Associate AIA

INFORMATION

Email

jaj@thrive-
architects.com

EDUCATION

UW Milwaukee -
Bachelor of Science, Architectural
Studies



AVA C. GREELY

ARCHITECTURAL ASSOCIATE

EXPERIENCE

- Urban Planning Certificate, University of Wisconsin, Milwaukee
- 7+ years experience working with Photoshop, Illustrator, & InDesign
- Drafting experience in Rhinoceros 7, AutoCad, +Revit 2022

RELEVANT WORK EXPERIENCE

- Waterford Dental
- Jellystone National Park
- Castle Senior Living
- Southridge Mall Assessment
- School of Architecture + Urban Planning Yearly Journal

AFFILIATIONS

- Former Member of AIAS
- NCARB & AIA Member

INFORMATION

Email

acg@thrive-architects.com

EDUCATION

UW Milwaukee -
Bachelors Degree,
Architectural Studies



"My passion is developing and managing creative, enjoyable, and sustainable site layouts and landscapes that invoke curiosity and activate spaces. Successful projects should intrigue visitors, extend the building programming to the outside, exceed the client's aesthetic vision, and thrive within long-term maintenance expectations."



**Create the vision...
...tell the story**

Kevin Byrne, PLA, LEED AP BD+C
Senior Landscape Architect

Mr. Byrne serves as Senior Landscape Architect and civil engineering/landscape architecture Project Manager with over 20 years of municipal, commercial, educational, and institutional development proficiency. He has extensive knowledge of site layout, vehicle movements, creative hardscape and planting design, sustainability incorporation, and construction administration for projects ranging from libraries and town halls to fire/police departments and department of public works yards. Mr. Byrne project manages all aspects of civil engineering and landscape architecture, collaborating between stakeholders and the various site and building consultants to create a seamless transition from structure to site.

Education/Registration

University of Wisconsin – Madison, Madison, WI

- Bachelor of Science in Landscape Architecture, 2001

Professional Landscape Architect, 2007, WI, #552

Professional Landscape Architect, 2009, IL, #157001321

LEED Accredited Professional BD+C

Relevant Project Experience

Municipal Projects

- Oak Creek City Hall and Library Development, Drexel Town Square, Oak Creek, WI*
- Oak Creek Fire Station #1 Development, Oak Creek, WI*
- Mt. Pleasant Village Hall and Police Station Development, Mt. Pleasant, WI*
- St. Francis Civic Center, Police Station, and Fire Station Development, St. Francis, WI*
- City of Waukesha Fire Station #4 Renovations, Waukesha, WI*
- City of Waukesha Police Station Renovations, Waukesha, WI
- City of Waukesha Cold Storage Building, Waukesha, WI
- City of Waukesha Fire Training Burn Building, Waukesha, WI
- Fond du Lac County Fair Grounds Concert Stage, Fond du Lac, WI
- City of Pewaukee Fueling Station, Salt Building, and Waste Transfer Station, Pewaukee, WI
- Frame and Mindiola Parks Redevelopment, Waukesha, WI
- Fox Point Department of Public Works Facility Assessment and Redevelopment, Fox Point, WI*
- Jefferson County Highway Garage New Facility Selection Study (5 Sites), Jefferson County, WI *
- Plymouth Utilities New Facility Selection Study (6 Sites) and New Construction, Plymouth, WI *
- South Shore Fire Station #8 Development, Mt. Pleasant, WI*
- Neill R. Flood Fire Station, Delavan, WI*

Affiliations

American Society of Landscape Architects

United States Green Building Council



* Prior to joining JSD



Create the vision...
...tell the story

Andrew Mertz, PE
Project Engineer

Mr. Mertz has nearly 10 years of experience providing engineering and surveying services for municipal, state, commercial, industrial, institutional and residential developments. His engineering responsibilities include the design and preparation of grading/drainage plans, public/private utility plans, stormwater management plans/reports, construction documents, plan production/specifications, construction inspection, and permit coordination with local, state, and federal agencies. His surveying responsibilities include researching property and boundary information, drafting Certified Survey Maps, ALTA/NSPS Land Title surveys, Plat of Surveys, Condominium Plats, As-built Surveys, construction staking, and bathymetric surveys. His combined experience as a surveyor and engineer allows Andrew to bring functionality and efficiency to initial site investigations, concept layouts, and construction design.

Education/Registration

University of Wisconsin-Platteville – Platteville, WI

- Bachelor of Science in Civil Engineering, (ABET Accredited), 2015

Professional Engineer, WI, 2020, PE#: 47575

Relevant Project Experience

Government

- Kenosha Harbor, Kenosha, WI
- Richard Bong Recreational Area, Kansasville, WI
- City of Waukesha Police Department Renovations, Waukesha, WI
- Milwaukee Metropolitan Sewerage District Projects, Milwaukee, WI
- Verona High School Campus Public Roadway Improvements, Verona, WI
- CTH OK Bike Trail, Sheboygan, WI
- Isner Bike Trail, Sheboygan, WI
- UP Rail to Trails, Sheboygan Falls, WI
- USH 100, Wauwatosa, WI
- 27th Street, Oak Creek, WI
- STH 10, Brillion, WI
- STH 164, Big Bend, WI
- STH 33, Saukville, WI
- STH 50, Kenosha, WI
- STH 50, Lake Geneva, WI
- ATC Zoo Interchange, Milwaukee, WI

JASON ALLEN, PE, LEED® AP

**Project Manager
Mechanical Engineer**



Education

Bachelor of Science,
Architectural Engineering
Milwaukee School of
Engineering

Licenses & Certifications

Registered Professional
Engineer: Arizona, California,
Delaware, Illinois, Iowa,
Michigan, Missouri,
Pennsylvania, Virginia, Florida,
Maryland, Oklahoma, Texas
and Wisconsin

LEED® (Leadership in Energy &
Environmental Design)
Accredited Professional by U.S.
Green Building Council
NCEES Record

Career History

2005-Present	Henneman
1999-2005	Other Firms

Jason brings over 23 years of professional experience and skills to your project. A Senior Vice President of Henneman Engineering, he is Director of the Wisconsin Offices. Jason has provided high-quality engineering services related to healthcare, education, and governmental facilities and specializes in the design of HVAC systems.

Wisconsin Department of Military Affairs, AASF 1 Hangar Addition, West Bend, Wisconsin
Waukesha County Technical College, Pewaukee, Wisconsin

- Diesel Technician Lab Renovation, Building G
- Pole Barn Build-Out
- Aesthetician Lab Renovation, Building S
- Air Handling Unit Replacements, Buildings I & H
- Supplemental Chiller, Building D

Wisconsin Department of Military Affairs, National Guard Readiness Center Replacement, Viroqua, Wisconsin

St. John's on the Lake Retirement Community, New Tower and Renovation, Milwaukee, Wisconsin

State of Wisconsin, FC Heavy Unit Storage Building, Wisconsin Dells, Wisconsin

Wisconsin State Fair Park, Youth Center HVAC Replacement, West Allis, Wisconsin

University of Wisconsin-Parkside, Rita Tallent Picken Regional Center for Arts & Humanities Dust Collection System, Kenosha, Wisconsin

University of Wisconsin-Madison, Madison, Wisconsin

- ARS Arlington Headhouse Boiler Replacement
- Rennebohm Hall Chemical Storage Renovation
- Resident Rooms Conversion, Phillips Hall

Fenwick High School, Parking Garage, Oak Park, Illinois

Dane County, 911 Center Renovation, Madison, Wisconsin

Department of Natural Resources, Ottawa Lake Bathhouse Repairs, Dousman, Wisconsin

Forest County Potawatomi Health and Wellness Center, Community Health and Rehabilitation Addition and Renovation, Crandon, Wisconsin

Milwaukee County Parks District, Milwaukee, Wisconsin

- Calvin Moody Park New Community Building & Park Renovation
- Johnson's Park Pathway Lighting Renovation

Buchner Park, New Pool Building, Waukesha, Wisconsin

Southern Wisconsin Veterans Memorial Cemetery, Administration Building Extension, Union Grove, Wisconsin

VA Tomah, Tomah VA Medical Center, Building 401 Remodel, Tomah, Wisconsin

Central Wisconsin Center, Madison, Wisconsin

- Administration Building Renovation Study
- Building 5 Life Safety Renovation
- Building 5 Water Heater Replacement

Aspirus Wausau Hospital, Wausau, Wisconsin

- AHU 34 Return Air Ductwork
- Ambulance Garage Expansion

University of Wisconsin-Milwaukee, Milwaukee, Wisconsin

- Chapman Hall – Ventilation System Improvements
- Downer Buildings – HVAC Improvements/Historic Renovations

Camp Douglas, Battery Charging Stations, Camp Douglas, Wisconsin

Illinois Beach State Park, Concession Replacement, Zion, Illinois

DAN MCGINNIS, PE
Lead Mechanical Engineer



Education

Bachelor of Science,
 Mechanical Engineering

University of Wisconsin,
 Madison, 1982-1986

University of Wisconsin,
 Platteville, 1981-1982

Licenses

Registered Professional
 Engineer: Wisconsin, South
 Dakota, Georgia, Kansas,
 Colorado

Career History

1988-1994;
 2009-2013;
 2017-Present—Henneman

1986-1988;
 1994-2009;
 2013-2017—Other Firms

Dan brings over 30 years of experience in intricate mechanical system design for a variety of project types throughout the country. His professional focus has been on central plants and campus steam/chilled water distribution systems, healthcare facilities and laboratory facilities.

Waukesha County Technical College, Pewaukee, Wisconsin

- Diesel Technician Lab Renovation, Building G
- Aesthetician Lab Renovation, Building S
- Air Handling Unit Replacements, Buildings I & H
- Supplemental Chiller, Building D

Wisconsin Department of Military Affairs, National Guard Readiness Center Replacement, Viroqua, Wisconsin

St. John's on the Lake Retirement Community, New Tower and Renovation, Milwaukee, Wisconsin

University of Wisconsin-Parkside, Rita Tallent Picken Regional Center for Arts & Humanities Dust Collection System, Kenosha, Wisconsin

University of Wisconsin-Madison, Madison, Wisconsin

- Walnut Street Chiller Plant Expansion
- Physical Plant Chemical Storage Room Ventilation

University of Wisconsin-Milwaukee, Milwaukee, Wisconsin

- Chapman Hall Hot Water Pumps
- Downer Buildings HVAC Upgrade

Waukesha County Technical College, Pewaukee, Wisconsin

- Boiler Replacement Study
- Air Handling Unit Replacements, Buildings I & H
- Generator Replacement

University of Wisconsin-Platteville, Williams Fieldhouse Addition, Platteville, Wisconsin

Buchner Park, New Pool Building, Waukesha, Wisconsin

Capitol Heat and Power Plant, Madison, Wisconsin

- Steam and Chilled Water Extension
- Power Plant Rebuild

East Aurora School District 131, Krug Elementary HVAC Renovation, Aurora, Illinois

Fenwick High School, Parking Garage, Oak Park, Illinois

Illinois Beach State Park, Concession Replacement, Zion, Illinois

John R. Moses Skilled Nursing Facility, Veterans Administration, King, Wisconsin

VA Madison, William S. Middleton Memorial Veterans Hospital, Emergency Generator, Madison, Wisconsin

VA Union Grove, Union Grove, Wisconsin

- Boland, Gates, Fairchild, Mauer and Shemanske Halls VoIP Upgrades
- Kitchen and Servery Remodel

Waterloo School District, Addition and Remodel, Waterloo, Wisconsin

Waupun Correctional Institute, Bathhouse Ventilation, Waupun, Wisconsin

Kalahari Resorts and Conventions, Employee Housing, HVAC System Updates, Pocono Manor, Pennsylvania

Milwaukee Mitchell International Airport, Retail Renovations, Milwaukee, Wisconsin

Milwaukee Public Schools, Golda Meir Upper Years, New Chilled Water Plant, Milwaukee, Wisconsin

Moraine Park Technical College, West Bend Campus Renovations, West Bend, Wisconsin

THOMAS AUSPRUNG

Mechanical Designer



Education

Associate Degree in Air
Conditioning and Refrigeration
Technology

Milwaukee Area Technical
College, Milwaukee, Wisconsin

Certifications

State of Wisconsin HVAC Design
Stamp Certified

Career History

2016-Present	Henneman
2008-2016	Other Firms

Tom has over 15 years of experience specializing in the design of HVAC systems and controls, including detailed heat loss and heat gain calculations for new and existing building structures and occupancies. His experience includes a large variety of complex facility types including high-rise buildings, manufacturing plants, healthcare facilities and higher education facilities. In addition to design project management, Tom has actively provided estimating and equipment specification on many projects.

Waukesha County Technical College, Pewaukee, Wisconsin

- Diesel Technician Lab Renovation, Building G
- Fabrication Lab, Building I
- Air Handling Unit Replacements, Buildings I & H
- Generator Replacement
- Gym Conversion, Building S
- Pole Barn Build-Out
- Pole Barn Insulation
- Supplemental Chiller, Building D

Wisconsin Department of Military Affairs, National Guard Readiness Center Replacement, Viroqua, Wisconsin

St. John's on the Lake Retirement Community, New Tower and Renovation, Milwaukee, Wisconsin

University of Wisconsin-Parkside, Rita Tallent Picken Regional Center for Arts & Humanities Dust Collection System, Kenosha, Wisconsin

University of Wisconsin-Stevens Point, Instructional Space Renovation, Stevens Point, Wisconsin

University of Wisconsin-Whitewater, Drumlin Hall Loading Dock, Whitewater, Wisconsin

Waukesha County Technical College, Waukesha, Wisconsin

- Dental Lab Relocation
- Workforce Development Center Renovation

Wisconsin Department of Military Affairs, Joint Force Headquarters Remodel, Madison, Wisconsin

Wisconsin State Fair Park, Youth Center HVAC Replacement, West Allis, Wisconsin

Illinois Beach State Park, Concession Replacement, Zion, Illinois

Middleton School District, DSC Building HVAC System Design, Middleton, Wisconsin

Milwaukee Mitchell International Airport, Data Center Upgrade, Milwaukee, Wisconsin

Milwaukee Public Schools, Golda Meir Upper Years, New Chilled Water Plant, Milwaukee, Wisconsin

Ovation Communities, Entry Cooling and Coil Replacement, Milwaukee, Wisconsin

Southern Wisconsin Veterans Memorial Cemetery, Administration Building Extension, Union Grove, Wisconsin [DFD# 20A3L]

University of Wisconsin-Madison, Madison, Wisconsin

- Resident Rooms Conversion, Phillips Hall
- ARS Arlington Headhouse Boiler Replacement

Individual Project Experience (partial)

Compass Properties North, City Center Chiller Replacement, Milwaukee, Wisconsin

Ascendant Holdings, Wells Building HVAC Multi-Floor Renovation, Milwaukee, Wisconsin

Racine Unified School District, Jerstad Elementary & Middle School HVAC upgrades, Racine, Wisconsin

Gateway Technical College, Mechanical Upgrades, Remodeling, & New Additions to Multiple Campuses, Elkhorn & Kenosha, Wisconsin

MITCH SETTERMAN

Plumbing & Fire Protection Designer



Education

Bachelor of Science,
Architectural Engineering
(Environmental Specialty)

Milwaukee School of
Engineering

Career History

2011-Present Henneman

Mitch's 10 years of professional experience involves plumbing and fire protection designs for numerous higher education, commercial and healthcare facilities.

Department of Military Affairs, West Bend AASF1 Hangar Addition, West Bend, Wisconsin
Waukesha County Technical College, Pewaukee, Wisconsin

- Diesel Technician Lab Renovation, Building G
- Pole Barn Build-Out
- Air Handling Unit I23 Replacement, Building I
- Supplemental Chiller, Building D

Wisconsin Department of Military Affairs, National Guard Readiness Center Replacement, Viroqua, Wisconsin

St. John's on the Lake Retirement Community, New Tower and Renovation, Milwaukee, Wisconsin

Madison College, Emergency Vehicle Operation & Control (EVOC), Columbus, Wisconsin

Madison College, Madison, Wisconsin

- Biotech Lab Renovations
- Diesel Lab Renovations
- Recreation Management Program Expansion, Truax Campus

University of Wisconsin-Eau Claire, Towers Hall Renovation, Eau Claire, Wisconsin

University of Wisconsin-Madison, Madison, Wisconsin

- Cole Hall & Phillips Hall Fire Alarm, Sprinkler System, Restroom Renovations
- Integrated Dairy Renovation
- Rennebohm Hall Chemical Storage Renovation
- Wendt Commons Maker Space

University of Wisconsin-Milwaukee, Milwaukee, Wisconsin

- Downer Buildings HVAC & Historic Renovations
- School of Freshwater Sciences

Blains Farm and Fleet, Addition and Renovation, Janesville, Wisconsin

Buchner Park, New Pool Building, Waukesha, Wisconsin

Milwaukee County Parks District, Calvin Moody Park New Community Building & Park Renovation, Milwaukee, Wisconsin

Department of Natural Resources, Ottawa Lake Bathhouse Repairs, Dousman, Wisconsin

Eager Free Public Library, Addition and Renovation, Evansville, Wisconsin

East Aurora School District 131, Aurora, Illinois

- Krug Elementary HVAC Replacement
- O'Donnell Elementary HVAC Replacement

East Dubuque School District, East Dubuque Schools Addition and Remodel, Phase 1, East Dubuque, Iowa

Fenwick High School, Parking Garage, Oak Park, Illinois

Forest Health Protection Lab, Renovation, Fitchburg, Wisconsin

Illinois Beach State Park, Concession Replacement, Zion, Illinois

Iowa State University, Troxel Auditorium, Ames, Iowa

Madison College Fort Atkinson, Fort Atkinson, Wisconsin

- Metal Fabrication Lab Expansion and Renovation
- Nursing Lab Renovations

Manheim Milwaukee, Sales Floor & Office Space Study, Milwaukee, Wisconsin

University of Wisconsin-Parkside, Rita Tallent Picken Regional Center for Arts & Humanities Dust Collection System, Kenosha, Wisconsin

Milwaukee Mitchell International Airport, Retail Renovations, Milwaukee, Wisconsin

ZACHARY DAWIEC

Electrical Designer
EIT



Education

Bachelor of Science,
Architectural Engineering –
Electrical Specialty

Bachelor of Science –
Construction Management
Milwaukee School of
Engineering

Licenses & Certifications

Engineer in Training: Wisconsin

Career History

2018 – Present	Henneman
2016-2018	Other Firms

Zach specializes in electrical power, lighting, and commercial electrical design. He has experience designing renewable energy systems including a solar grid. Zach has designed for government, healthcare, commercial, multi-family, athletic, and recreational facilities.

St. John's on the Lake Retirement Community, New Tower and Renovation, Milwaukee, Wisconsin

University of Wisconsin–Madison, ARS Arlington Headhouse Boiler Replacement, Madison, Wisconsin

University of Wisconsin-Stevens Point, Science Building Instructional Space Renovation, Stevens Point, Wisconsin

University of Wisconsin-Whitewater, Drumlin Hall Loading Dock Renovation, Whitewater, Wisconsin

Department of Natural Resources, Ottawa Lake Bathhouse Repairs, Dousman, Wisconsin

Southern Wisconsin Veterans Memorial Cemetery, Administration Building Extension, Union Grove, Wisconsin

VA Madison William S. Middleton Memorial Veterans Hospital Building 18 Electrical Redistribution Service, Madison, Wisconsin

VA Union Grove, Boland, Gates, Fairchild, Mauer and Shemanske Halls VoIP Upgrades, Union Grove, Wisconsin

Milwaukee Mitchell International Airport, Milwaukee, Wisconsin

- MKE Business Park Electrical Infrastructure Upgrade
- Retail Renovations

Aspirus Wausau Hospital, Inpatient Acute Dialysis Renovation, Wausau, Wisconsin

Aurora Health Center, Locker Room Renovation, New Berlin, Wisconsin

Aurora St Luke's South Shore Medical Center, Imaging Room 2 Upgrades, Cudahy, Wisconsin

Bellin Health, Conference Room 12 Remodel, Allouez, Wisconsin

Beloit Hospital, OB Family Care Center, Beloit, Wisconsin

Dial-Independence Village, Senior Living Facility Renovations, Peoria, Illinois

East Aurora School District 131, Aurora, Illinois

- Krug Elementary HVAC Renovation
- O'Donnell Elementary HVAC Renovation

East Dubuque School District, East Dubuque High School Addition and Remodel, Phase 1, East Dubuque, Iowa

GSA 536 S. Clark Street, OPLA 5th Floor Renovation, Chicago, Illinois

HarborChase/HRA, Assisted Living Facilities Remodeling, Florida, Alabama and South Carolina

Hawks Ridge Assisted Living, Phase 1 Renovations, Hood River, Oregon

HRC Skilled Nursing and Rehabilitation--Boynton Beach, Interior Renovation, Boynton Beach, Florida

Ignite Medical Resorts, Adams PARC Center, Brookhaven Extensive Care and ParcWay /Skilled Nursing Communities, Oklahoma

Mendota Mental Health Institute, Cottage B Boiler Replacement, Madison, Wisconsin

Millwork Specialists, Electrical Design, DeForest, Wisconsin

PAD/PDP Center of Excellence, MilliporeSigma, Verona, Wisconsin

South Suburban College, Allied Health Facility, South Holland, Illinois

Vineyard Heights Assisted Living, Renovation, McMinnville, Oregon



Matthew Christianson, PE, SE, MASCE President

Licensed Professional and Structural Engineer with over twenty years of structural design, construction administration, personnel management, quality control and business management experience. Matthew has a diverse background which includes extensive knowledge of various building systems for religious institutions, healthcare, industrial and government facilities. Matthew is the founding Principal of CORE 4 Engineering.

PROFESSIONAL ASSOCIATIONS

American Council of Engineering
Companies (ACEC)
American Institute of Steel
Construction (AISC)
American Society of Civil Engineers (ASCE)
Concrete Reinforcing Steel Institute (CRSI)
Family Business Leadership Partners (FBLP)
International Code Council (ICC)
Structural Engineers Association of
Wisconsin (SEA-WI)

PROFESSIONAL LICENSES

Professional Engineer (PE) - Wisconsin,
Florida, Mississippi, Oregon, Minnesota,
Michigan, Ohio, Pennsylvania, Iowa,
Missouri, Indiana, North Dakota, South
Dakota, South Carolina, Massachusetts,
Washington, California, Georgia, Kentucky,
Tennessee, Arkansas, Louisiana, Nevada

Structural Engineer (SE) - Illinois, Nevada,
Washington, California

FEATURED PROJECTS

Hidden Glen Golf Club

Cedarburg | Wisconsin

Milwaukee Lutheran HS Maintenance Building

Milwaukee | Wisconsin

Thiensville Comfort Station

Thiensville | Wisconsin

Waukesha Fire Station #4

Waukesha | Wisconsin

Lenz Truck Minocqua

Minocqua | Wisconsin

EDUCATION

Bachelor of Science

Milwaukee School of Engineering | *Architectural Engineering*

Bachelor of Science

Milwaukee School of Engineering | *Business Minor*

WAUKESHA STRONG



THRIVE ARCHITECTS –

We are humbled and beyond honored to have been chosen to design the Memorial for the Waukesha Christmas Parade tragedy. This project is extremely close to our hearts, as our home office is located in downtown Waukesha. Preparing this design has helped us process our tumultuous feelings from this tragedy and we hope that is true for those experiencing our design. Our intention to create a space that exudes strength, peace, togetherness and ultimately healing.

‘We cannot live only for ourselves. A thousand fibers connect us with our fellow men.’ – Herman Melville

‘If there ever comes a day when we can’t be together, keep me in your heart. I’ll stay there forever.’

– A.A. Milne





RELEVANT EXPERIENCE

PEWAUKEE FIRE DEPARTMENT STATION 2

- Pewaukee, Wisconsin



New Construction: 4,368 ft²
Completed: 2020
Cost of Construction: Undisclosed

Pewaukee Fire Department needed a Storage Building for their auxiliary equipment. We designed the building such that the architectural style matched the existing fire station. Project was constructed in 2019.



RELEVANT EXPERIENCE

CITY OF WAUKESHA FIRE DEPARTMENT STATION 4

- Waukesha, Wisconsin



Addition: 865ft²
Completed: 2021
Cost of Construction: Undisclosed

Waukesha Fire Department needed a Storage Space for their auxiliary equipment and fire gear. We designed the building addition such that the architectural style matched the existing fire station. Project was recently completed in September 2021.



P: 833-380-6180

Offices in Waukesha and Appleton Wisconsin

thrive-architects.com

RELEVANT EXPERIENCE

RIVERSIDE PARK RESTROOMS

- Watertown, Wisconsin



New Construction: 3,141 ft²
Completed: Under Construction
Cost of Construction: Undisclosed

The design will replace two existing park restroom buildings. This new building will provide a family restroom, mens restroom, womens restroom, janitorial area and nursing mothers room. Construction for Riverside Park in Watertown, Wisconsin is currently under construction.

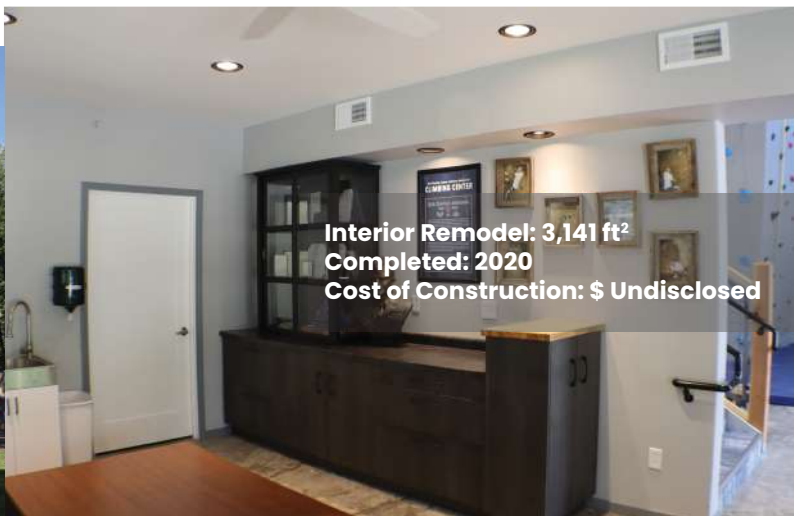


PROPOSED
BUILDING
F.F.E.=821.75
2,014 SF

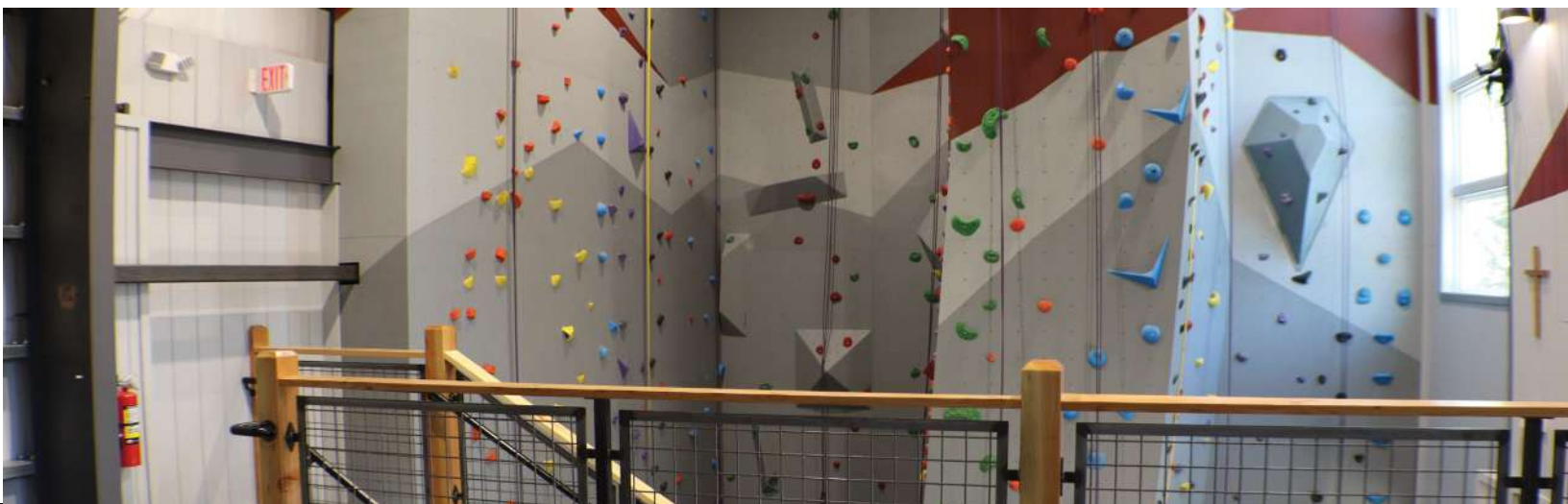
RELEVANT EXPERIENCE

PHANTOM RANCH BIBLE CAMP

- Mukwonago, Wisconsin



This project consisted of a rock climbing facility and canteen for Phantom Ranch Bible Campground in Mukwonago, WI. Additionally we have designed sleeping cabins for the campground in the past.



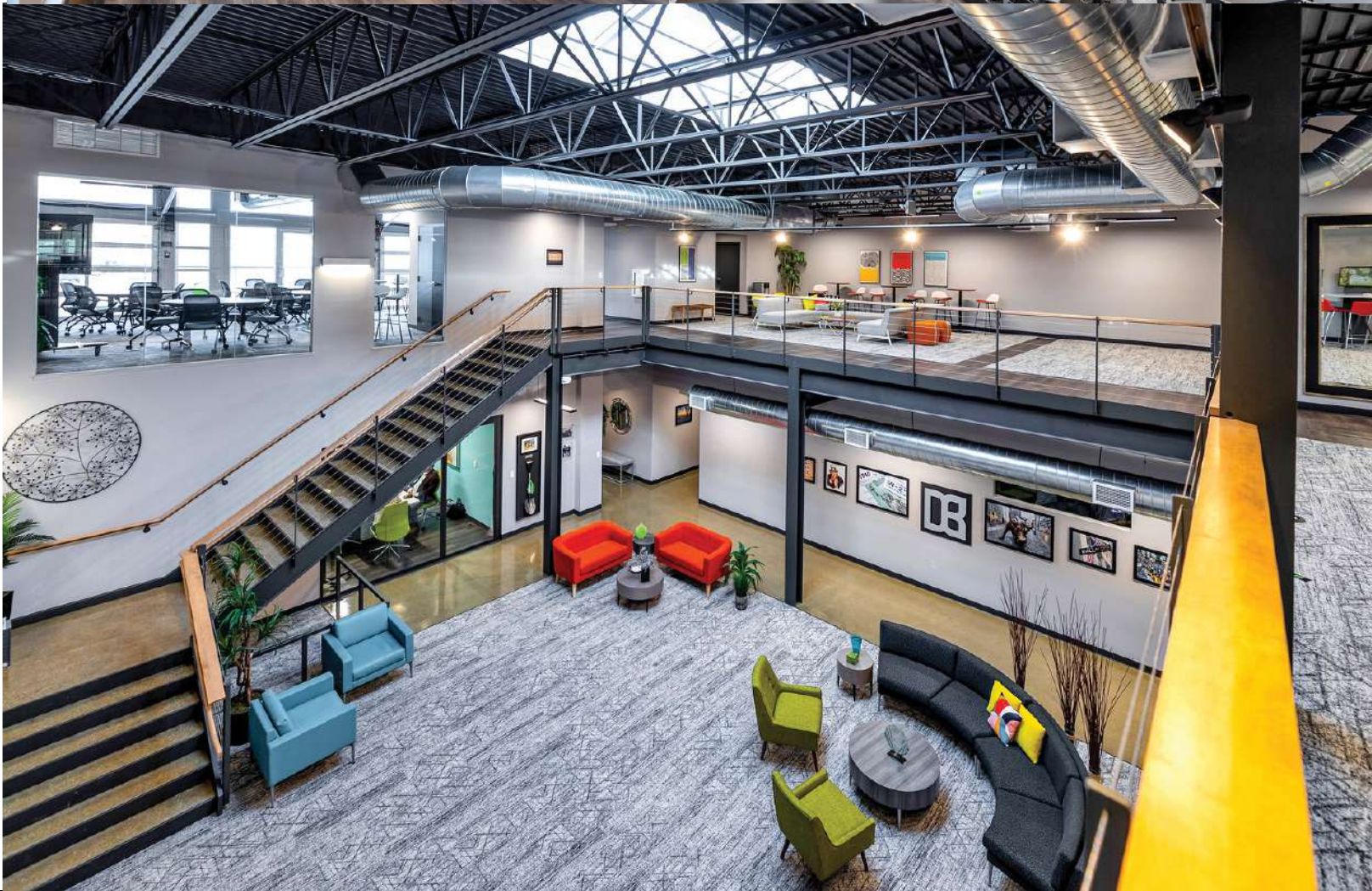
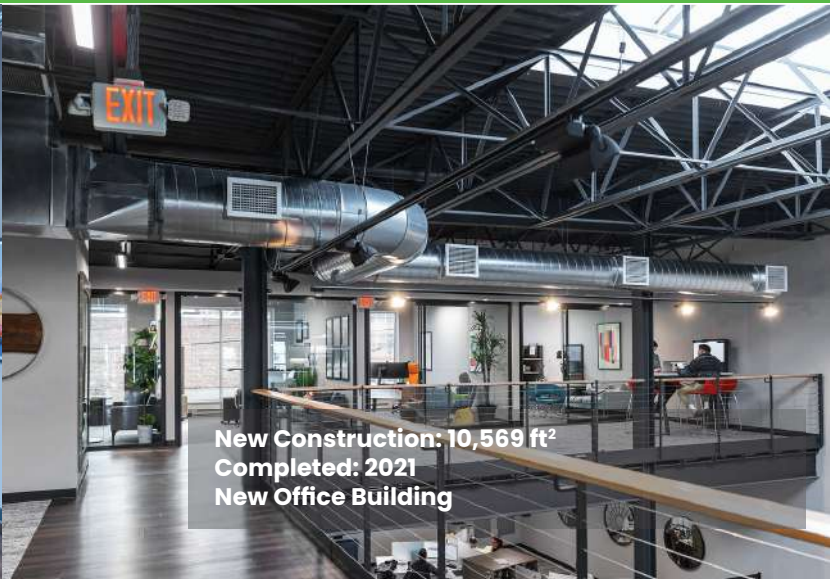
RELEVANT EXPERIENCE

DB Tax & Wealth

- South Milwaukee, Wisconsin



THRIVE
ARCHITECTS



P: 833-380-6180

Offices in Waukesha and Appleton Wisconsin

thrive-architects.com

RELEVANT EXPERIENCE

ASCENDANT HEALTH OFFICE BUILDING

- West Allis, Wisconsin



P: 833-380-6180

Offices in Waukesha and Appleton Wisconsin

thrive-architects.com

Windsor Ginger Bread Daycare

WINDSOR, WISCONSIN

Education



Client: Range of clients for multiple projects

Project Size: 9,982 square feet

Project Completion: 2018

Built within the new Village Center of Windsor Crossing, the Ginger Bread House is located in an area as a focal point of the community and an extension of Windsor's Downtown District. Ginger Bread House is based on a desire to offer children and parents home-like quality childcare services, facilitating a child's transition from the family circle to the larger social circle, and providing an enjoyable introduction into the educational learning process.



JSD provided land surveying, planning, engineering and landscape architecture services for the daycare center. The scope of services also included stormwater management, a grading/erosion control plan, a utility plan, and JSD working with the development team and architect to assist in the entitlement and design process.



The daycare offers a wide curriculum and active play areas which allowed JSD to creatively design the outdoor play space, giving kids a lively area as landscaping put the finishing touches to a great product.

Create the vision...tell the story

Dane County Boys and Girls Club

FITCHBURG, WISCONSIN

Community & Civic



Client: OPN Architects

Project Size: 21,700 Square Feet

Project Completion: 2021



The goal of the Boys & Girls Club of Dane County is to lead the way in youth development programs by working together with local businesses, foundations and community programs to produce positive outcomes for nearly 8,000 young people and their families. Previously in 2006, JSD worked on their 21,200-square-foot building, athletic fields, and accompanying streets and utilities to support the development.

The new Boys and Girls Club of Dane County broke ground this past summer and expects to open Fall of 2022. The center will not only house the corporate office, but also provide Dane County's young people with job training and placement in careers such as plumbing, construction, HVAC and welding.

See their full story here: <https://bit.ly/3alyTKk>



Reference:

Malorie Hepner, AIA, Architect-OPN Architects:
608-819-0260 ; mhepner@opnarchitects.com

Create the vision...tell the story

Dane County Boys and Girls Club

FITCHBURG, WISCONSIN

Community & Civic



Client: The Ellefson Companies

Project Size: \$2.6 million, 21, 200 square feet

Project Completion: 2006



The goal of the Boys & Girls Club of Dane County is to lead the way in youth development programs by working together with local businesses, foundations and community programs to produce positive outcomes for nearly 8,000 young people and their families. This development included the 21,200-square-foot Dane County Boys and Girls Club building, athletic fields, and accompanying streets and utilities to support the development.

JSD worked with Dane County officials to determine feasibility of the wet detention facility. A dry detention facility with rain garden forbays was designed to meet Dane County requirements. JSD's professional services included an existing conditions map, preliminary and final platting, preliminary opinion of cost, roadway infrastructure design, utility design, WDNR permitting, construction drawings, erosion control/grading plans and record drawings. JSD also provided a stormwater management plan, which addressed peak runoff, suspended solids reduction, grease and oil treatment, and hydraulic modeling. The total development is 17.7-acres in size and was built in three phases. The site utilizes numerous grassed drainage swales to convey stormwater throughout the development and rain gardens to satisfy onsite infiltration requirements.

Create the vision...tell the story

Rainbow Child Care Center

SOUTHERN WISCONSIN

Education



Client: Range of clients for multiple projects

Project Size: Multiple locations

Project Completion: 2018

JSD provided professional engineering, landscape architecture and surveying services for multiple Rainbow Child Care Center developments throughout the state of Wisconsin. Rainbow is a national daycare provider having developed approximately 120 centers throughout the United States. JSD has worked with the development team and architect to assist in the entitlement and design process.



Rainbow Childcare Center offers a wide curriculum and active play areas which have allowed JSD to creatively design the outdoor play spaces for the children. Splash pads and play structures give the kids a lively area to enjoy while sound engineering and landscaping put the finishing touches to a great product.



Create the vision...tell the story



Client: Engberg Anderson

Project Size: 71,566 square feet

Project Completion: 2020

In the heart of a thriving city, the Waukesha library connects and inspires the community to transform lives. The Library is a 71,566-square-foot institution in scenic Cutler Park ensuring knowledge and technology are available to everyone.



JSD provided land surveying and civil engineering services for the library focusing on an outdoor-access bathroom for use by patrons visiting the next-door public venue. The scope of work included a site plan, grading and drainage plan and an erosion control plan. JSD also provided construction administration assistance including responses to bid questions, shop drawing review within this discipline, and periodic site visits for general compliance with design.



Create the vision...tell the story

HENNEMAN RELEVANT EXPERIENCE

Department of Military Affairs, West Bend AASF1 Hangar Addition, West Bend, Wisconsin DFD# 11G1G

This project included a preliminary study and conceptual design and cost estimate for the West Bend Hangar Addition and is currently awaiting state and federal approval to proceed into final design and construction phases. To ensure the readiness of the units housed at West Bend, a 14,646-square-foot unheated hangar addition to the existing hangar was designed to meet the unheated aircraft storage needs of the facility.



The design work required unique features due to the facility being unheated. HVAC work included fuel fume detection and exhaust and a destratification fan system to help keep the interior pavement dry from condensation. A stand-alone snow melt system was included under the garage door track system.

Plumbing design included seasonable hose bibbs and drain locations coordinated for snow melt run-off.

Because the facility houses aircraft, the plumbing scope of work required trench drains with oil separators. The fire protection design included extension of an existing dry foam system. Structural engineering included design for helicopter parking and detailing the structural supports and tracks for the garage doors.

HENNEMAN ENGINEERING provided mechanical, electrical, plumbing, fire protection and structural engineering services.

\$2.7 M total construction cost | **14,650 SF** addition | **2016** design completion

Waukesha County Technical College, Diesel Technician Lab, Pewaukee, Wisconsin

The project involved demolition and new work to repurpose an existing metal fabrication lab classroom to a new diesel technician classroom. The 6,000 SF space had a total of seven truck mechanic stations where direct engine exhaust, general space exhaust, and make-up air were required.

Mechanical controls were designed to measure CO and NO2 gas monitoring and operate mechanical supply and exhaust air required to eliminate these gases. Plumbing design consisted of a new gas fired water heater serving eye wash / shower safety stations. New compressed air lines to hose reels for mechanic stations were provided. A mobile interactive teaching display screen was planned.



HENNEMAN ENGINEERING provided mechanical, electrical, plumbing, IT, A/V, and fire protection engineering services.

\$500,000 project budget | **6,000 SF** demolition and new construction | **2018** completion date

REFERENCES



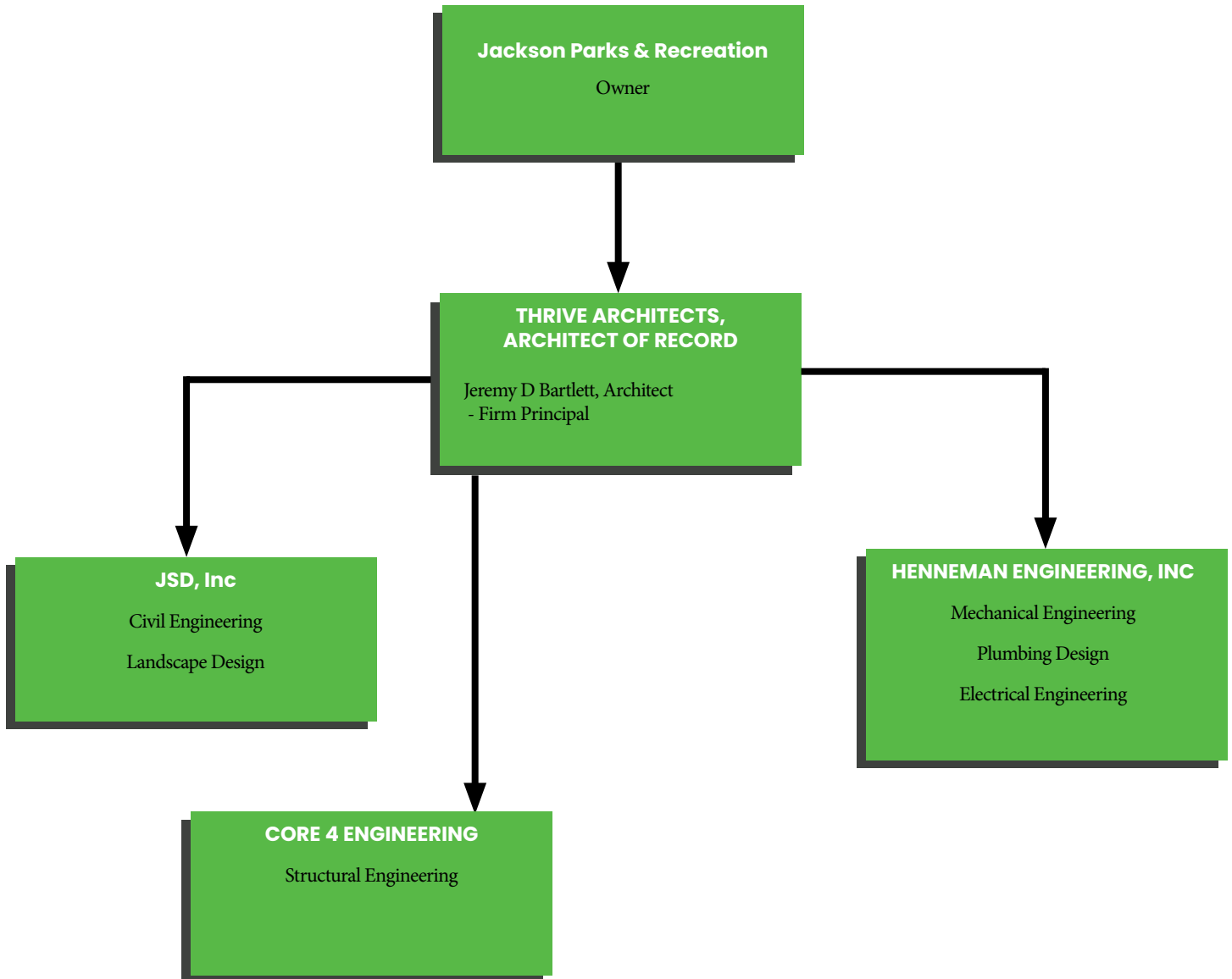
Company Name: City of Waukesha
Address (include Zip + 4) 201 Delafield St Waukesha, WI 53188
Contact Person: Katie Jelacic **Phone No.** 262-524-3587
E-Mail Address: kjelacic@waukesha-wi.gov
Product(s) and/or Service(s) Provided: Architectural Services - Fire station, burn building for fire dept, and storage building

Company Name: City of Pewaukee
Address (include Zip + 4) W240N3065 Pewaukee Rd
Contact Person: Scott Klein **Phone No.** 262-691-0770
E-Mail Address: sklein@pewaukee.wi.us
Product(s) and/or Service(s) Provided: Architectural Services - Fire station

Company Name: City of Watertown
Address (include Zip + 4) 514 S First St Watertown, WI 53094
Contact Person: Kristine Butteris **Phone No.** 920-262-8080
E-Mail Address: kbutteris@cityofwatertown.org
Product(s) and/or Service(s) Provided: Architectural Services - Riverside Park Restrooms

Company Name: Mukwonago High School
Address (include Zip + 4) 514 S First St Watertown, WI 53094
Contact Person: Andy Wegner **Phone No.** 262-613-5211
E-Mail Address: wegnean@masd.k12.wi.us
Product(s) Used and/or Service(s) Provided: Architectural Services - Concession Stand

KEY TEAM MEMBERS & CONTRACTUAL STRUCTURE



TIMELINE MILESTONES

PHASE 1: 8-12 weeks *depending on Village timeline for meetings

Programming meeting with Village Staff / Stakeholders

Existing conditions analysis

Prepare surveys

Prepare layouts for scope of work

Stakeholder focus group discussions

Conceptual Plans

Municipal Approvals

PHASE 2: 8-12 weeks for Design+ Bidding + Construction

Finalize design based on Phase 1

Progress Review with Village Staff

Prepare Bid Documents

State/ Municipal Approvals

Bid preparation & Bidding Assistance

Construction Administration

FEE PROPOSAL



FEE SCHEDULE

Overall Project Fixed Fee Amount based on scope identified:

Phase I: Concept/Schematic Design (20%)	\$17,500
Phase II: Design Develop/Const. Doc (70%)	\$70,000
TOTAL FEE:	\$87,500

Reimbursable Schedule of Expenses:

Mileage/Travel
Phone Calls
Postage
Printing

Estimated Labor Hours:

800 Hours

The following Extra Services are not included in our Proposal:

Government Agency Fees
Rendered Plans and/or 3D Interior Images
All testing including but not limited to material testing, soil testing, etc.
Surveying and Underground Utility Mapping
Interior Designer
Wetland delineation
Stormwater Management design
Fire Protection Design
Low Voltage Design

Hourly Rates:

Architect Hourly Rates:

Architectural Drafter:	\$70/Hour	Senior Architectural Drafter:	\$80/Hour
Architect Proj. Mngr:	\$90/Hour	Associate Principal Architect:	\$110/Hour
Principal Architect:	\$125/Hour		

Structural Engineer Hourly Rates:

Principal	\$145/Hour	Structural Engineer II	\$100/Hour
Project Manager	\$125/Hour	Structural Engineer I	\$90/Hour
Structural Engineer III	\$110/Hour	Designer	\$75/Hour

Civil Engineering and Landscape Hourly Rates:

Project Engineer	\$150/Hour
Project Engineer	\$150/Hour

MEP Engineering Hourly Rates:

Engineer V	\$165/Hour	Engineer IV	\$145/Hour
Engineer III	\$125/Hour	Engineer II	\$115/Hour
Engineer I	\$100/Hour	Draftperson IV	\$85/Hour
Draftperson III	\$75/Hour	Draftperson II	\$70/Hour
Draftperson I	\$60/Hour	Administrative Assistant	\$60/Hour

Corporate Sponsors Needed

2023 DRAFT

MONTÉ CARLO NIGHT

Saturday, February 25th, 2023

Event 6:30 to 10:30pm

6:30-10:30pm Bar, Appetizer and Bingo open

Table Games open at 7:00pm - 10:00pm followed by raffle & auction

Jackson Community Center

Featuring Live Music by:

**The
NEW REVUE**

Advance Tickets:

ONLY \$ 25

At the Door Tickets:

\$35 after 2/24/23

Admission Includes:

Entrance, Appetizer &
Drink Coupon,
Live Music,
Fun Money for Play,
Raffle Tickets
and more!

Games Provided By:

VEGAS ON WHEELS

- Black Jack
- Poker
- Roulette
- Craps
- and Bingo!



Premium Beers, Hard Seltzer,
Live Music, Mashed
Potato Bar, GREAT
Silent Auction & More!

**Must Be Age 21+
TO ENTER AND PLAY**

Only 225 tickets will be sold! Get yours early!



*A Benefit Event for:
The Jackson Parks &
Recreation Department*

**All Play is with "Funny" Money and is for
Community Fun . NO CASH PRIZES will be awarded.**

FOR TICKET PURCHASE OR MORE INFORMATION:

Jackson Area Community Center
N165 W20330 Hickory Lane,
Jackson, 53037
(262) 677-9665

email: parkrec@villageofjacksonwi.gov
jacksonparkrec.recdesk.com



Monte Carlo Night



Jackson Area Community Center
Saturday, February 25, 2023
6:30pm to 10:30pm A Benefit Event for:
**The Jackson Parks & Recreation Department
& Jackson Community Center**

SPONSOR AND DONATION OPPORTUNITIES

- | | | |
|---|---|---------------------|
| ☐ | CORPORATE SPONSOR | x \$1,500.00 |
| ☐ | REFRESHMENT Sponsor | x \$600.00 |
| ☐ | APPETIZER Sponsor | x \$600.00 |
| ☐ | ROULETTE TABLE Sponsor (2 tables) | x \$400.00 |
| ☐ | CRAPS TABLE Sponsor (2 tables) | x \$400.00 |
| ☐ | TEXAS HOLD 'EM TABLE Sponsor (3 tables) | x \$300.00 |
| ☐ | BLACK JACK TABLE Sponsor (10 tables) | x \$200.00 |
| <i>Note: there may be more than 1 sponsor per category.</i> | | |
| ☐ | Raffle/Auction Prize value of \$50.00 or more:
Please describe the item or service: _____ | |
| ☐ | General Donation for Event: Amount: \$ _____ | |
| ☐ | Order Advance Event Tickets: _____ x \$15.00 = \$ _____ | |

Please submit all sponsorships and donations by February 15, 2023 to ensure proper recognition.

Contact Name: _____ Business Name: _____

Address: _____ Phone: (_____) _____
address city state zip

Email: _____ Total Enclosed: \$ _____

Please check this box to be invoiced for the committed sponsorship: ☐ **INVOICE**

THANK YOU FOR HELPING THE JACKSON PARK & REC. SERVE OUR COMMUNITY!

Please make sponsor checks payable to the JACKSON PARKS & RECREATION DEPT.

N165 W20330 Hickory Lane, Jackson, WI 53037 (262) 677-9665