



## AGENDA

### INFRASTRUCTURE COMMITTEE

June 20, 2019

8:30 a.m.

County Board Room, 3<sup>rd</sup> Floor  
Marinette County Courthouse

1. Call to meeting to order
2. Approval of agenda/amendment
3. Approval/correction of minutes June 5, 2019, action if any
4. Committee Tour of Old LEC Building (Ella Court)
5. Presentations Engineers/Architects
  - 9:00 am Ayres Associates
  - 9:45 am UP Engineers and Architects
  - 10:30 am Venture Architects
6. Discuss/consider recommend County Board enter into an agreement with \_\_\_\_\_ for Engineering, Architectural, and Construction Oversight Services for Renovation of the Old law Enforcement Center in accordance with the response to RFP #19-027-34 contingent upon Corporation Counsel approval of the agreement, action if any.
7. Discuss/consider recommend County board approve Ordinance No. 426-19 as amended including Section 7.09 (2)(b)(34) County Highway I beginning at Homestead Lake Road and ending at Camp 5 Road all in the Town of Silver Cliff, action if any.
8. Discuss/consider recommend County Board approve lease agreement with the Wisconsin Department of Transportation for property adjacent to the State Highway 8 bridge over the Menominee River to allow the County to create/maintain a primitive boat launch contingent upon Corporation Counsel approval of lease, action if any (Handout)
9. Adjournment

#### Addendum(s) when applicable

Gilbert Engel  
Al Sauld

Shirley Kaufman  
Bill Stankevich

Al Mans  
Dave Zahn

In the event there is not a quorum present, information will be presented, but no action will be taken.

**NOTE:** AGENDA ITEMS MAY NOT BE CONSIDERED AND ACTED UPON IN THE ORDER LISTED

If you are an individual who needs a special accommodation while attending the meeting as required by the "Americans With Disabilities Act", please notify County Clerk Kathy Brandt, Marinette County Courthouse (715-732-7406) at least 24 hours prior to the meeting in order to make suitable arrangements. Thank you. (TDD 715-732-7760)

## **PUBLIC COMMENT PROCEDURE**

Marinette County Code of Ordinances

Chapter 2 – COUNTY GOVERNMENT

### **Section 2.04 - COUNTY BOARD RULES OF PROCEDURES**

**(7)(k) Rules of Order.** Any person not a member of the Board/Committee, desirous of addressing the Board/Committee under public comment on any subject, shall first obtain permission from the Board/Committee Chairperson. All such addresses shall be limited to 5 minutes unless otherwise extended by the Board/Committee Chairperson.

**(10)(a) Suspending, Changing and Interpreting the Rules.** These rules may be suspended by affirmative vote of two-thirds of the members present. The vote on any motion to suspend the rules shall be taken by roll call vote.



## MINUTES

### INFRASTRUCTURE COMMITTEE

June 5, 2019  
9:00 a.m.  
Jury Assembly Room  
Marinette County Courthouse

**MEMBERS PRESENT:** Supervisors Shirley Kaufman, Al Mans, Al Sauld and Bill Stankevich

**MEMBERS EXCUSED:** Supervisors Gilbert Engel and Dave Zahn

**OTHERS PRESENT:** County Administrator John Lefebvre, Corporation Counsel Gale Mattison, Forestry and Park Administrator Pete Villas, Facilities Director Martin Keyport, DNR Forester Dan Mertz, DNR Cole Couvillion, Forestry & Parks Administrative Specialist Kellie Hartman, Bay Cities Radio and Eagle Herald

#### 1. Call to Order

Chair Mans called the meeting to order at 9:00 a.m.

#### 2. Agenda

**Motion** (Kaufman/Stankevich) to approve agenda. Motion carried. No negative vote.

#### 3. Minutes

**Motion** (Stankevich/Sauld) to approve minutes of June 5, 2019. Motion carried. No negative vote.

#### 4. Public Comment – None

#### 5. Correspondence - None

#### 6. Reports of outside agencies and others

- 3,037 hours of 2,916 support hours - 104%
- Fiscal year ends July 1<sup>st</sup>. Guaranteed 2,968 support hours for 2020.
- Oak Wilt treatment – 2 pockets or 100 stumps were treated. First on Holmes Creek Road and second by Lake Mary.
- Cedarville Fire Tower – to be auctioned by the state

## 7. Appropriation entries

**Motion** (Sauld/Stankevich) to recommend the Administrative Committee approve Schedule of Appropriation Entries. Motion carried. No negative votes. Exhibit A

Assistant Finance Director Hollie Viestenz - arrived 9:20 a.m.

## 8. Reports of Forestry and Parks

- Forestry's Monthly Revenue Report – Exhibit B
- Park's Monthly Revenue Report – Exhibit C
- Parks project update – Exhibit D
- Forestry project update – continue to replace culverts and repair wash outs on county forest roads.

## 9. Electric Veteran's Memorial Campground

**Motion** (Kaufman/Stankevich) to recommend County Board approve an agreement with Mueller Electric, LLC for electrical improvements for Veteran's Memorial Campground at a cost of \$34,900, pending Corporation Counsel's approval. Motion carried. No negative vote. Exhibit E

Highway Commissioner Eric Burmeister - arrived 10:45 a.m.

Highway Financial Manager Brandon Daul - arrived 10:45 a.m.

## 10. Timber Sales

**Motion** (Sauld/Stankevich) to approve timber sales and award contracts. Motion carried. No negative vote. Exhibit F

## 11. Tax Deed Parcels

**Motion** (Kaufman/Stankevich) to approve minimum bids and placing tax deed parcels 010-01906.001, 022-00101.000, 036-00001.000, 191-00540.000, 251-03632.000, 251-04732.000, 261-00417.000 and 261-01333.000 back up for sale through advertising and accepting sealed bids. Motion carried. No negative vote. Exhibit G

## 12. Reports of Maintenance activities – information only

- Annex exterior – exterior work will be completed by Friday, June 7, 2019
- Asbestos removal – will be completed by Thursday, June 6, 2019
  - After asbestos removal - begin the next phase to service steam traps and correctly re-insulate pipes.
- Old LEC – no update
- Courthouse 4<sup>th</sup> floor – old jail demolition began
- Motor Pool – evaluating the Motor Pool vehicle usage
- Niagara HHS – repairs began on air conditioning condense units
- UW Marinette – roof replacement is  $\frac{3}{4}$  completed
- UW Library – tuck pointing will begin sometime in June

Break – 10:05 a.m. to 10:10 a.m.

### **13. Proposals Old Law Enforcement Center**

**Motion** (Sauld/Stankevich) to invite Ayres Associates, UP Engineers & Architects and Venture Architects to give a presentation to the committee on June 20, 2019 @ 9:00 a.m. for engineering, architectural and construction oversight services for renovation of the Old Law Enforcement Center (LEC) to office space. Motion carried. No negative vote. Exhibit H

### **14. Reports of Highway activities – information only**

- Annual Highway Department - reviewed report presentation Exhibit I
- Summer projects update
  - Paint striping county roads
  - Paint striping STH 22
  - Training 3 employees for painting crew – camera added onto the back of paint truck
  - Culvert replacement – 2 on CTH G and 1 on Beach Road
  - Pulverize/overlay 2.8 miles on CTH G
  - North East Asphalt to begin STP Project on CTH G at the end of July
  - Chip seal/wedge 28 miles of county highways
  - Double chip seal CTH I
- Equipment update – trucks #189 & 190 taken out of service
- Waste crushing proposal – Iron City to crush 6,500 tons of recycled asphalt
- Request for Proposal Fuel system -
  - New fuel tank regulations go into effect at the end of 2020.
  - Replace diesel tanks with 12,000 gal. above ground tanks. Unleaded going to a fleet card option.
- Request for Proposal Roof at Peshtigo Shop
  - repair/replace membrane

### **15. ATV/UTV Chapter 7 Ordinance**

**Motion** (Stankevich/Kaufman) to recommend County Board approve Ordinance No. 426-19 Amending the General Code of Ordinances of Marinette County – County Government Chapter 7 – Traffic Code, adding sub(b)(30)(31)(32)(33) relating to designating ATV/UTV routes. Motion carried. Sauld – Vote no Exhibit J

### **16. Boat Launch Menominee River**

**Motion** (Sauld/Stankevich) to approve County Administrator to work with Wisconsin DOT to create a primitive boat launch at the County's expense on Wisconsin DOT property which is adjacent to the State Highway 8 Bridge over the Menominee River located in the Town of Niagara. Motion carried. No negative vote.

### **17. Invoices**

Committee reviewed Schedule of Paid Invoices for Forestry and Parks, Print Shop, Highway, Maintenance and UW Marinette.

**18. Future agenda items**

- Committee - tour various county parks and county roads.

**19. Adjournment**

Motion (Kaufman/Sauld) to adjourn 11:11 a.m. Motion carried. No negative vote.

Next meeting - Wednesday, July 10, 2019 - 9:00 a.m.

Kellie Hartman  
Administrative Specialist

Date approved/corrected:

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PROPOSAL FOR  
**Marinette County**  
Engineering, Architectural, and  
Construction Oversight Services for  
Renovation of Old Law Enforcement  
Center

June 4, 2019

May 31, 2019

Martin Keyport, Facilities Director  
Marinette County Finance  
1926 Hall Avenue  
Marinette, WI 54143



Re: Request for Proposal #19-027-34 (Renovation of Old Law Enforcement Center)

Dear Mr. Keyport:

The renovation of Marinette's Old Law Enforcement Center will be an important undertaking that will benefit the staff who work there and the County residents who use the building. You may already be familiar with our civil, transportation, structural, and environmental engineers through work on Marinette's roads, bridges, and landfills; our architects are keen to work with you as well, especially on one of your government buildings.

On the following pages you will find more details regarding our staff, scope of services, and a few notable projects for your reference. Thank you for the opportunity to present our proposal. We look forward to working with you.

Sincerely,

Ayres Associates Inc

A handwritten signature in blue ink, appearing to read "Raivo Balciunas".

Raivo A. Balciunas, AIA, LEED AP  
Project Manager  
715.831.7719  
BalciunasR@AyresAssociates.com

A handwritten signature in blue ink, appearing to read "Matthew Frisbie".

Matthew J. Frisbie, AIA  
Vice President  
715.831.7548  
FrisbieM@AyresAssociates.com



## EXECUTIVE SUMMARY



Ayres Associates will provide the services outlined in the Marinette County RFP #19-027-34 and as described herein.

Ayres Associates is a multidisciplinary architecture/engineering firm with over 300 employees and multiple offices all committed to working closely with our clients to deliver high-quality projects that maximize value. During our 60-year history, we have successfully completed numerous complex remodeling projects for municipal clients. Our staff also has experience with over a dozen vegetated (green) roof projects.

We will provide architecture, structural engineering, and landscape architecture services out of our office in Eau Claire. Construction administration services will be provided from our Green Bay office, with backup support from our Eau Claire office.

Mechanical, electrical, plumbing, and fire protection services will be provided by our consultant, MEP Associates, from their office in Eau Claire. MEP Associates is a 90-person firm with a 17-year history of working with clients to find innovative and sustainable solutions that minimize costs and environmental impacts and maximize energy efficiency. Their expertise includes energy modeling and analysis, renewable energy systems, and working with Wisconsin Focus on Energy to assist in obtaining rebates.

Both firms use technology that enhances productivity, visualization, and quality documents. These include software for 3D Building Information Modeling (BIM), 3D renderings, and 3D scanning.

Our team has the resources and staff availability to meet aggressive project schedules. Assuming we are under contract by June 21, 2019, we can start work on June 24, 2019, and anticipate releasing bid documents by September 16, 2019. We anticipate construction could start by October 30, 2019, with substantial completion by August 31, 2019.

We propose to provide the A/E services for a lump sum of \$284,003 plus estimated regulatory plan review fees of \$2,400, broken out as follows:

Pre-Design – Bidding Phase Services:	\$201,360
Construction Administration Services:	\$ 82,643
WI DSPS Plan Review Fees (estimated):	\$ 2,400

This fee includes expenses for mileage, meals, lodging, shipping, printing, and other incidental fees and expenses.

Services not included in this fee: surveying; specification and procurement of furnishings and systems furniture; high-definition 3D renderings; multiple bid packages; LEED or other sustainable design certification; audiovisual system design\*\*; security alarm system design\*\*; and voice/data system design\*\*.

*\*\*These services are to be provided by others. We will coordinate our plans to indicate conduit sizes and electrical box locations only.*

**“Usually when you open a new building, you’ve got a year of working the bugs out. We’ve been sitting here pretty good, and it’s been six months.”**

*– Mike Kutcher, Jackson County  
Maintenance Supervisor  
(Please see project description on page 18)*

## DETAILED RESPONSE



*“When they presented the original model plan to us, I said, ‘That’s exactly what I want.’*

*My concern was – as with all architectural plans – will it truly look like that when it’s done? And they did it.”*

*– Jake Leinenkugel, Leinenkugel’s*

### ASSESSMENT OF WORK

Marinette County wishes to renovate its Old Law Enforcement Center (“Old LEC”) building into a facility that houses a variety of County offices and departments. The Old LEC building was built in 1982 and is a two-story concrete structure with a total area of approximately 25,700 square feet, located at 1925 Ella Court, Marinette, WI 54143

Renovation work includes (but is not limited to): full roof replacement (preferably with a vegetated roof system and rooftop patio pavers); elevator replacement with extension to access the roof deck; enclosure of stairwell accessways; extension of stairwells to access the roof deck; expansion of garage bays to be flush with the remainder of the building; demolition and reconstruction of interior partitions as needed for new space usage; replacement and upgrade of HVAC and lighting system (including use of “smart” controls); modification of fire protection, electrical power, and data systems as needed for new usage; possible relocation of emergency generator; replacement of windows; new/upgraded restrooms; full ADA accessibility including new accessible entrances; and new interior finishes. A concept plan, provided in RFP Addendum #2, illustrates a suggested interior layout that can be used by the Architect/Engineer (A/E), but it is expected that some adjustment and refinement of this layout will be necessary.

The County is interested in maximizing cost-effective energy efficiencies and in obtaining energy-conservation grants and rebates from Wisconsin Focus on Energy and other sources. The County is also interested in providing a safe, secure, comfortable and appealing facility for the public and County staff.

The Old LEC building’s roof is original and is no longer watertight. The County wishes to replace the roof membrane in the 2019 construction season if possible to allow interior construction and finish work to continue through the winter and into the spring of 2020.

The project budget will be determined by the County and during the design process. The estimated cost of a similar project, described in a 2005 engineering study, was in the range of \$2 million to \$2.15 million.

The selected A/E team is to provide services for design, construction document preparation, bidding assistance, regulatory approval assistance, and construction administration.

### ABILITY AND RESOURCES (AYRES ASSOCIATES)



Ayres Associates is a multispecialty architectural and engineering firm with approximately 310 employees providing services from a network of 11 offices in 4 states (Wisconsin, Florida, Colorado, and Wyoming). Ayres Associates was founded in 1959 in Eau Claire by Owen Ayres, a structural engineer who instituted many of the practices our company follows today. He believed in working with clients as a partner, in offering smart, creative solutions to their needs, and in conducting business with the utmost integrity. He believed in providing employees not only a challenging work environment but also the opportunity to advance and invest in their own company.

Today those principles are core values of Ayres Associates. We are an employee-owned firm that provides innovative, progressive, and intelligent architectural and engineering services nationwide to clients we know by name.

Those clients have told us what they value most about us:

- Our project managers. Not only do they have excellent design and technical skills, but they also are good listeners with interpersonal skills that make them team players who truly understand each client's unique project needs.
- Our commitment to stretching resources. Budgets are always tight, and we work together with our clients to come up with creative solutions that maximize the value of each dollar spent – and minimize long-term maintenance and operating costs.
- Our ability to navigate complex regulatory requirements, cut red tape, and keep projects moving.
- Our responsiveness in resolving project surprises quickly.
- Our commitment to developing and maintaining long-term client relationships.

Marinette County is among the long-term clients that we have had the privilege of working with, and we appreciate this opportunity to serve the County once more.



*Wipfli Office Building*

For your project, Ayres Associates will provide architectural, structural engineering, and landscape architecture services out of our Eau Claire office. That office includes four architects (two of whom are LEED-accredited professionals), four CAD/BIM technicians, four structural engineers, two landscape architects, and two interior designers who would be available to work on this project. If additional support is required, we can also call on our River Falls office for additional staffing that includes four additional architects (two of whom are also LEED-accredited professionals) and one structural engineer.

Ayres Associates will provide civil engineering and construction administration services out of our Green Bay office, located only one hour from Marinette. That office includes seven civil engineering staff members, including three professional engineers and two engineers-in-training,

Together, this team has successfully completed dozens of complex, major renovation and municipal/county office projects, as well as over a dozen green roof projects, on time and on budget.

#### **ABILITY AND RESOURCES (MEP ASSOCIATES)**

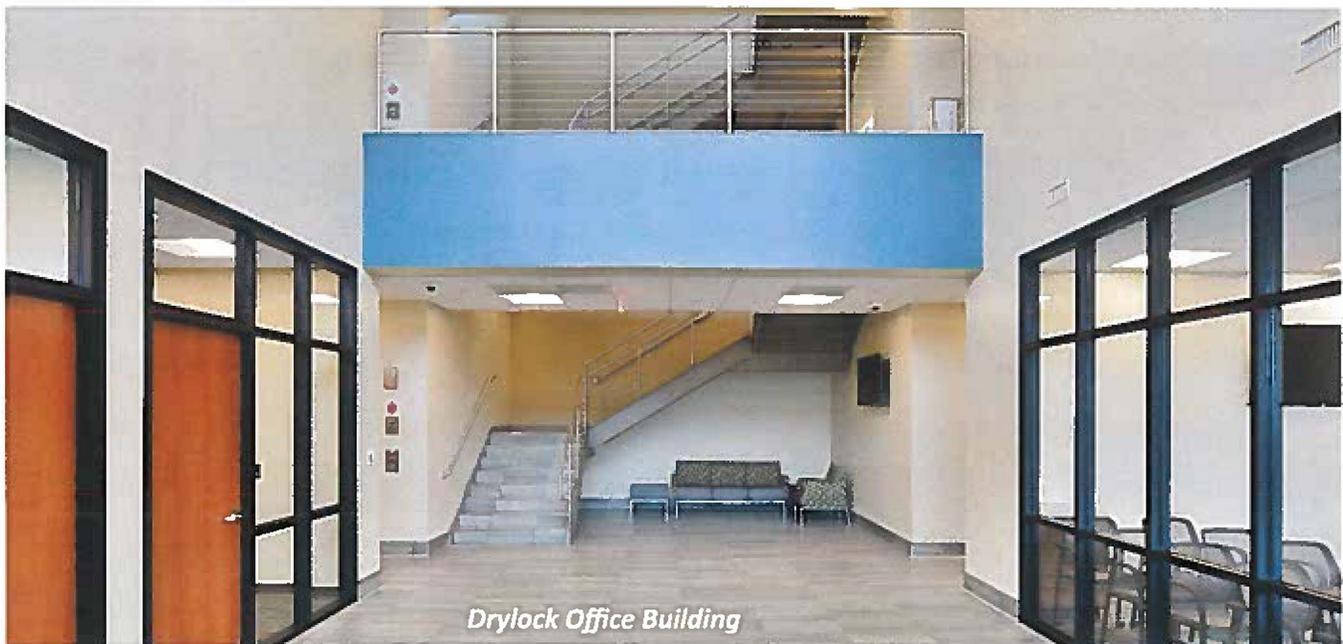


HVAC, plumbing, electrical, and fire protection system engineering services will be provided by our longtime subconsultant, MEP Associates, out of their Eau Claire office.

MEP offers mechanical, electrical, plumbing, and fire protection services and has created a robust history of sustainable project outcomes over the last 17 years of business. Throughout each project, MEP strives to repurpose, reduce, and reuse energy wherever possible, allowing for efficient, safe, and healthy spaces.

Along with the mission to minimize environmental impacts, MEP's focus is to work with individual clients to understand and help accomplish their suitability goals, whether it be a LEED certified platinum building or becoming carbon neutral. No two facilities are the same, so MEP's strategies and plans reflect the features that make each system unique.

MEP's skillset includes designing geothermal, photovoltaic, solar, thermal storage and other renewable systems. This experience is combined



with on-the-ground information gathered through 3D scanning and energy modeling. With the help of these technologies, MEP provides custom and accurate designs to minimize change orders and ensure that projects are completed on time and in budget.

MEP includes a team of 90 people in eight offices located across the country. Clients work directly with experts, including professionally licensed engineers, project managers, commissioning agents, system designers, CAD/Revit technicians, field technicians, and construction administration personnel.

### **SPECIALIZED EXPERTISE**

Beyond our experience working with complex remodeling projects and aggressive schedules, we are proud to offer Marinette County additional value with expertise in complementary areas.

#### ***Green Roofs***

Vegetation on a green roof is subject to harsh conditions. When elevated above the ground plane, natural elements become more intense. The wind is stronger, the sun is hotter, and the cold is colder. With the experience our team has gained through over a dozen green roof projects, we know which design solutions will minimize the effects of the harsh natural elements and provide a variety of attractive plantings that are also easy to install and maintain, with minimal additional roof load. When combined

with elevated paver deck, the result is an appealing, comfortable, usable outdoor space that will entice visitors to come and enjoy.

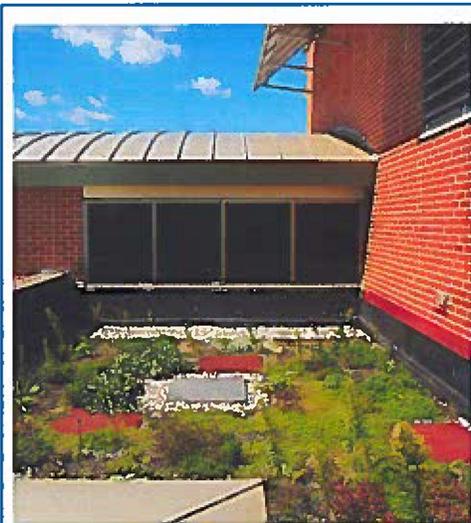
#### ***Focus on Energy***

MEP's engineers work regularly with clients to increase their facility's efficiencies through the Focus on Energy program, including systems designed to be eligible for Focus on Energy rebates/incentives. They have experience picking both prescriptive and custom incentives. MEP's approach to custom incentives includes working closely with the client to evaluating building design options since it's a total building approach to save the most energy; the incentive is then custom-tailored to building design.

#### ***Smart Building***

MEP's engineers have experience working with building automation controls and regularly specify digital control systems that are capable of integrating lighting control, systems monitoring, energy usage, fire alarms, energy dashboards, and other necessary systems to increase awareness of building system operations. MEP has experience designing custom programs for clients that have specially specified features.

Please refer to the Project Descriptions and Individual Resumes section for more detailed information on our team and our expertise.



**“Ayres Associates understood the City’s progressive stance on stormwater and sustainability issues and designed a building whose combination of innovations will provide a lasting and inspiring example of the economic feasibility of sustainability.”**

**– Larry Nelson, PE, Former Madison City Engineer  
(Please see project description on page 26)**

## PROJECT APPROACH

Our project approach will be organized in six phases: **Pre-Design; Schematic Design; Design Development; Construction Documents; Bidding Assistance; and Construction Administration.**

### PRE-DESIGN PHASE

In this phase, we will be gathering the information we'll need to have before we can start design. Tasks that take place in this phase include:

- An on-site project kickoff meeting with the A/E team and representatives of the County to discuss project requirements such as budget, schedule, goals and issues, communication protocols, and the general process for moving the project forward.
- Review available existing building plans and tour the actual building to check actual building conditions versus what's shown on plans.
- Verify structural bearing capacities of the roof deck and building foundations, and verify growing conditions that will affect vegetation selection for a green roof.
- Examine building equipment that will remain or that will remain but possibly modified, such as boilers, electrical panels, and fire alarm panels.

- Identify possible alternatives for HVAC and other key systems that will be explored and developed further in the project phases to follow.
- Review the Concept Plans provided by the County and conduct one or more interviews with County representatives / department heads. Our goal is to understand what the specific needs are for each area and see if any improvements should be made to the concept plan. We anticipate this meeting to be done by teleconference or online to avoid A/E travel time/cost.
- Conduct a review of current building codes to confirm applicable requirements.

### SCHEMATIC DESIGN PHASE

In this phase, we will take what we've learned in the Pre-Design Phase and develop preliminary plan alternatives. Tasks in this phase include:

- Prepare a virtual 3D model of the existing building (Building Information Modeling or BIM) that will be used as the basis for design studies (and eventually, final bidding/construction plans).
- Prepare updated Concept Plans along with possible options for mechanical systems, green roof/decking/membranes, elevator systems, building materials, and potential sustainable design features.



- Provide accompanying preliminary opinions of probable construction costs for the different options, as well as life-cycle costs and energy-operating costs for the various options under consideration.
- Review these with the County in a face-to-face meeting in Marinette.
- Based on the County's review comments, we'll prepare Schematic Design documents that include floor plans, building elevations, 3D perspective study drawings, and written descriptions of major building systems and general materials, along with an updated opinion of probable construction costs.
- Review Schematic Design documents with the County in Marinette.

#### **DESIGN DEVELOPMENT PHASE**

In this phase, we'll take Schematic Design documents that have been approved by the County and develop them in more detail. Tasks include:

- Prepare refined plans, sections, major details, calculations, diagrammatic layouts of building systems such as equipment, ductwork, structure, and outline specs for major materials and hardware to establish levels of quality.
- Prepare an updated opinion of probable construction cost.
- Meet with the County to review these documents in Marinette.
- Review progress design with Wisconsin Focus on Energy to confirm eligibility for grants and rebates.

#### **CONSTRUCTION DOCUMENTS PHASE**

In this phase, we will finalize the Design Development documents and provide a complete

set of final plans, specifications, and calculations needed to obtain regulatory approvals and to bid and construct the project. Other tasks include:

- Conduct a final review meeting to review construction documents before releasing for bids, along with updated cost estimates.
- Incorporate final review comments from the County into the bid/construction documents
- Assist the County in obtaining regulatory approvals by preparing and submitting documents required by the Wisconsin Department of Safety and Professional Services and local authorities for regulatory approval.
- Submit final construction documents, calculations, and applications to Wisconsin Focus on Energy for grants and rebates.

#### **BIDDING PHASE**

In this phase, we will assist the County in obtaining qualified bids to construct the project and assist the County in contracting with the successful bidder.

Tasks include:

- Submit electronic (PDF) bidding documents to Onvia and area builders' exchanges.
- Assist the County in publishing printed bid advertisements as required by law.
- Conduct an on-site pre-bid meeting for interested vendors.
- Respond to bidder questions and issue bidding addenda as needed.
- Review received bid forms to verify they are fully and properly completed.
- Prepare and distribute bid tabulations.

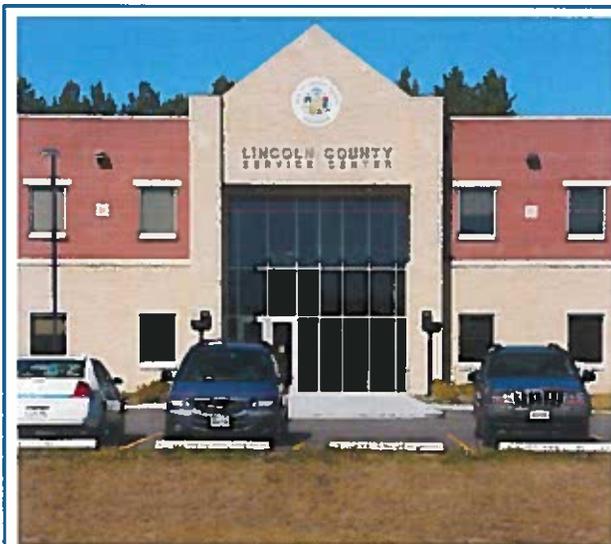
- Identify lowest qualified, responsible bidder and recommend contract award to the County.
- Prepare and issue Owner-Contractor contracts for signature.

### CONSTRUCTION ADMINISTRATION SERVICES

Services we provide during construction of the project include:

- Conduct a pre-construction meeting with the contractor, subcontractors, and County to discuss and coordinate construction procedures and requirements, and distribute meeting notes.
- Visit the construction site at approximately one-week intervals to observe and photograph construction progress and see if the work is being performed in accordance with plans and specifications. (A total of 36 construction site visits are included with our fee.)
- During the weekly construction site observation visits, conduct a construction coordination meeting with representatives of the contractor, subcontractors, and County to review project schedule, work completed, upcoming work, and discuss other project issues.

- Respond to Contractor construction questions and provide additional information as needed.
- Issue a field report and meeting notes following every site visit summarizing our observations and project discussions.
- Review shop drawings, product data, and other Contractor submittals to confirm design intent is being followed.
- Assist the County with selection of interior and exterior finishes by providing multiple sample board alternatives for County review and approval.
- Review contractor payment requests.
- When the project is substantially complete, conduct a final inspection of the work and note any deficiencies that need to be corrected before the contractor receives final payment.
- Review warranties and operations/maintenance manuals submitted by the contractor.



“We are pleased with the dedication of the Ayres staff, who stuck by us for many years of planning and replanning and finally delivered the three building projects on time and within budget.”

– Gene Simon, Lincoln County  
(Please see project description on page 14)

## **INFORMATION NEEDED TO COMPLETE PROJECT**

Ayres Associates will need the following information to undertake and complete the project:

- Available existing building plans, specifications, shop drawings, calculations, and other information that would allow the A/E to understand the building layout, systems, capacities and construction.
- A survey drawing (preferably in electronic format) that shows property lines, site boundaries, utilities and their locations, grade elevations, pavement, and building footprint.
- Coordination information with other County vendors outside our contract, such as audiovisual consultant, security system consultant, and telecom provider.
- Information on furniture and equipment that will be in the remodeled building (such A/V devices, servers, copiers, printers, electronic door access devices) including sizes, power consumption, heat generation, and cooling requirements.
- Information on energy consumption and monthly energy bills to permit us to conduct an energy cost analysis.
- A construction and overall project budget.

## **REQUIRED LEVEL OF ASSISTANCE FROM COUNTY**

Ayres Associates will need the following level of assistance from the County to complete the project:

- The County needs to identify and empower one person to be the point of contact representing the County for this project. All information, responses to A/E questions, and County directives shall be communicated through this person. Similarly, this person will distribute information sent by the A/E team to appropriate County project team members.
- Provide access to the building during normal business hours to verify existing conditions.
- Department heads and other key stakeholders should be available for teleconference meetings to confirm program and other project requirements. Each teleconference meeting is expected to last about one hour per department/ stakeholder group.
- Key stakeholders selected by the County should be available to attend periodic design meetings to review in-progress plans and offer feedback. These meetings are expected to last about two hours each.
- The County will need to arrange for an asbestos/ lead paint survey and report. This is a Wisconsin Department of Natural Resources requirement for building owners before starting any remodeling work. The report will be included in the project manual and made available to bidders. (If asbestos or other hazardous materials are identified in the report, the County will need to decide whether to have the materials removed before construction in a separate contract, or whether removal will be the responsibility of the contractor.)

**SCHEDULE**

The following proposed schedule assumes we have a fully executed Owner-Architect Agreement in place no later than June 21, 2019.

Task	Dates	Cost
Pre-Design	June 24 through July 15, 2019	\$20,284
Schematic Design	July 16 through August 2, 2019	\$34,522
Design Development	August 5 through August 23, 2019	\$53,011
Construction Document	August 26 through September 13, 2019	\$76,901 (plus \$2,400 estimated plan review fees)
Bidding and Contract Award	September 16 through October 29, 2019	\$15,257
Construction	October 30, 2019, through August 31, 2020	\$82,643

**COSTS**

We propose the following fee for the scope of work outlined in this proposal:

**Pre-Design through Bidding Services**

**LABOR AND DIRECT EXPENSES\***

Architectural	\$ 96,921
MEP Associates	\$ 60,885
Structural Engineering	\$ 21,154
Landscape Architecture	\$ 22,400
<b>TOTAL LUMP SUM</b>	<b>\$201,360</b>
<i>Estimated Plan Review Fees:</i>	<i>\$ 2,400</i>

**Construction Services**

**LABOR AND DIRECT EXPENSES\***

Architectural	\$ 62,997
MEP Associates	\$ 15,114
Structural Engineering	\$ 1,932
Landscape Architecture	\$ 2,600
<b>TOTAL LUMP SUM</b>	<b>\$82,643</b>

\*Direct expenses include mileage, meals, lodging, printing, shipping, and miscellaneous fees.

**Services not included in this fee:**

- Surveying
- Specification and procurement of furnishings and systems furniture
- High-definition 3D renderings
- Multiple bid packages
- LEED or other sustainable design certification
- Audiovisual system design\*\*
- Security alarm system design\*\*
- Voice/data system design\*\*

\*\*These services are to be provided by others. We will coordinate our plans to indicate conduit sizes and electrical box locations only.

**ESTIMATED STAFF HOURS AND RATES**

Classification	Hourly Rate	Hours (Pre-Design through Bidding)	Hours (Construction)
Ayres Principal	\$215	2	4
Project Manager/Senior Architect	\$140	214	90
Architect	\$135	230	126
Construction Administration	\$140	0	273
Interior Designer	\$90	44	52
BIM Tech 2	\$110	176	0
BIM Tech 1	\$65	132	0
Spec Writer	\$155	80	0
Administrative	\$75	24	24
Structural Engineer 3	\$160	16	2
Structural Engineer 2	\$125	110	11
Structural Engineer 1	\$100	71	9
Landscape Architect	\$100	224	26
MEP Principal	\$250	2	0
Mechanical Engineer	\$140	106	44
Electrical Engineer	\$140	90	38
Plumbing Designer	\$125	79	16
MEP CAD Tech 2	\$70	142	0
MEP CAD Tech 1	\$60	114	8
MEP Administrative	\$60	20	9
3D Laser Scanning	\$85	12	0

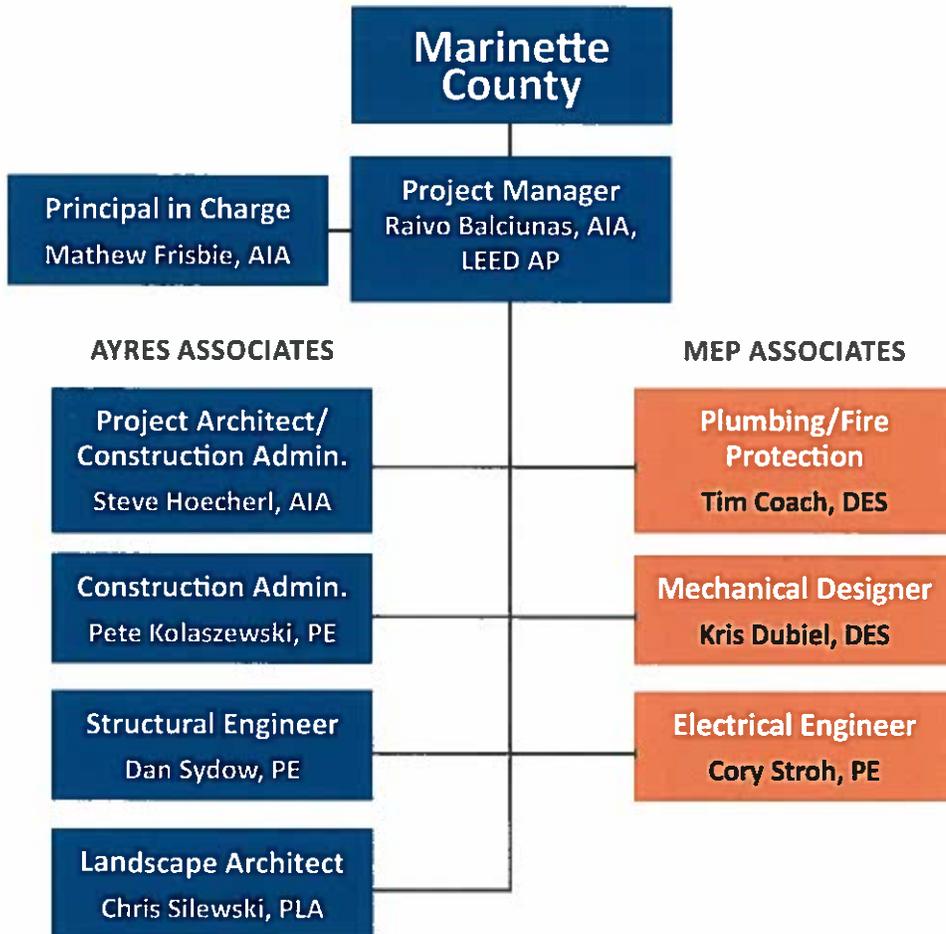
“Ayres Associates gave us everything we needed. We count on the expertise that Ayres Associates provides us. ... We’re really happy with the way it has turned out. This project ran smoothly from start to finish, and the result is something I believe the community can be proud of.”

– Stuart Schaefer, *Commonweal Development*

## EXPERIENCE AND RESUMES



Included in this section are brief resumes of key staff, as well as more detailed information on several projects that are shown on the resumes.



Jackson County Clerk Remodel

## SIMILAR PROJECT: MADISON ENGINEERING SERVICES BUILDING SUSTAINABLE OFFICE ADDITION



The City of Madison retained Ayres Associates to design an addition to its engineering services building to provide office space for engineering services staff members. The addition is a two-story steel-frame structure of approximately 12,000 square feet. Approximately 5,600 square feet of the existing office space were also remodeled.

The building is of sustainable design, following LEED (Leadership in Energy and Environmental Design) guidelines. Although not formally submitted for LEED certification, the design would potentially qualify for a LEED Silver rating. Significant features include a roof covered with soil and vegetation (green roof) to control stormwater runoff and reduce heat islands. The roof also features a rooftop patio/deck used by staff for breaks. Recycled materials are used in carpeting, drywall, concrete, floor tile, and other products.

Ayres Associates provided site grading, utility, dimension plans, rain garden design, pavement pulverization, and design of the site erosion control and stormwater management plan per the Dane County Erosion Control and Stormwater Management ordinance adopted in August 2002. Stormwater quality structures were designed to remove 80% (5 micron particles) of the post-construction total suspended solids.

## **SIMILAR PROJECT: PIERCE COUNTY COURTHOUSE RENOVATIONS**

### **COURTHOUSE REMODELING**



Originally built in 1905, the Pierce County Courthouse is listed on the National Register of Historic Places due to its historically significant architecture. Over the years, Ayres Associates has brought design and evaluation expertise to the courthouse, including window replacements, masonry restoration, ADA and interior remodeling, and dome evaluation and repair.

For the Courthouse's masonry restoration, Ayres documented the extent of damaged stonework, deteriorated masonry, precast concrete panels, mortar joints, and sealant joints; examined the building to identify and document probable sources of moisture entry; determined the corrective work required; prepared construction cost estimates; provided restoration drawings and specifications; assisted with bidding; and provided construction observation services.

In addition, Pierce County later retained Ayres to design the replacement of approximately 200 windows and 12 sets of entrance doors at the Pierce County Office Building, the Courthouse, and the Annex Building with new energy-efficient units.

Ayres also provided design and construction services for a project to remodel several existing restrooms so they would fully comply with ADA requirements and reconfigure courtroom support spaces to provide a larger jury room and lawyer-client meeting rooms with full acoustical privacy.

All of these projects were completed within budget and on schedule.

## SIMILAR PROJECT: RIVER FALLS POLICE/FIRE DEPT. RENOVATION

### GOVERNMENT BUILDING RENOVATION



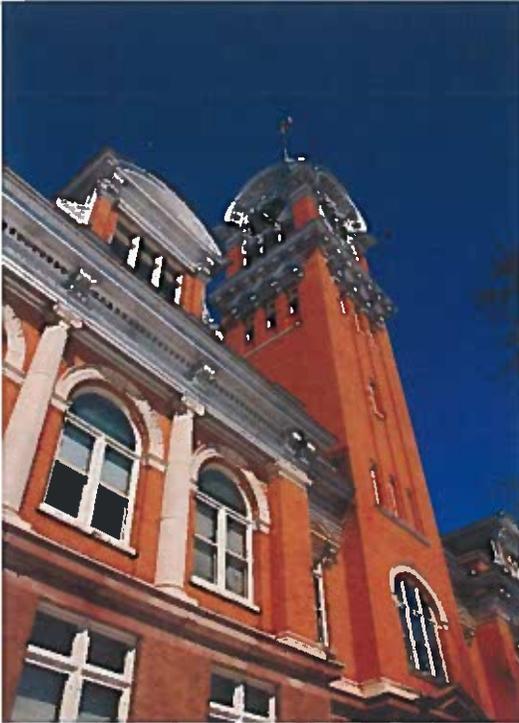
Following the construction of the new River Falls City Hall, Ayres Associates worked with the City to renovate the former city hall to accommodate the Police and Fire Departments. **The planning phase evaluated existing operations and physical conditions for both departments, programmed new spaces, developed conceptual budgets, and defined the project scope.** Besides creating additional space for the departments, the project focused on **improving the space's utilization and work-flow efficiency.** The project demolished approximately 5,000 square feet of the oldest, least energy-efficient portion of the building. The remaining 18,250 square feet were remodeled to accommodate the needs of the Police and Fire Departments.



The project included three new apparatus bays for the Fire Department, offices for the fire inspector and fire chief, a large multipurpose training room, and consolidated storage space.

The project created a new administrative support center for the Police Department, including offices and interview rooms, a new four-bay vehicle storage garage, a secure booking/processing area, a shift change meeting room, and office space for all patrol officers.

## SIMILAR PROJECT: LINCOLN COUNTY COURTHOUSE ADDITION ADMINISTRATIVE BUILDING REMODEL



Lincoln County retained Ayres Associates to provide design services for the remodeling of the County's historic courthouse to convert a building to "courts only" use and add a second courtroom and a secure prisoner entrance to the facility.

Lincoln County then retained Ayres Associates to design remodeling and additions at the County's jail. The complex project involved remodeling and additions to house prisoner intake, booking, visiting, kitchen and laundry facilities, jail administrative offices, and a 140-bed jail pod. The total construction cost for the County office and jail projects is estimated at \$14.5 million.

Remodeling of the Courthouse was completed in 2011 and involved extensive coordination with the Wisconsin State Historical Society. Much of the interior finishings were salvaged and reused during the remodeling, helping to preserve the historic nature of the building. An addition to the east side of the building houses a sally port, elevator, and passageways to allow law enforcement personnel to safely escort detainees to the courtrooms, keeping them separate from the general public.

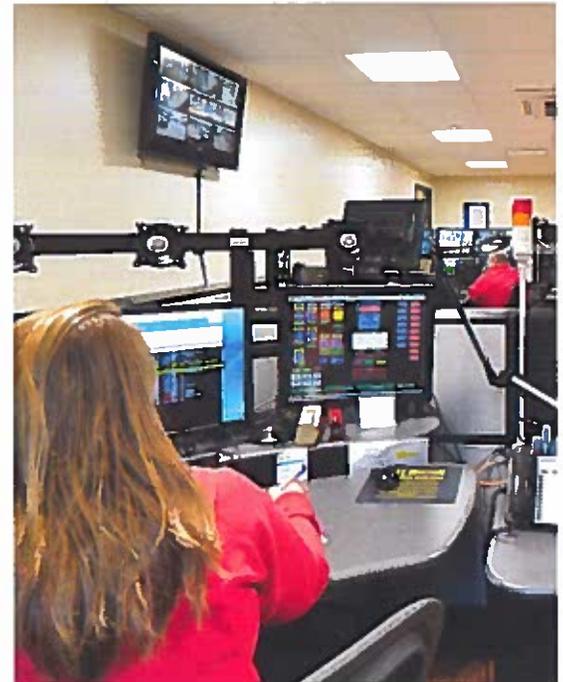


## **SIMILAR PROJECT: JACKSON COUNTY COURTHOUSE ADDITION** **NEW TWO-STORY COURTHOUSE ADDITION AND REMODELING**



Ayres Associates designed a new two-story addition to the Jackson County Courthouse totaling approximately 9,500 square feet. The first floor houses a second branch circuit courtroom and related court functions. The second floor houses other County offices, including a 911 dispatch center. The addition also includes a new, safer means of securely transferring prisoners between the jail and the new courtroom. Portions of the existing building were remodeled to provide reconfigured office space and a single security checkpoint area that serves the new and existing courtroom and court-related offices. The construction cost was \$3.6 million.

Key challenges that Ayres addressed included designing the addition to fit a site where space was limited by nearby buildings, utilities, and a steeply sloped site. Other key issues included providing separation of the public from court personnel, jurors, and prisoners, as well as phasing the project to make sure the existing courts could remain operational during construction.



**“Steve (Hoecherl) and Raivo (Balcianas) were great to work with. They worked very well with our building contractor. You hear horror stories from other people, but ours just went like clockwork. Whenever Ayres was needed to figure out something or make adjustments, they were there.”**

*– Kyle Deno, Jackson County Clerk/Administrative Coordinator*

## SIMILAR PROJECT: CHILDREN'S MUSEUM OF EAU CLAIRE

MAJOR REMODELING AND CHANGE OF OCCUPANCY



Ayres Associates was retained to provide schematic design, construction drawings, and construction administration for the complete conversion of an old retail building into a new Children's Museum. Work included new ADA-accessible entrances, new elevator and exit stairs, and ADA-accessible restrooms, in addition to the design of exhibit and office areas.

The project presented many challenges; the basement and first floors actually sloped about 12 inches front to back, and the structural system of the building required extensive shoring to accommodate the elevator and stairs. In addition, all work was completed under a limited construction budget.



## SIMILAR PROJECT: UW-RIVER FALLS FALCON CENTER MAJOR ADDITION AND REMODELING



The Wisconsin Department of Administration, Division of Facilities Development and Management, hired Ayres Associates, along with subconsultant design firm Hastings + Chivetta, to provide design and construction services for this \$64 million construction project, which involved building a 164,000-gross-square-foot (gsf) addition to the University of Wisconsin-River Falls Hunt Arena and Knowles Physical Education and Recreation Center and **remodeling 15,000 gsf of space in the complex**. The project provided an integrated complex for varsity athletics, student recreation and fitness, and the UW-River Falls Health and Human Performance academic program.

**Remodeling work included new offices and classrooms and energy-efficient mechanical systems, along with a complex remodeling of the hockey arena seating from single-level to two-level configuration. Work had to be completed on a tight schedule.**



**“I thought, ‘Oh, man. What if something goes wrong and delays this project? This is our only ice.’ But they did it. They finished that arena in time to accommodate the hockey team practices.”**

*– Dale Braun, UW-River Falls Campus Planner*



# Eau Claire County Courthouse Boiler/Hot Water Conversion



MEP Associates, LLC (MEP) provided professional engineering design services to Eau Claire County during its Courthouse building Boiler/Hot Water Conversion Project, which including removing two steam boilers and the associated piping and converting the building to use low-temperature hot water to heat the building.

Specifically, this project design included:

- Conducting a study to understand the scope of work and necessary capacity of the new system to accurately size equipment, which directly impacts the system's energy efficiency
- Combining a natural gas/on-site fuel plant with the new low-temperature hot water plants to supply heat to the courthouse and jail, since the county uses both natural gas and on-site fuel
- Replacing steam coils in air handling units, terminal units, and steam radiant units
- Replacing the steam system's humidifiers with stand-alone electric or gas humidifiers
- Work with the county during the project's bidding phase
- Providing assistance during the construction administration project phase

**Location**  
Eau Claire, WI

**Year Completed**  
In Progress

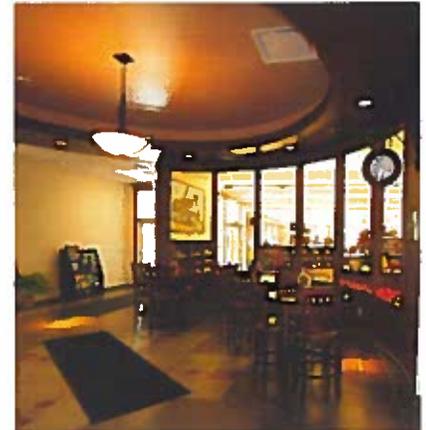
**Size**  
265,000 SF

**Project Type**  
Hot Water Conversion

**Services**  
Mechanical, Electrical,  
Plumbing



## City of Abbotsford Municipal Center - Public Library & City Hall



MEP Associates, LLC (MEP) provided professional engineering design services for the new Abbotsford Municipal Center that facilitates the Public Library and City Hall.

The project's energy efficient design systems included:

- Air-to-Air energy recovery ventilator with Enthalpy Wheel
- Low voltage controls and occupant light sensors saving energy and reducing electricity bills by turning the lights off when a area is not in use.
- Window design to increase natural day-lighting and reducing the need of artificial lighting.
- Low voltage exterior luminaires and lighting selected to complement the architectural design that was based on the railroad depot which formally occupied the site.
- Low-flow plumbing fixtures reducing the burden on municipal water supply and waste water systems.

**Location**  
Abbotsford, WI

**Year Completed**  
2008

**Size**  
15,000 SF

**Cost**  
\$2.2 Million

**Project Type**  
New Construction

**Services**  
Mechanical, Electrical,  
Plumbing



## City of Verona Fire & EMS Station



The project included a 40,000 SF building. MEP Associates, LLC (MEP) provided HVAC, electrical, plumbing, and fire protection engineering design through construction period services. A high level Geothermal Feasibility Study was conducted to compare the performance of the identified baseline HVAC system and the proposed geothermal system.

After the analysis was completed the city decided to go with a Geothermal Hybrid System that includes fan coiler air-side system with ERV, Heat Pump Chiller (cooling more efficiency of 0.761 kW/-Ton, heating mode COP of 4.6) and a Hybrid gas fired hot water boiler (efficiency of 85 percent). The Hybrid system will reduce the annual operational cost by \$3,416. The estimated total construction cost for the project is \$7,000,000.

**Location**  
Verona, WI

**Year Completed**  
2015

**Size**  
40,000 SF

**Project Type**  
New Construction

**Services**  
Mechanical, Electrical,  
Plumbing, Fire Protection



## Select Wisconsin Government Project Experience

- **Barron County;** Barron, WI
  - Courthouse; Renovation, Electrical Design
  - Maintenance Shop; Construction Documents
  - Public Safety Building
- **Camp Williams;** Village of Camp Douglas, WI
  - Building 7; Remodel
- **Chippewa Fire District;** Lake Hallie, WI
  - Lake Hallie Fire Station
- **City of Abbotsford;** Abbotsford, WI
  - Public Safety Facility
  - City Hall & Library Facility
- **City of Ashland;** Ashland, WI
  - Fire Station; New Construction
- **City of Chetek;** Chetek, WI
  - Public Works Facility; Construction Documents
- **City of Eau Claire;** Eau Claire, WI
  - New County Court House & Jail; Commissioning
  - Fire Station No. 10; Remodel & Addition Study
- **City of Janesville;** Janesville, WI
  - Janesville Central Fire Station; New Construction with Geothermal
  - Hedberg Public Library
- **City of Jefferson;** Jefferson, WI
  - EMS Station; Addition/Renovations
- **City of Madison;** Madison, WI
  - Madison Municipal Building & City/County Building Reuse Assessment & Pre-Design
- **City of Marshfield;** Marshfield, WI
  - Marshfield Utilities; Fire Alarm Upgrades
  - Energy Efficiency Community Block Grant Administration
  - City Hall Plaza; Replace HVAC & Controls, Install Variable Speed Pumps
  - Police Department; Replace Boiler
- **City of Middleton;** Middleton, WI
  - EMS Facility; Electrical & Plumbing Design
- **City of Milton;** Milton, WI
  - Joint Milton Township & Fire Department, New Public Safety Building Study/Pre-design
- **City of Superior;** Superior, WI
  - Fire Station Facilities Study
- **City of Stewartville;** Stewartville, WI
  - Stewartville Area Fire & Emergency Operation Center; Renovation & Expansion
- **City of Thorp;** Thorp, WI
  - Public Library; Addition/Renovations
  - Public Works Building; Addition/Renovations
- **City of Verona;** Verona, WI
  - Fire & EMS Station; New Construction
- **City of Wausau;** Wausau, WI
  - Wausau Fire Department; New Fire Station Study/Pre-design
- **Department of Interior U.S. Fish & Wildlife Service; Energy Renovation & Geothermal System Conversion**
  - Beaver Creek Reserve; Fall Creek, WI
  - Kickapoo Valley Reserve; La Farge, WI
  - Mayville Ecological Services; Mayville, WI
- **Fergus Falls Wetland Management District; Fergus - Necedah National Wildlife Refuge;** Necedah, WI
  - Visitor Center/Headquarters Building; New Facility Commissioning
- **St. Croix Wetland Management District;** St. Croix, WI
  - Main/Building Shop
- **Upper Mississippi River National Wildlife & Fish Refuge;** La Crosse, WI
  - Energy Renovation & Geothermal System Conversion Headquarters/Visitor Center/Maintenance Facilities
  - Two Bedroom Bunk House Prototype Design
- **Dunn County;** Menomonie, WI
  - Municipal Building
  - District Energy Study
- **Ho-Chunk Nation;** Black River Falls, WI
  - Law Enforcement Center; Addition
- **Iowa National Guard;** Camp Dodge, Cedar Rapids, IA
- **Jackson County;** Black River Falls, WI
  - Fairgrounds; New Ice Arena
- **Lac Du Flambeau Tribal Natural Resources;** Lac du Flambeau, WI
  - Tribal Natural Resources Center
- **La Crosse County;** La Crosse, WI
  - La Crosse Fire Department; Station Floor Replacement
  - County Administrative Center; Addition & Renovation
  - Health & Human Services; Addition
  - Law Enforcement Center; Build-Out
- **Prairie du Chien Airport Terminal;** Prairie du Chien, WI
  - Single Story Building; New Construction (Mechanical HVAC, Electrical, & Plumbing System Design)
- **Unity Area Ambulance;** Milltown, WI
  - Unity Area Ambulance Building; Mechanical & Plumbing Design

## Raivo Balciunas, AIA, LEED AP, Project Manager



Raivo joined Ayres Associates in 1993 and has experience in all aspects of architectural planning, design, and construction services. As project manager, he will be your primary point of contact. He is responsible for coordinating the diverse disciplines and services needed for this project and ensuring it stays on track. As a LEED Accredited Professional, he is also well qualified in sustainable design practices and in obtaining LEED certification of projects.

**Total Experience**  
33 Years

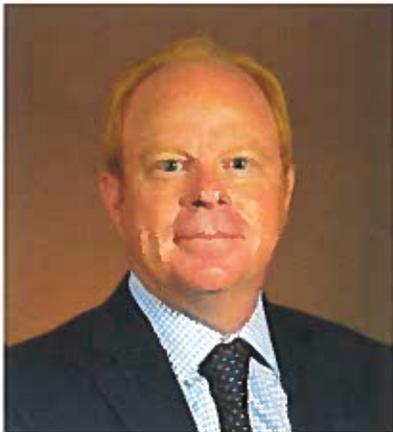
**Registrations**  
Registered Architect, WI, MN,  
MI, IL, FL, WY

**Education**  
MArch, University of Illinois,  
Urbana-Champaign

### SELECT EXPERIENCE

- Pierce County Courthouse ADA Remodeling
- Pierce County Courthouse Dome Evaluation and Repair
- Pierce County Office Building Window Replacement
- Pierce County Courthouse Remodeling and Masonry Repairs
- Jackson County Courthouse Addition
- Chippewa County Courthouse and Maintenance Building Wall Repairs
- University of Wisconsin-River Falls Falcon Center Addition/Major Remodeling
- City of Madison Engineering Services Building Addition
- Children's Museum of Eau Claire Major Remodeling
- Drylock Office Building
- Wipfli Office Building

## Mathew Frisbie, AIA, Vice President – Architecture



As the vice president of architecture, Matt supervises the project managers within the group, ensuring the project is meeting client expectations. He ensures project managers have the resources and support needed to successfully complete projects. His creativity and experience also serve as a resource for the architecture group to develop effective design solutions for each project.

**Total Experience**  
28 Years

**Registrations**  
Registered Architect, WI, MN, IA,  
ND, WY, CO, AZ

**Education**  
MArch, Montana State  
University

### SELECT EXPERIENCE

- Jackson County Courthouse and Office Addition
- University of Wisconsin-River Falls Falcon Center Addition/Major Remodeling
- River Falls Police and Fire Department Renovation
- City of Hudson Police Department Renovation
- City of River Falls City Hall (LEED Silver)
- City of Hudson Public Safety Feasibility Study
- Drylock Office Building
- Wipfli Office Building

## Steve Hoecherl, AIA, Project Architect/Construction Admin.



Steve has experience in a wide variety of office, commercial, and municipal projects. He has been involved in all phases of the project life cycle, including facility needs studies, conceptual design and planning, construction and bidding documents, and construction administration.

His roles and responsibilities include planning and programming, preparing construction documents, conducting code research, preparing cost estimates, and performing construction phase services.

**Total Experience**  
23 Years

**Registrations**  
Registered Architect, WI

**Education**  
AS, Architectural Commercial  
Design, Wisconsin Indianhead  
Technical College

### SELECT EXPERIENCE

- Pierce County Courthouse ADA Study and Remodeling
- Pierce County Courthouse Dome Evaluation and Repair
- Pierce County Office Building Window Replacement
- Jackson County Courthouse Addition
- Lincoln County Courthouse Addition/Remodeling
- Chippewa County Courthouse and Maintenance Building Wall Repairs
- Burnett County Government Center Accessible Entrance Study
- Burnett County Government Center Repairs
- Drylock Office Building
- Wipfli Office Building

## Dan Sydow, PE, Structural Engineer



Dan joined Ayres Associates in 2001. He is responsible for providing structural engineering, design, investigation, and inspection services; foundation design; and architectural engineering. His project experience includes a variety of government and private buildings. His structural engineering work has involved university, high school, office, industrial, agricultural, residential, recreational, and public utility facilities. Dan's attention to detail delivers the sound framework that is the basis for buildings that provide safety, functionality, and efficiency to clients.

**Total Experience**  
17 Years

**Registrations**  
Registered Professional Engineer,  
WI, MN, IL

**Education**  
BS, Civil and Environmental  
Engineering, University of  
Wisconsin-Madison

### SELECT EXPERIENCE

- Marinette County Courthouse Antenna Tower Replacement
- Jackson County Courthouse Courtroom Addition
- Buffalo County Courthouse Evaluation
- Brown County Public Works Storage Building
- Vernon County Highway Shop
- Polk County Highway Garage
- Leinenkugel's Brewery, Multiple Projects, Chippewa Falls
- Washburn County Forestry Office Building

## Chris Silewski, PLA, Landscape Architect



**Total Experience**  
12 Years

**Registrations**  
Professional Landscape  
Architect, WI, FL

**Education**  
BS, Environmental Design; BLA,  
Landscape Architecture, North  
Dakota State University

Chris joined Ayres in 2014. He brings tested communication and team skills to his work in developing presentation graphics, computer renderings, and graphic visualizations, all of which help to convey design concepts to our clients. Chris' expertise expands Ayres' capabilities in landscape architecture, planting design, site inventory and analysis, soil fertility and fertilization, and construction detailing.

### SELECT EXPERIENCE

- University of Colorado Boulder Center for Community (intensive green roof over proposed parking structure with plantings and green spaces)\*
- City of Denver One City Block (intensive green roof for multi-family housing complex, which included synthetic turf, volleyball court, pool, raised planting beds, sunning deck, community deck, and fire features)\*
- City of Denver Platform at Union Station (intensive green roof with pedestal paver system to reduce weight, included synthetic turf dog run and personal tenant outdoor spaces)\*
- Metro State Regency Athletic Complex (green roof addition for outdoor seating and event viewing)\*
- Greenwood Village Center Station (green roof on top of existing parking structure with building access and elevated planting areas)\*

*\*Project completed with previous employer*

## Pete Kolaszewski, PE, Civil Engineering/Construction Administration



**Total Experience**  
15 Years

**Registrations**  
Registered Professional Engineer,  
WI

**Education**  
BS, Civil Engineering, University  
of Wisconsin-Madison

As a member of the Green Bay municipal engineering staff, Pete works on a variety of municipal design and construction projects. His experience includes site design and construction observation/administration of engineering and architectural projects.

### SELECT EXPERIENCE

- City of Marinette Menekaunee Harbor ADA Restrooms, Boat Ramp and Parking Lot
- City of Marinette Main Street and Stanton Street Improvements
- City of Marinette Ely and Mann Streets Reconstruction
- Calumet County Highway Department Shop Site Design
- Door County Highway Shop Salt Storage Site Plan
- Racine County Case Eagle Park Site Plan
- Richland Center Site Development
- University of Wisconsin-Madison Veterinary Diagnostics Lab Site Design
- Village of Suamico Municipal Center Site Engineering



## Tim Coach

### Director of Plumbing & Fire Protection



Tim has gained extensive knowledge in the design of process and fluid flow systems, design of plumbing systems, and the design of heat and energy transfer systems within his fourteen years of industry experience. 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.

#### Education

Associate of Applied Science,  
Civil Structural Technology,  
Chippewa Valley Technical College

Political Science Coursework,  
University of Wisconsin - Eau Claire

#### Professional Certifications

- Designer of Engineering Systems (DES) # 2055-7
- National Institute for Certification in Engineering Technologies (NICET)
- Certified Engineering Technician (CET) Certification # 112226

#### Professional Affiliations

- American Society of Plumbing Engineers (ASPE)
- National Fire Protection Association (NFPA)
- National Fire Sprinkler Association (NFSA)

#### Additional Experience

- **Eau Claire County; Eau Claire, WI**
  - New County Court House and Jail; Cx Services
- **Chippewa Fire District; Lake Hallie, WI**
  - Lake Hallie Fire Station; MEP Evaluation

#### Selected Experience

##### City of Ashland; Ashland, WI

Plumbing and Fire Protection Designer: MEP provided HVAC, electrical, plumbing, and fire protection engineering design through the construction period of the new Ashland Fire Station. The new 21,240 SF facility was completed in 2015 and cost approximately \$3 million.

##### City of Janesville; Janesville, WI

Plumbing and Fire Protection Designer: MEP provided HVAC, electrical, plumbing, and fire protection engineering design services to the City of Janesville during the construction of its new fire station. The 36,000 SF, seven-bay, drive through fire station features a firefighter training room, exercise room, day lit apparatus room and dorm space. The new facility is designed to self-perform following LEED sustainable design standards. The estimated total construction cost for the project is \$6.5 million.

##### City of Chippewa Falls; Chippewa Falls, WI

Plumbing and Fire Protection Designer: MEP provided HVAC, electrical, plumbing, and fire protection engineering design services to the City of Chippewa Falls during its Chippewa Falls Fire Station No. 1 project. The new, 20,000 SF facility sits on three acres and features six large vehicle bays, with a 22 ft ceiling and 14 ft tall doors. The interior has living space for firefighters, complete with private dorm rooms, laundry, training rooms, kitchen and administrative offices. The project was completed in 2017.

##### City of Verona; Verona, WI

Plumbing and Fire Protection Designer: MEP Associates, LLC (MEP) provided HVAC, electrical, plumbing, and fire protection engineering design through construction period services to the City of Verona during its Fire and EMS Station project. The project included designing a new, 40,000 SF building with a hybrid geothermal/gas-fired hot water boiler system to heat and cool the facility. The hybrid system reduced the annual operational cost by \$3,416. The estimated total construction cost for the project was \$7,000,000.



## Kris Dubiel, DES Mechanical Designer



Kris has successfully brought his technical experience to MEP to perform 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.

### Education

University of Wisconsin-Stout Bachelor of Science Engineering Technology, Mechanical Design

Chippewa Valley Technical College Associate of Applied Science, Mechanical Design

### Professional Affiliations

- American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE)
- Wisconsin Healthcare Engineers Association (WHEA)

### Additional Experience

- **U.S. Department of Veterans Affairs, Phoenix VAMC; Phoenix, AZ**
  - Dietetics Kitchen; Remodel
  - Inpatient Ward 6D; Renovation
- **Trempealeau County Health Care Center; Whitehall, WI**
  - TCHCC CBRF Building; Mechanical, Electrical, Plumbing, & Fire Protection Design for New Building

### Selected Experience

#### **Clark County Health Care Center; Owen, WI**

**Mechanical Designer:** MEP provided engineering design services for a Boiler Plant system remodel and energy efficiency improvements to the 178 Unit Certified Skilled Nursing facility. Clark County's existing boiler plant had three outdated 30 psi high pressure steam boilers capable of producing 730 (BHP) boiler horsepower. This 30 psi steam system ran through a (PRV) pressure reducing station and reduced to 12 psi steam, and used primarily as perimeter fin tube radiation, domestic water, and kitchen dishwasher system. Existing outdated boiler burners had limited turn-down ratio. Thus inefficient boiler operation and a waste of energy. They also had four existing gas fired DX rooftop air handling units capable of supplying 5,000 cfm each for heating and cooling building ventilation air. The new boiler plant has three smaller 12 psi low pressure steam boilers capable of producing 285 (BHP) boiler horsepower to meet winter load, and eliminating the existing 30 psi to 12 psi (PRV) pressure reducing station.

#### **Clark County Rehabilitation & Living Center; Owen, WI**

**Mechanical Designer:** MEP provided mechanical engineering design services to Clark County Rehabilitation and Living Center during its Building Addition project.

#### **Eau Claire County; Eau Claire, WI**

**Mechanical Designer:** MEP provided mechanical engineering design services to Eau Claire County during its Government Center project, which included replacing a boiler.

#### **U.S. Department of Veterans Affairs, Iron Mountain; Iron Mountain, MI**

**Mechanical Designer:** MEP provided mechanical engineering design services to Oscar G. Johnson VA Medical Center, located in Iron Mountain, MI, during several projects, including the below, which Kris offered mechanical design expertise:

- Holman & Medical Records Rooms
- Room 3245; Mechanical & Electrical System Design
- Room 3286 Whole Health; Renovation



**Cory Stroh, PE**  
Principal, Electrical Engineer



Cory has gained 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. Cory 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.

**Education**

Bachelor of Science  
Electrical Engineering,  
University of Minnesota -  
Minneapolis, MN

**Professional Affiliations**

Professional Engineer - Electrical  
Engineer, IL, KS, LA, OK, VA, WI

**Additional Experience**

- **Department of Interior, U.S. Fish and Wildlife Service, Neosho Hatchery Visitor Center; Neosho, MO**
  - Visitor Center/Administrative Building; Submittal Review
  - Energy Analysis
- **Upper Mississippi River National Wildlife & Fish Refuge; La Crosse, WI**
  - Energy Renovation & Geothermal System Conversion to Headquarters/Visitor Center/Maintenance Facilities; New Building
- **U.S. Fish & Wildlife Service, St. Croix WMD; New Richmond, WI**
  - Maintenance/Shop; New Construction

**Selected Experience**

**Department of Interior, U.S. Fish and Wildlife Service, Tamarac National Wildlife Refuge; Rochert, MN**

Electrical Engineer: The Tamarac National Wildlife Refuge Visitor Center project encompassed energy retrofits and renovations to the existing facility. The project scope included installation of a geothermal system to provide heating and cooling through individual heat pumps with zoned temperature control. Water-to-air heat pumps located in the mechanical rooms extract or reject heat to the geothermal ground loop as needed to heat or cool the building. A dedicated make-up air systems with energy recovery wheels provides the required outside air CFM to each heat pump unit.

**Department of Interior, U.S. Fish and Wildlife Service, Big Stone National Wildlife Refuge; Odessa, MN**

Electrical Engineer: The primary focus on the Big Stone National Wildlife Refuge project was to provide energy retrofits and facility updates to meet ASHRAE Advanced Energy Design requirements. MEP Associates, LLC (MEP) provided engineering design services to convert a three bay garage to office space and construct a new maintenance building to replace the office space. This included upgrading the existing lighting to energy efficient lighting throughout entire building.

**Department of Military Affairs; Wisconsin**

Electrical Engineer: MEP has worked with multiple armories in Wisconsin to perform mechanical and electrical upgrades, along with minor building renovations, including the Superior and Watertown Armories. Typically, this includes:

- Providing a new 600 AMPS electrical service and replacing all sub-panels and wirings to comply with electrical code
- Replacing existing split system units with new air conditioning systems as required.
- Installing a new system, which includes equipment and controls for air conditioning

**ATTACHMENT A**

**RFP #19-027-34**

**Engineering, Architectural, and Construction Oversight Services  
For Renovation of Old Law Enforcement Center  
Reference Data Sheet**

*(Use of this form is required when submitting proposal)*

**Vendor Name:** Ayres Associates

Provide a list of 3 customer references with at least one public sector customer.

Agency: Pierce County

Address: 414 W. Main Street, Ellsworth, WI 54011

Telephone: 715.273.3531

Contact Person: Dan Rejs, Committee Chair

Agency: Jackson County

Address: 307 Main Street, Black River Falls, WI 54615

Telephone: 715.284.0201

Contact Person: Kyle Deno, County Clerk/Administrative Coordinator

Agency: University of Wisconsin-River Falls

Address: 716 Wild Rose Avenue, River Falls, WI 54022

Telephone: 715.425.3840

Contact Person: Dale Braun, Campus Planner

Agency: City of Madison Engineering Division

Address: 1600 Emil Street, Madison, WI 53713

Telephone: 608.267.1197

Contact Person: Kathy Cryan, Deputy City Engineer

Agency: Lincoln County

Address: 801 N. Sales Street, Suite 205, Merrill, WI 54452

Telephone: 715.726.4597

Contact Person: Randy Scholz, County Administrator (formerly at Lincoln County, currently at Chippewa County)

## ADDITIONAL REFERENCES



In addition the clients shown on Attachment A for Ayres Associates, we invite you to contact the following references for MEP Associates' work.

### MEP ASSOCIATES

#### *PREVENTION GENETICS*

Reference | Jim Van Asten, Facilities Engineer  
715.387.0484, Ext. 157

#### *School District of Marshfield*

Reference | Ron Sturomski, Director of Buildings & Grounds  
715.387.1101

#### *Mayo Clinic Health System – Eau Claire*

Reference | Bob Dubiel, Senior Project Manager  
715.838.3745



**RFP #19-027-34**  
**Engineering, Architectural, and Construction Oversight Services**  
**For Renovation of Old Law Enforcement Center**  
**Statement of Understanding of Proposal**

Ayres Associates  
Vendor name

3433 Oakwood Hills Parkway  
Vendor's address

Eau Claire      WI      54701  
City                      State                      Zip code

Raivo Balciunas, Project Manager  
Contact person's name / Position

715.834.3161                      715.831.7500                      BalciunasR@AyresAssociates.com  
Vendor's Phone number                      Vendor's Fax Number                      Vendor's Email

We have read the County's Request for Proposals RFP #19-027-34 to provide engineering, architectural and construction oversight services for the renovation of the Old Law Enforcement Center located at 2100 Ella Court and fully understand its intent. We certify that we have adequate personnel, equipment, and license to perform said services. We understand our ability and fitness to perform shall be judged solely by Marinette County. In addition, we certify that:

- (a) Our proposal is not made in the interest or on behalf of any person not named therein;
- (b) We have not directly or indirectly induced or solicited any person to submit a false or misleading proposal or to refrain from proposing;
- (c) We have not in any manner sought by collusion to secure an advantage over any other vendor;
- (d) We have thoroughly examined the RFP requirements, and our proposed fees cover all costs for service/equipment we have proposed;
- (e) We acknowledge and accept all the terms and conditions included in the RFP; and
- (f) I have full authority to make such statements and to submit this proposal as the duly recognized representative of the Proposer.

  
\_\_\_\_\_

May 31, 2019

**ATTACHMENT C**

**RFP #19-027-34**

**Engineering, Architectural, and Construction Oversight Services  
For Renovation of Old Law Enforcement Center  
Addendum Sheet**

*(If Addendums exist for this project, please sign, date, and submit with Proposal.)*

Vendor Name: Ayres Associates

The undersigned acknowledges receipt of the following addenda:

Addendum #1	<u>X</u>	Initials	<u>RB</u>
Addendum #2	<u>X</u>	Initials	<u>RB</u>
Addendum #3	<u>X</u>	Initials	<u>RB</u>
Addendum #4	<u>X</u>	Initials	<u>RB</u>
Addendum #5	<u></u>	Initials	<u></u>

The undersigned agrees with the following statement:

I have examined and carefully prepared the response to proposal from the plans and specifications and have checked the same in detail before submitting to Marinette County.

Name   
Signature

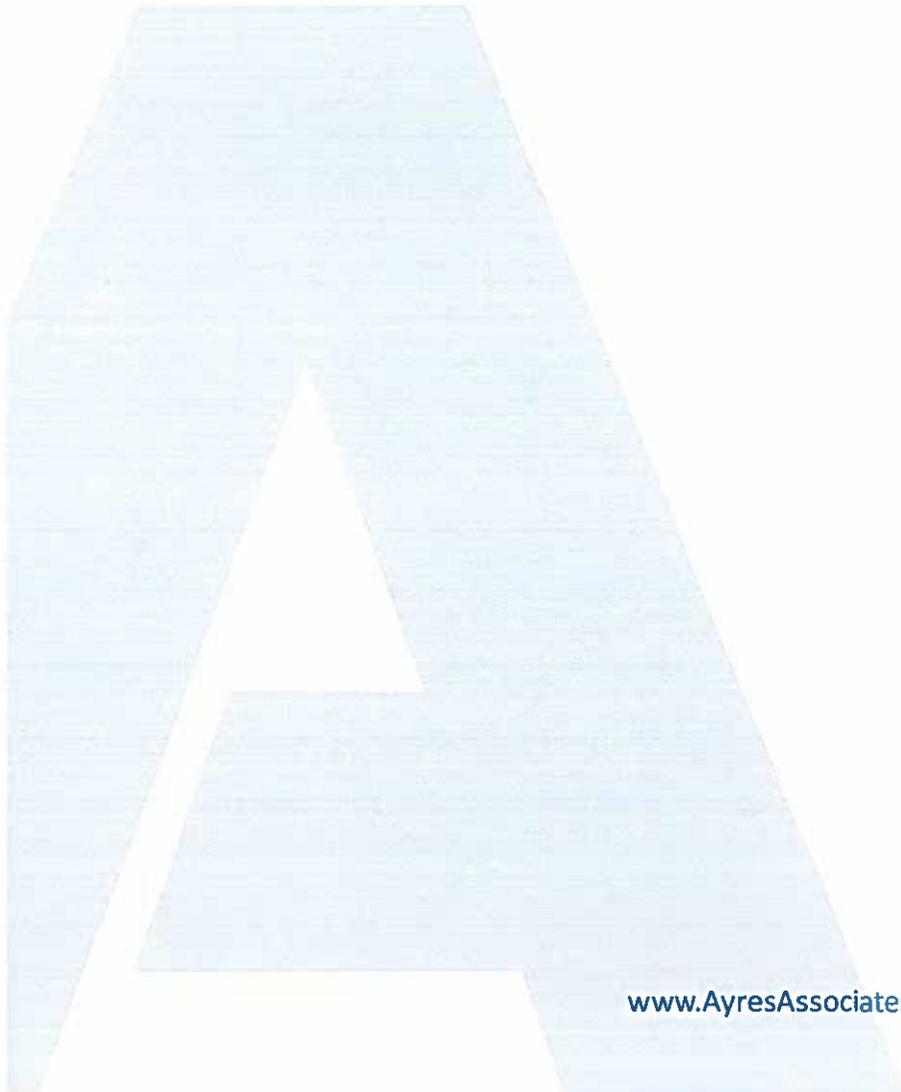
Date May 24, 2019

All vendors are responsible to check for addenda, posted on the county website at [www.marinettecounty.com](http://www.marinettecounty.com), for this project prior to the due date. No notification will be sent if addenda are posted unless there is an addendum within three (3) business days of RFP due date.

All vendors receiving initial notification of project will be notified by Marinette County of all addenda issued within three (3) business days prior to due date. If a RFP has already been submitted, vendor is required to acknowledge receipt of addendum via fax or e-mail prior to due date. A new RFP response must be submitted by vendor if addendum affects costs.

Vendors that do not have internet access are responsible to contact Marinette County at 715-732-7419 to ensure receipt of addenda issued. RFPs that do not acknowledge addendums may be rejected.

All RFPs submitted shall be sealed. Envelopes are to be clearly marked with required information. Sealed RFPs that are opened by mistake due to inadequate markings on the outside may be rejected and returned to the vendor.



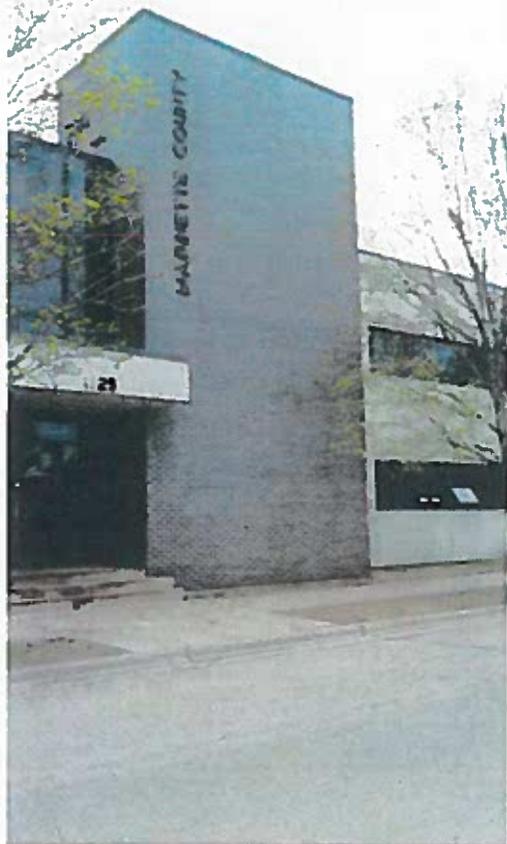


UPEA  
PROPOSAL  
RFP #19-027-34

MARINETTE COUNTY

June 4, 2019

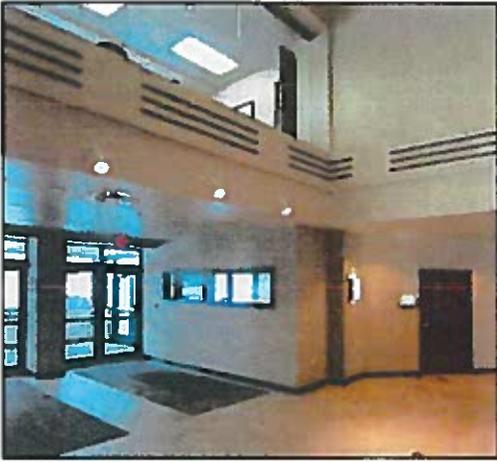




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## EXECUTIVE SUMMARY

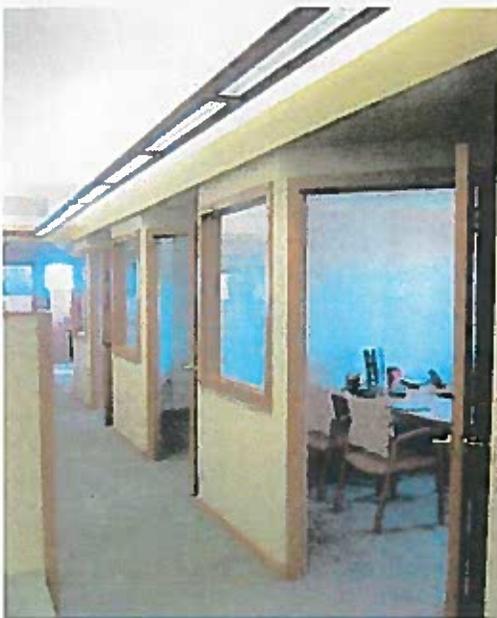


Attached to the Marinette County Courthouse is the county's former jail, known as the Law Enforcement Center (LEC), connected to the courthouse via elevated passageways. Since the LEC is no longer in use, the county is considering its renovation to provide additional administrative space for county operations. The two-story facility has a footprint of approximately 12,600 square feet.



In response to the county's Request for Proposal, U.P. Engineers & Architects, Inc. (UPEA), has assembled a team of professionals, led by Project Manager Trista Hobbs, P.E.. With services directed from our Marinette location, approximately 600 feet from the project site, we can provide timely deliverables, responsive construction observation, and close communications with the county to ensure a successful project.

UPEA has designed numerous adaptive re-use projects throughout Northern Wisconsin and Upper Michigan. Designs regularly include roof replacement; energy efficiency upgrades; and mechanical, electrical, and plumbing system upgrades. UPEA has experts in analyzing and incorporating structural elements into designs with carefully considered demolition, reducing overall project costs.



Marinette County is pursuing an aggressive schedule for the roof replacement, which will require pre-planning for the HVAC upgrades. In order to expedite the roof replacement, UPEA will utilize a phased approach for this project, with roof work scheduled for fall 2019 construction. Design for the full building renovation will run concurrently with the roof and HVAC work to ensure a cohesive design; however, construction of building renovations is proposed to commence later in the winter of 2019-2020, taking advantage of winter construction pricing.

UPEA looks forward to a collaborative programming and design process that includes stakeholders, designers, and engineers. Throughout the project planning, timely and focused review sessions will ensure the project design meets or exceeds the county's vision for improved staff and public services.

Throughout the planning, energy efficiency and conservation will be considered and implemented to the fullest extent practical for the project goals and budget. UPEA will assist the county to take advantage of any available energy incentives and rebates for renovations. Successful energy conservation goals result from an integrated design approach. With a full in-house design team, UPEA surpasses other firms in the integration of best practices into the design.

**ASSESSMENT OF WORK**

UPEA understands that Marinette County is seeking professional services for the adaptive reuse of the old Law Enforcement Center located at 1925 Ella Court. Renovations identified in a preliminary design include roof replacement with the incorporation of a green roof, elevator upgrade and extension of elevator to roof, incorporation of exterior stairways into the building footprint and extension of these staircases to the roof, expansion of garage bays, interior renovations to convert existing space into offices, replacement and upgrade of HVAC system, modification of the fire protection system for change in building use, electrical and data wiring, window replacement, toilet room renovations and additions, universal building accessibility (ADA), and new finishes throughout.

It is understood that energy efficiency is a priority for the County, and energy incentives are integral to the funding of the project. UPEA has identified potential funding/grant/rebate opportunities through resources such as Focus on Energy, Public Service Commission of Wisconsin, and Wisconsin Economic Development Corporation. Rebates and grants may be realized through the use of LED lighting, solar energy, and high efficiency building systems. UPEA will explore these options with the County to determine which resources best fit the project needs and goals.

The existing ballasted EPDM roof is in dire need of replacement before winter. The building has been mostly vacant and minimally maintained since construction of the new Law Enforcement Center in 2004. The proposed roof replacement will incorporate a green roof and patio space for use by County employees and the general public. The number of roof penetrations will reduce significantly with the elimination of the jail cell plumbing vents and new HVAC system. The existing elevator and exterior stairwells will be extended to provide access to the new rooftop patio.

ADA compliance is lacking within the current building and at the entrances. This project includes exterior renovations to accommodate ramps and landings, push button door openers, and bathroom renovations. In addition to extending the existing elevator for rooftop access, implementation of local controls is necessary for ADA access to the second floor and rooftop patio.

The existing garage bays are inadequate for parking trucks with plows attached. The exterior wall will be expanded to align with the surrounding building. The garage renovations will require foundation work and site restoration in the location where underground utilities enter the building. Utility investigation is necessary to determine potential conflicts and subsequent relocations, if necessary.

## ABILITY AND APPROACH

UPEA uses a multidisciplinary approach to projects, integrating all building systems into a cohesive design. This approach has proven effective time and again on successful renovation and adaptive re-use projects. Examples of past projects are included at the end of this proposal.

Key project personnel for the Renovation of the Old Law Enforcement Center will include:

Project Manager – Trista Hobbs  
Project Architect – Karin Cooper  
Landscape Architect – Sara Kirk  
Electrical Engineer – Paul Marttila  
Mechanical Engineer – Dave Lintula  
Structural Engineer – Erik Johnson  
Interior Design – Martie Leonard

Each member of the project team assigned to the Marinette County LEC renovation has an average of over fifteen years in professional practice. This experience includes energy improvements, office building design for businesses and institutions, and building renovations. We understand the operational and energy efficiencies that are critical to the success of institutions, and we will apply this experience and understanding to your project.

With these resources in-house, UPEA realizes efficiency in design and greater coordination among the various building systems. UPEA's design platform is an integrated Building Information Model (BIM), generating a three-dimensional model of the project. This model is useful for avoiding conflicts between structure, piping, and ductwork, and provides virtual views of the project as it is being designed.

UPEA will utilize the preliminary floor plans provided by the County as a launching pad for the final design. Using as-built drawings and onsite inspections, an analysis of the existing structure will be conducted that may result in efficient use of existing structure and cost-effective demolition, more efficient use of space, and cost savings for the project. The floor plan will be evaluated in conjunction with mechanical, electrical, plumbing, and data systems to assure these systems work together effectively.

UPEA proposes a phased project approach. Phase I will include HVAC planning, equipment specifications, and roof replacement. Mechanical requirements will balance aesthetic considerations and energy efficiency to create a rooftop patio space that is a respite for employees and welcoming to the public. UPEA will be assisted by Landscape Architect, Sara Kirk, to develop green roof strategies that will thrive in the local climate. Sara is a former staff member with whom UPEA maintains a great working relationship.

Accommodations for rooftop access, including parapet wall removal for stairwell extensions and elevator door openings, will be taken into consideration. Temporary enclosures and/or safety railing may be included in the design for the staging of elevator and stairwell construction.

UPEA will evaluate the existing courthouse boiler system and discuss HVAC alternatives with the County. Alternatives may include:

- High efficiency natural gas fired and electric HVAC equipment
- Use of variable frequency drives (VFD's) for fans and pumps
- Convert constant volume air handling systems to variable air volume
- Variable refrigerant flow systems
- Demand control outdoor air ventilation systems
- Energy recovery of exhaust air
- Outside air economizers
- Sealing ductwork connections
- Duct and piping insulation
- Programmable temperature controls and strategies
- Testing, adjusting and balancing of HVAC systems
- Commissioning of HVAC systems
- Owner training to operate and maintain HVAC equipment

Phase II will include final design of the building renovation. Phase II will begin concurrently with Phase I to ensure integration of the proposed HVAC system into the overall building design. UPEA will evaluate the proposed floor plan, existing structural features, and overall ADA compliance. Special consideration will be given to window replacement to ensure energy efficiency and to protect the privacy of facility patrons and employees. The existing courthouse key FOB door access system will be integrated into the security system for the Old LEC building.

Mechanical, electrical, and plumbing design will focus on energy efficiency. In addition to the HVAC considerations listed above, design may include high efficiency domestic water heating, domestic hot water recirculation, low flow fixtures, piping insulation, energy efficient lighting, local lighting controls, and occupancy sensors.

UPEA will coordinate with regulatory agencies and submit project documents as necessary throughout project development and design. Regulatory and permit fees required will be submitted directly to the County.

During construction, UPEA will provide the Construction Administration (CA) services. UPEA will coordinate competitive bidding to selected General Contractors. We will help evaluate bids and prepare the Contract between Owner and Contractor for your use. The UPEA Team will coordinate with County officials to resolve contractor questions, monitor progress and assure that each constructed element is built according to the Project Documents. We will formally visit the site periodically (every 2 weeks). We suggest holding monthly progress meetings to include the Owner, UPEA, and contractors to provide good communication and keep the project on-track. Our CA services include responding to contractor requests-for-information (RFI) to formalize any significant clarifications or interpretations of the Project Documents. We will review and comment on all contractor submittals and pay applications. The design team will visit the site again, upon contractor completion, to prepare a punch list and coordinate close-out documentation.

**NECESSARY RESOURCES**

All design will be by UPEA with experienced professionals.

**DATA/INFORMATION FROM COUNTY**

Complete construction drawings (structure, HVAC, power, lighting, data, plumbing), will be helpful and provide efficiencies in design. We request utility billings for the past few years to identify areas where energy use can be reduced.

**ASSISTANCE FROM THE COUNTY**

To maintain the aggressive schedule requested by the County, UPEA will rely on swift decision making and review of project documents. Periodic meetings with County personnel and clear communication will be necessary for project success.

**PROJECT SCHEDULE**

The proposed project timeline is shown below:

	Tasks	Start	Duration (Weeks)	End	Scope
Prelim	Kickoff Meeting	07/01/19	1.0	07/08/19	All
	Schematic Design Phase	07/08/19	12.0	09/30/19	All
Phase I	Construction Documents - Phase I	08/12/19	3.0	09/02/19	HVAC and Roofing
	Bidding Phase II	09/02/19	3.0	09/23/19	
	Award Contract	09/23/19	2.0	10/07/19	
	Construction Phase I	10/07/19	6.0	11/18/19	
Phase II	Construction Documents - Phase II	10/14/19	16.0	02/03/20	Renovations
	Bidding Phase II	02/03/20	5.0	03/09/20	
	Award Contract	03/09/20	2.0	03/23/20	
	Construction Phase II	03/23/20	20.0	08/10/20	

This schedule accommodates new roof installation in the Fall of 2019. The renovations in Phase II will begin in the winter months to take advantage of the competitive winter building climate.

**COST OF PROFESSIONAL SERVICES**

The UPEA fee calculation involves consideration of actual and published (RS Means) project costs for buildings similar in function and size to yours. Project costs include design fees, Owner-furnished materials, and construction costs. We believe total project costs for this building renovation to fall within a range of \$3.5M - \$4.5M.

We evaluate each design phase to determine the number of hours from each design professional that will be necessary to complete the tasks. We expect to be efficient in our efforts, but understand that the collaborative nature of the design and construction process can impact schedules. We have included reasonable time to provide you with excellent service which should result in a pleasing design and worry-free construction period, resulting in a building in which we can all be proud.

Building Design Services will be provided through the basic services, summarized in this proposal, but more formally defined in AIA contract documents. Payment for all regulatory approvals or permit fees required will be reimbursable costs in addition to the basic fee.

Basic Construction Administration services are provided in the AIA contract. As requested, UPEA will provide enhanced CA services to include 10 hours of construction oversight per week.

**Design Services**

Schematic Design	500 Hours	\$52,000
Construction Documents	1200 Hours	\$120,000
Bidding Phase	<u>120 Hours</u>	<u>\$12,000</u>
	<b>Design Services Subtotal</b>	<b>\$184,000</b>

**Construction Administration**

Construction Administration (Basic)	475 Hours	\$54,000
Enhanced Construction Administration	<u>500 Hours</u>	<u>\$50,000</u>
	<b>Construction Administration Subtotal</b>	<b>\$104,000</b>

Billing rates for UPEA staff are included on the following page.



**2019 HOURLY RATE SCHEDULE**

<b><u>CLASSIFICATION</u></b>	<b><u>RATE PER HOUR</u></b>
Sr. Project Engineer	182.00
Project Engineer V	170.00
Project Engineer IV	158.00
Project Engineer III	135.00
Project Engineer II	120.00
Project Engineer I	112.00
Engineer IV	108.00
Engineer III	91.00
Engineer II	83.00
Engineer I	75.00
Project Architect II	150.00
Project Architect I	134.00
Architect II	110.00
Architect I	92.00
Landscape Architect	82.00
Project Surveyor II	155.00
Project Surveyor	120.00
Surveyor III	91.00
Surveyor II	85.00
Surveyor I	70.00
Technician III	78.00
Technician II	72.00
Technician I	68.00
Technician Aide	63.00
Technician Aide I	52.00
Designer III	93.00
Designer II	84.00
Designer I	73.00
Technical Support II	71.00
Clerical I / Technical Support I	54.00
Clerical Aide	42.00

**TRISTA HOBBS, P.E.  
PROJECT MANAGER**

Trista has extensive experience in the civil engineering and construction fields on a variety of WisDOT, MDOT, municipal, and commercial projects. Trista has served the construction industry from both design and contracting perspectives. She is experienced in project design, reports, construction inspection and administration, and project delivery. Her responsibilities include design and project management from the initial proposal through construction closeout. This work includes managing project staff, construction phase services, and coordinating the project design team to meet client needs and budgets.

**REGISTRATION/CERTIFICATION**

Licensed Engineer: Wisconsin and Michigan

**EDUCATION**

BS in Civil Engineering, South Dakota School of Mines and Technology

**SELECTED PROJECT EXPERIENCE**

Project Management Experience Includes:

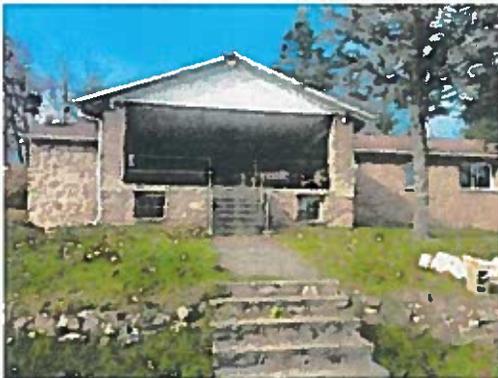
**Holtwood Campground Shower/Laundry Facility, Oconto, WI:** Construction of a new building housing shower and laundry facilities. Trista is currently managing this project which is scheduled for completion August 2019.

**Chute Pond Field House Bathroom Renovations, Oconto County, WI:** Renovation and ADA upgrades to men's and women's bathroom facilities at Chute Pond Park.

**M&M Yacht Club Renovations, Menominee, MI:** This project included resolved ground water/drainage issues in the basement of the facility, upgraded the existing bathrooms for ADA compliance, raised an interior floor level to match adjacent rooms and improve flow, and addressed ADA access to the building.

**Evergreen Park Improvements, Village of Wausaukee, WI:** This complex project involves complete redesign on the lower campground including a new shower/restroom building and site grading and utilities, expansion of an existing pavilion, construction of a fishing pier, visitors parking lot, and trail improvements.

**Bark River-Harris School, Harris, MI:** Trista provided site drainage analysis, parking lot design, and bus-car traffic patterns to provide safe student and public access.





**KARIN COOPER,  
AIA, LEED AP  
PROJECT ARCHITECT**

Karin has 30 years of experience with commercial, institutional, and residential architectural projects. Her responsibilities include design and project management from the initial proposal through construction closeout. She advises clients on solutions to facility needs and helps to prepare a budget to meet those needs.

As a project architect, Karin is responsible for leading the project design team and upholding the client's vision through design and construction.

**REGISTRATION/CERTIFICATION**

Licensed Architect: Michigan, Wisconsin and Minnesota  
LEED Accredited Professional, U.S. Green Building Council

**EDUCATION**

Bachelor of Architecture, University of Minnesota

**AFFILIATIONS**

American Institute of Architects  
Rotary Club of Hancock  
Keweenaw National Historical Park Advisory Commission

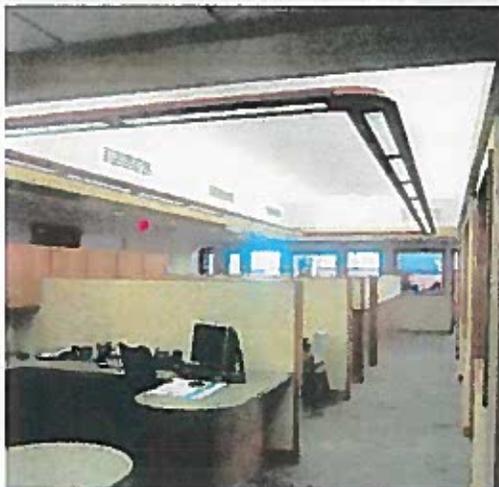
**SELECTED PROJECT EXPERIENCE**

Watersmeet Community Center, Watersmeet, MI, 2016: Project Architect for a new 7,000 s.f. building to house township offices and provide community gathering space. The building includes space for township board meetings and receptions.

Portage Health – Houghton Center - 2010: Architectural Design to renovate a 6,000 s.f. building into a new Community Health Center, with medical offices, Fitness Center, and majestic entrance addition.

**Projects for Michigan Technological University:**

- Lakeshore Center, Houghton, 2010. Project Architect for energy improvements and interior and exterior renovations for this LEED-certified office and business incubator.
- MacInnes Student Ice Arena, Houghton, 2009. Design coordination and construction administration for the addition of spectator suites on the second level of the arena and replacing all the seats in the arena.
- Ballroom Renovation, Houghton, 2008. Project Architect and Construction Phase services for interior renovation of multi-function conference and community space.





**PAUL MARTTILA, P.E.  
ELECTRICAL ENGINEER**

Paul is an expert in electrical system design including lighting, power, telecommunications, fire alarm, and related systems. He is responsible for performing electrical system investigations and the design of electrical distribution systems, and control and lighting systems. He also designs motor controls, SCADA systems, and emergency power systems. Paul is experienced in industrial electrical systems and was a Project Engineer for Intel Corp. of Portland, Oregon, where he was responsible for project scope, cost estimate, preliminary and final design, and construction of projects supporting the company's semiconductor facilities.

**REGISTRATION/CERTIFICATION**

Licensed Engineer: Michigan, Wisconsin and Ohio

**EDUCATION**

B.S. Electrical Engineering, Michigan Technological University

**AFFILIATIONS**

National Fire Protection Association Illuminating Engineering Society of North America American Society of Heating, Refrigerating and Air-Conditioning Engineers

**SELECTED PROJECT EXPERIENCE**

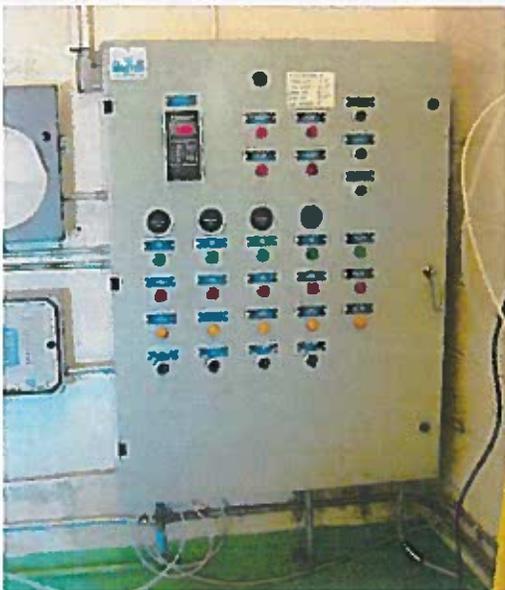
MTU – Meese Center, Houghton, MI: Project Electrical Engineer for major renovation of multi-story office/classroom building, including lighting, power, telecommunications, fire alarm and mass notification systems.

MTU – Administration Building, Houghton, MI: Project Electrical Engineer for three different projects which involved complete renovations to various portions of high-rise office building. Projects included all new finishes, lighting, power, and telecommunications.

Advocacy Resource Center, Sault Ste. Marie, MI – 2012: Project Electrical Engineer for renovation project of existing office building into a women's shelter. Project included lighting retrofits/upgrades, power & receptacle improvements, fire alarm, security and other low-voltage systems.

Burt Township DPW, Grand Marais, MI – 2012: Project Electrical Engineer for new public service building to house ambulance garage, fire trucks, DPW shop, meeting room, and offices. Performed design for electrical power, lighting, and low-voltage systems. Incorporated back-up power with new generator on nearby water system project.

Canadian National Railroad – 2011: Project Electrical Engineer for 7 new rail yard office buildings, located in Toledo, OH; Marshfield, WI; Quinesec, MI; Neenah, WI; Gilman, IL; Cedar Rapids, IA; and Fort Dodge IA. Projects included electrical power, lighting, and low-voltage systems. Several facilities included back-up generators and solar photovoltaic electrical systems.





**DAVE LINTULA**  
**MECHANICAL ENGINEER**

Dave has over 25 years of experience in the mechanical engineering field and has gained valuable experience by involving himself in a vast array of projects in mechanical design, specifications and construction and commissioning of institutional, industrial, retail and commercial and building HVAC, piping, ductwork, and plumbing projects. Dave was employed by two other statewide A/E firm's, three mechanical contractors, and two manufacturers prior to joining UPEA. Dave is aimed to provide a fluid transition from conception to completion.

**EDUCATION**

Mechanical Engineering Technology, Michigan Technological University

**SELECTED PROJECT EXPERIENCE**

Zeba Community Hall, L'Anse, Michigan April 2014 – Present: Dave provided the mechanical and plumbing design work for the new community hall that is under construction. Proposed HVAC systems include 3 gas fired high efficiency furnaces, high efficiency air cooled condensing units and environmentally friendly Puron Refrigerant. Plumbing systems include electric water heater to reduce standby loss, accessible plumbing fixtures and irrigation.

Upper Peninsula Medical Center: Multiple projects at the 100,000 square foot medical office building and tenant infill's.

Great Lakes Recovery Center, Ishpeming MI: HVAC and Plumbing renovations to the 13,000 square foot administrative office building.

GSA, United States Probation Court, Marquette, MI: Renovation to 3,600 square feet of existing office building space to accommodate the new probation office with modifications to the existing HVAC system and controls and new toilet facilities.

International Bridge Authority U.S.A. and Canada, Sault Ste. Marie, MI and Canada: Building Feasibility Study for building renovations including HVAC and plumbing for nine different buildings.

Selfridge Air National Guard, Building 170, Harrison, MI: HVAC system replacement for the 10,000 square feet avionics instrument repair facility. System included a central station air handler, variable air volume terminal units, 34.5-ton air cooled chiller, high efficiency heating boilers, humidification, DDC Building and space pressurization controls for contamination prevention.



**ERIK JOHNSON, P.E.**  
**STRUCTURAL ENGINEER**

Erik is a versatile engineer with background in structural and transportation engineering and construction management. Structural: Residential, Commercial and Industrial building design and renovations. Structural inspections, calculations, Finite Element Analysis.

**REGISTRATION/CERTIFICATION**

Licensed Engineer: Michigan and Wisconsin

**EDUCATION**

BS in Civil Engineering, University of Illinois, Champaign-Urbana

**SELECTED PROJECT EXPERIENCE**

Bark River—Harris School District, Bark River, MI: Structural Engineer for school improvements including a 7900 SF cafeteria addition, 7000 SF classroom addition, and new bus garage and mechanics building. Erik is also leading Construction Administration services for this project.

Hannahville Indian School, Hannahville, MI: Structural Engineer of Record for the complete structural design and calculations for a large school addition including concrete, steel and masonry design.

Marinette Civic Center, Marinette, WI: Design calculations for curtain wall, lintels, and structural steel members. RFI responses, concrete inspections.

La Cabana Restaurant, Marinette, WI: Structural design and calculations for wood framing, foundation and masonry.

Menza & Zak Office Remodel, Marinette, WI: Complete design for conversion of existing office building into HVAC shop and office facility including Architectural and Structural drawings and design.

**Experience with Prior Employer:**

Hotel Florence Historic Renovations and Stabilization, Chicago, IL: Construction management and field supervision for \$3M, 130 yr. old Historic Hotel/Museum renovation including: Structural stabilization, basement floor drop, finishing basement space, new elevator and complete renovation of first floor back to original finishes.

Scottish Rite Cathedral Association Headquarters, Bloomingdale, IL: Construction Project Engineer for \$21 M, 61,000-SF, new construction multi-use facility with 16 acres of site work, theater, dining, kitchen, bar, offices, library and museum.





**MARTIE LEONARD**  
**DESIGNER/INTERIOR DESIGN**

Martie has more than 30 years of design experience in commercial, institutional and residential projects. She is responsible for interior design, architectural drafting, and construction administration. This includes cost estimating, detail drawings and contract documents.

**EDUCATION**

B.A. Interior Design and Industrial Technology, Central Michigan University

Workspace of the Future: OPWG Corporate Consortium XIII 2008

**SELECTED PROJECT EXPERIENCE**

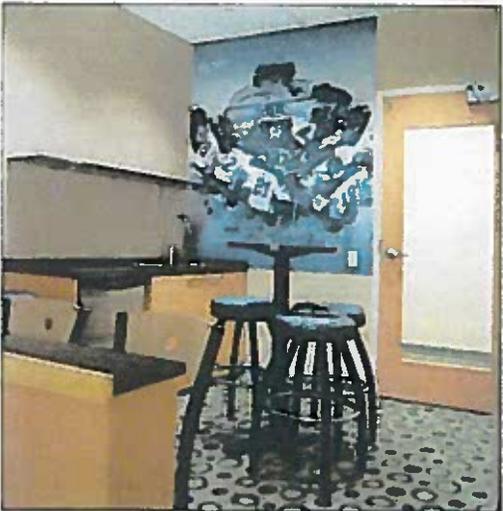
Power House SmartZone, Houghton, MI: Adaptive re-use of a historic industrial building for business offices and entrepreneurial facility featuring exposed structural features to maintain industrial character yet provide high-efficiency mechanical and ventilation systems, lighting and data for high-tech business setting.

Michigan Technological University's Lakeshore Center Building Renovations: LEED-certified office building, three-story, 15,000 s.f. renovation included extensive remodel of conference rooms; a community room, offices, lab areas, and bathrooms. Interior Design improvements included new floor coverings and new wall coverings.

Michigan Technological University – Meese Center: First and second floors were remodeled for the Department of Cognitive & Learning Sciences to provide two new classrooms, changes to the lobby and additional offices. Interior design improvements included new floor and wall coverings; new ceiling tiles; assistance with furniture selection; and color coordination throughout the building.

Michigan Technological University's Student Success Center (Water Success Center): Space planning for offices, common areas, and rest rooms. Interior finish selections for wall, floor coverings, new ceiling, accent lighting, and color coordination of all improvements.

Michigan Technological University – Administration Building Career Services: 5,600 s.f. Remodel of existing office area to create a new and inviting space for Career Services moving to the main campus to better support the success of their students. An angled entrance with lots of windows, an open lobby and reception, career research and class area are separate from the new offices and interview rooms for recruiters. Existing walls remained where possible to minimize construction costs. Mechanical and electrical improvements were provided to accommodate technology and create a comfortable space



**RESUME****Landscape Architect**

Sara R. Kirk, ASLA, LEED AP, is a landscape architect and founder of SRP Design Studio. She is a member of the American Society of Landscape Architects and holds licenses in Tennessee and Michigan. Sara graduated with honors from Michigan State University in 2002 with a Bachelor of Landscape Architecture with a specialization in environmental studies. Her areas of focus include park and recreation, community planning, site design and streetscape projects. Sara has extensive experience with sustainable design, in the aspects of both planning and implementation.

**LANDSCAPE ARCHITECT & GRAPHIC DESIGNER**

*SRP Design Studio, LLC, 2013 - Present*

**PROFESSIONAL REGISTRATIONS**

*State of Tennessee, registration no. 785*

*State of Michigan, registration no. 1541*

*USGBC LEED AP without specialty*

**SELECTED ORGANIZATIONS**

*Planning Commission, Village of Benzonia, 2019 - Present*

*American Society of Landscape Architects (ASLA), 2003 - Present*

*Iron Mountain Main Street Design Committee, 2010 - 2013*

*SIGMA Lamda Alpha, 2002*

**EDUCATION**

*Michigan State University, East Lansing, MI Bachelor of Landscape Architecture (BLA) with a Specialization in Environmental Studies, 2002*

**SELECTED PAST EXPERIENCE**

*Landscape Architect, UPEA, Inc., Marinette, WI, 2010 - 2013*

*Landscape Architect, Hawkins Partners, Inc., Nashville, TN, 2003-2010*

*Landscape Architect, Lake County Forest Preserve District, Grayslake, IL, 2002-2003*

**SELECTED PROJECT EXPERIENCE**

- *Fort Belknap Wellness Center Site Plan - Hays, MT*
- *MHA Nation Interpretive Center Site Plan - New Town, ND*
- *White Shield Elder Center - Roseglen, ND*
- *St. Ignace Elder Housing Master Plan & Construction Documents - St. Ignace, MI*
- *Gladstone Farmers Market Concept Plan - Gladstone, MI*
- *Munising Bus Station Raingarden - Munising, MI Δ*
- *Adelicia Park and Condominium Roof Garden - Nashville, TN \**
- *Freeman Web Office Building and Roof Garden - Nashville, TN \**
- *West Park Memorial Hospital & Interior Gardens - Cody, WY \**
- *Allve Wellness Center, Hayes Green Beach Hospital - Charlotte, MI \**

*\* denotes project completed while employed at Hawkins Partners Inc.*

*Δ denotes project completed while employed at UPEA, Inc.*

**ATTACHMENT A**

**RFP #19-027-34**

**Engineering, Architectural, and Construction Oversight Services  
For Renovation of Old Law Enforcement Center  
Reference Data Sheet**

*(Use of this form is required when submitting proposal)*

**Vendor Name: U.P. Engineers & Architects, Inc.**

Provide a list of 3 customer references with at least one public sector customer.

Agency: City of Oconto

Address: 1210 Main Street, Oconto, WI 54153

Telephone: 920-834-7706

Contact Person: John Bostedt, Parks, Recreation & Forestry Director

Agency: Village of Wausaukee

Address: 428 Harrison Avenue, Wausaukee, WI 54177

Telephone: 715-856-5341

Contact Person: Sara Pullen, Clerk/Treasurer

Agency: Michigan Tech University

Address: 1400 Townsend Drive, Houghton, MI 49931

Telephone: 906-487-2303

Contact Person: Greg Richards, P.E., Director of Engineering Services

Agency: Houghton County

Address: 401 E. Houghton Avenue, Houghton, MI 49931

Telephone: 906-482-8307

Contact Person: Eric Forsberg, Administrator

**ATTACHMENT B**

**RFP #19-027-34**

**Engineering, Architectural, and Construction Oversight Services  
For Renovation of Old Law Enforcement Center  
Statement of Understanding of Proposal**

U.P. Engineers & Architects, Inc.

Vendor name

1701 Dunlap Avenue, Suite B

Vendor's address

Marinette, WI 54143

City

State

Zip code

Trista Hobbs, Project Manager

Contact person's name / Position

(715) 732-4188

Vendor's Phone number

(715) 732-4189

Vendor's Fax Number

thobbs@upea.com

Vendor's Email

We have read the County's Request for Proposals RFP #19-027-34 to provide engineering, architectural and construction oversight services for the renovation of the Old Law Enforcement Center located at 2100 Ella Court and fully understand its intent. We certify that we have adequate personnel, equipment, and license to perform said services. We understand our ability and fitness to perform shall be judged solely by Marinette County. In addition, we certify that:

- (a) Our proposal is not made in the interest or on behalf of any person not named therein;
- (b) We have not directly or indirectly induced or solicited any person to submit a false or misleading proposal or to refrain from proposing;
- (c) We have not in any manner sought by collusion to secure an advantage over any other vendor;
- (d) We have thoroughly examined the RFP requirements, and our proposed fees cover all costs for service/equipment we have proposed;
- (e) We acknowledge and accept all the terms and conditions included in the RFP; and
- (f) I have full authority to make such statements and to submit this proposal as the duly recognized representative of the Proposer.

  
\_\_\_\_\_

6/4/2019

**ATTACHMENT C**  
**RFP #19-027-34**  
**Engineering, Architectural, and Construction Oversight Services**  
**For Renovation of Old Law Enforcement Center**  
**Addendum Sheet**

*(If Addendums exist for this project, please sign, date, and submit with Proposal.)*

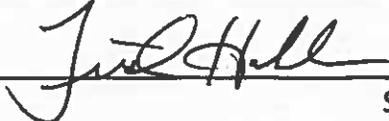
Vendor Name: U.P. Engineers & Architects, Inc.

The undersigned acknowledges receipt of the following addenda:

Addendum #1	<u>5/22/2019</u>	Initials	<u>TMH</u>
Addendum #2	<u>5/22/2019</u>	Initials	<u>TMH</u>
Addendum #3	<u>5/22/2019</u>	Initials	<u>TMH</u>
Addendum #4	<u>5/22/2019</u>	Initials	<u>TMH</u>
Addendum #5	<u>                    </u>	Initials	<u>                    </u>

The undersigned agrees with the following statement:

I have examined and carefully prepared the response to proposal from the plans and specifications and have checked the same in detail before submitting to Marinette County.

Name  Signature

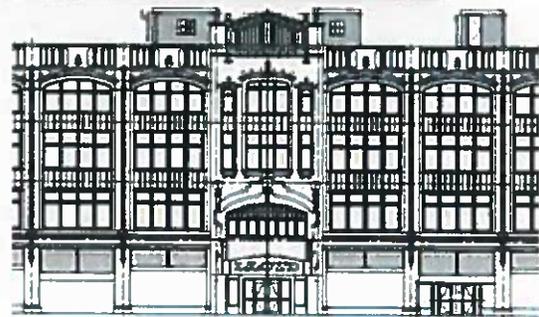
Date June 4, 2019

All vendors are responsible to check for addenda, posted on the county website at [www.marinettecounty.com](http://www.marinettecounty.com), for this project prior to the due date. No notification will be sent if addenda are posted unless there is an addendum within three (3) business days of RFP due date.

All vendors receiving initial notification of project will be notified by Marinette County of all addenda issued within three (3) business days prior to due date. If a RFP has already been submitted, vendor is required to acknowledge receipt of addendum via fax or e-mail prior to due date. A new RFP response must be submitted by vendor if addendum affects costs.

Vendors that do not have internet access are responsible to contact Marinette County at 715-732-7419 to ensure receipt of addenda issued. RFPs that do not acknowledge addendums may be rejected.

All RFPs submitted shall be sealed. Envelopes are to be clearly marked with required information. Sealed RFPs that are opened by mistake due to inadequate markings on the outside may be rejected and returned to the vendor.



## Lloyd House Historic Adaptive Reuse

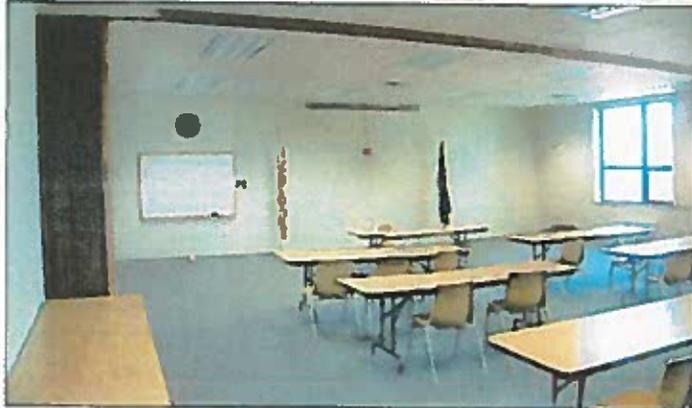
UPEA was selected to provide the structural, mechanical, electrical and plumbing design for the conversion of this 1920's vintage department store into a mixed use commercial and residential building. The Lloyd House, located in historic downtown Menominee, contains 44 apartments, underground parking and beautiful views of the park, marina and the Bay of Green Bay.



UPEA worked with Michigan Tech and the MTEC SmartZone to design a conversion of the former UPPCO Headquarters to office space for the university and business incubator space for the SmartZone, facilitated by the Western U.P. Planning and Development Region with funding from the U.S. Economic Development Administration.

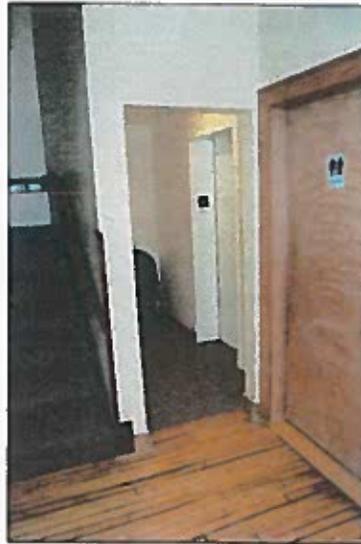
The project earned LEED certification through the use of regional and recycled materials, enhanced energy performance, water conservation, and construction waste management. State of the art communication and data systems were designed and installed throughout the building. A unique aspect of the project included mechanical improvements to the building's geo-thermal closed-loop heat-pump system which consists of 42 wells drilled into solid rock. The system, which heats and air conditions the building, was made 30 percent more efficient during the upgrade.

UPEA Services included energy analysis, architectural and interior design, electrical engineering, mechanical engineering, and LEED strategies.

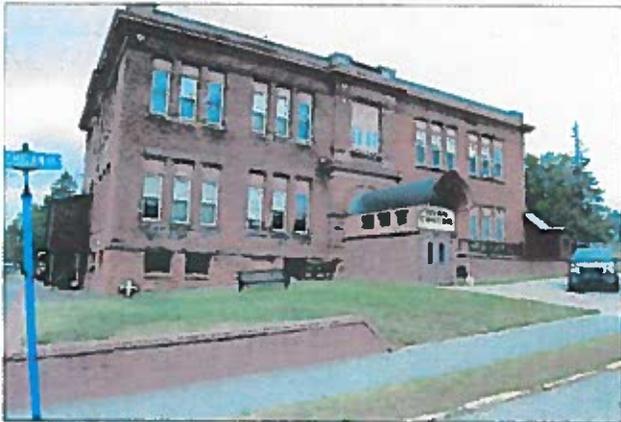


**COST:** \$1.2 million

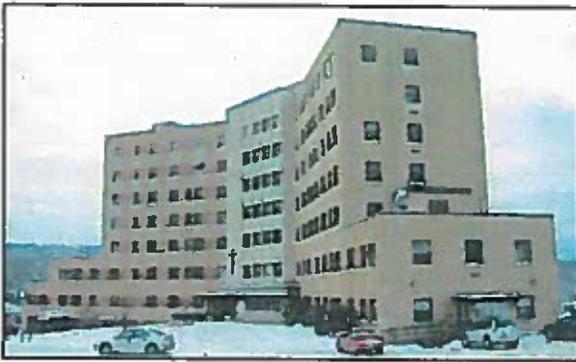
The State of Michigan retained U.P. Engineers & Architects to design an exhaustive renovation of a 1950s-style office building. The structure's interior, which was totally demolished, was reconfigured into different state agency offices. Renovation work included a new hydronic heating system, all new lighting and electrical service, new office partitions, carpeting, wall coverings, roofing, and windows.



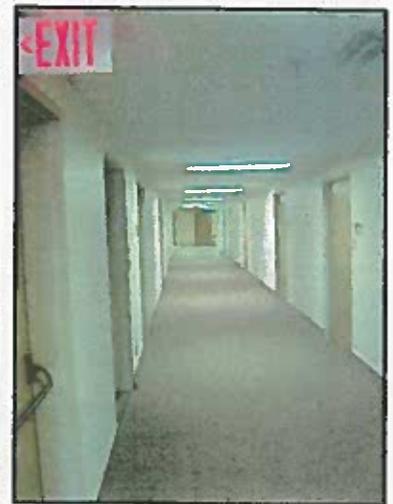
UPEA has designed elevator installations for a variety of BHK buildings.



UPEA has designed elevator installations for a variety of existing buildings. Often the elevators can be designed and constructed in a way that incorporates it into a building without changing the exterior as pictured above left. But depending on the building, the structural requirements of the design may require the elevator to be constructed into its own structure as pictured above right. Both buildings above are owned by the BHK Child Development Board which retained UPEA for design and construction administration services.



The facility encompasses 120,000 square feet



**Before and After**

UPEA was retained by the Hancock SmartZone and by Finlandia University to design the conversion of the former Portage Hospital into business incubator spaces as well as the university's new Jutilla Center for Global Design & Business. The renovation, to be done in phases, includes full interior build out and replacement of mechanical and electrical systems.

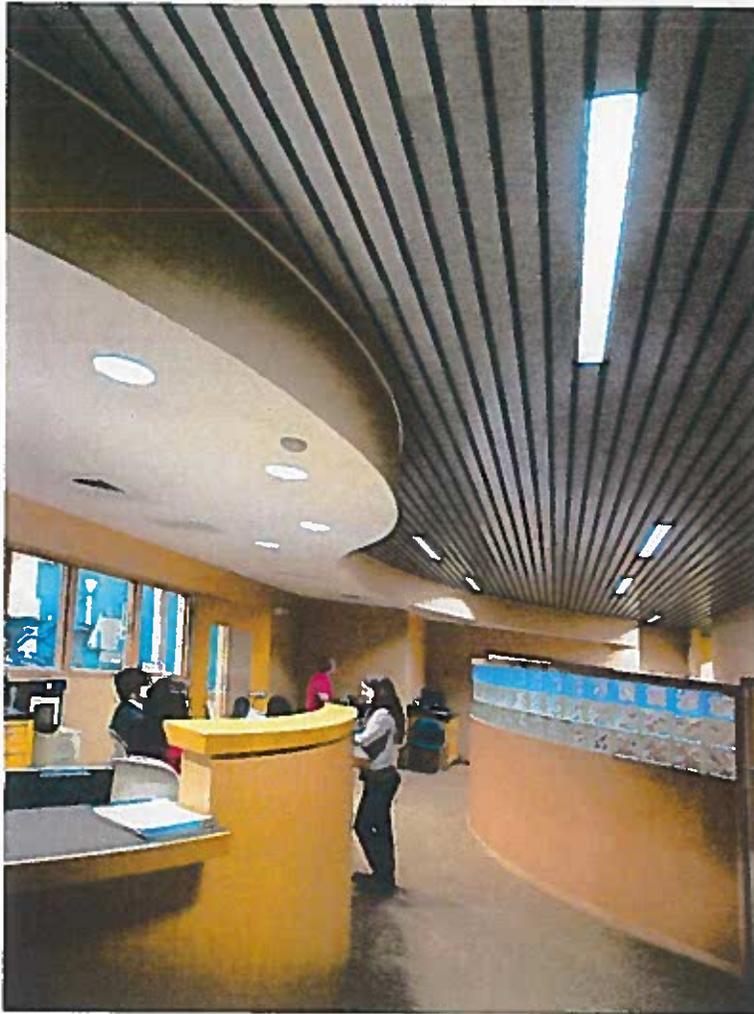
Phase One : interior build-out, including new floor, ceiling, and wall coverings, and a new 2 million-BTU hydronic heating system for floors 1 through 3, which replaced the old steam system. A new ventilation system was also designed and constructed to meet current code requirements. Electrical and telecommunications systems were also renovated during this phase. Mechanical and electrical systems cost \$1.2 million. Total cost of Phase One was \$2.8 million.

Phase Two consisted of the renovation of the 4th floor of the facility—including a stand-alone heating and ventilation system. The floor is occupied by the Hancock SmartZone, which is a high technology and biotech business incubator.

The incubator, which serves entrepreneurs in the private sector, was constructed with state and federal funds.



**Conference room**



**CONSTRUCTION COST:** \$440,000

Portage Health continually advances the services they offer to the community, and the Houghton Center is another step in that process. This 6,000 sq. ft. adaptive re-use of a former video rental shop now provides fast-care services, community health counseling, physical therapy, and a fitness center that is open to the public. The changes provide a striking contrast to the original building, with finishes and architectural features that characterize the Portage Health identity. The primary challenge was to maintain the central location of the main entrance, while providing visual and program separation between the clinical areas of the facility and the fitness center. The curved wall with transparent glass block helps to provide that separation while creating a comfortable and intuitive path for patients and users of the building.

UPEA designed a \$6.9 million project for The Public Schools of Calumet-Laurium-Keweenaw. The District asked the voters to fund a bond issue by extending existing millage for 15 more years. UPEA prepared the Pre-qualification application for the Department of Treasury and assisted the District in providing information to voters.

The projects included several components:

**Replaced roofs on all district educational buildings, totaling over 130,000 s.f.** The project included six different roof structures on existing campus buildings. The District determined to remove all existing roof and insulation down to the deck, and replace it with a fully-adhered system comprised of 4" of insulation and a fleece-backed EPDM membrane.

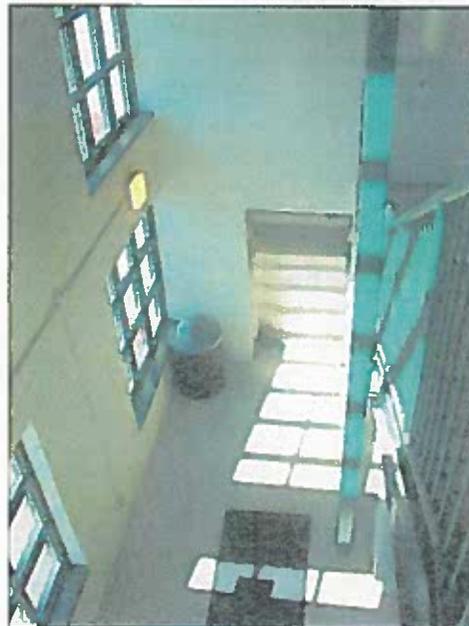
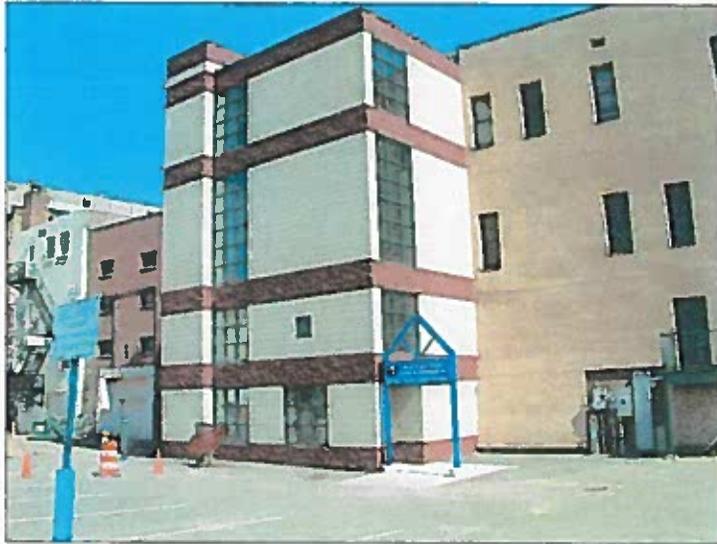
**Major lighting upgrades in three buildings.** Old florescent light fixtures were replaced with high efficiency fixtures using T-8 florescent lamps. Occupancy sensors were installed throughout the buildings, so that lights are turned off when rooms are not being used. In the first few months of use, the District noticed significant savings in electrical charges.



**Technology Improvements.** CLK added Wi-Fi throughout the Calumet campus, installed interactive whiteboards in classrooms and purchased iPads for students and teachers. UPEA provided services to support the expansion of its technology capabilities.

# DOWNTOWN STAIR TOWER & PEDESTRIAN LINK

MARQUETTE, MICHIGAN



**PROJECT COST:** \$450,000/Completed in summer 2001

The Marquette Downtown Development Authority retained U.P. Engineers & Architects to design a new elevator and stair tower. The goal of the project was to link the main street in the historic downtown area with a large new parking area that was some 20 feet below street level.

A new structure was designed that contained the elevator and stairway. In addition, modifications were made to an existing building that allowed for a new public hallway to connect the stair tower to the main thoroughfare—Washington Street. The project also provides barrier free access to the parking level and the main street.

The new structure also incorporates a janitorial room used by the DDA's maintenance staff.



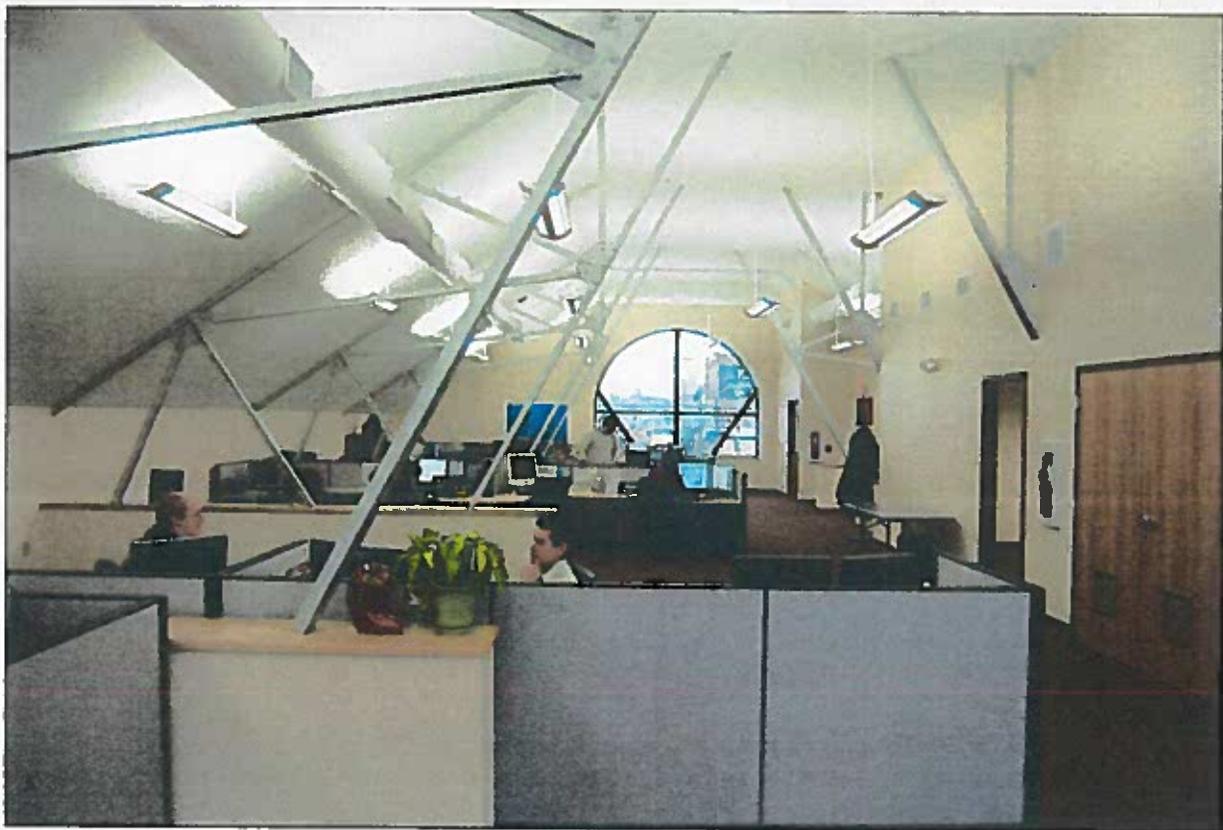
UPEA was retained by the State of Michigan to design a 15,000-square-foot administrative office facility for the Michigan Department of Transportation. The building, which is eligible to become LEED-Certified if the state desires, features lighting turned on and off with the assistance of occupancy sensors; 25-hydronic heating zones, and air-handling units on timers that operate during regular business hours (but can easily be operated manually). The building also features screened windows that provide natural ventilation, and dormer light wells that provide natural light for the work areas in the center of the building.



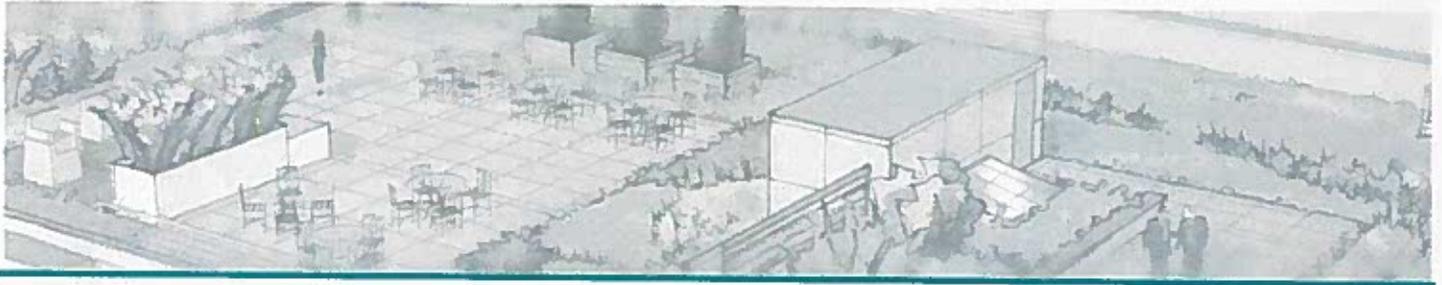
## Phase 1

The Powerhouse Business Incubator is one of three SmartZone facilities in Houghton/Hancock and is located on the waterfront next to the Portage Lift Bridge. This adaptive re-use is an example of UPEA's ability to design interior renovations for historic buildings. The first floor has 6,000 sq. feet for six incubator tenants along with joint-use of a large conference room, mailroom, restrooms, and lower-level kitchen space. The building features high-efficiency mechanical and ventilation systems, high-efficiency lighting, and high-speed data/communications wiring throughout.

## Powerhouse — Phase II



Phase II of the project included the construction of a second floor, third floor, and basement laboratory space. The third floor design incorporated the original steel trusses into the office space to enhance the industrial/loft ambiance.



**FREEMAN WEB OFFICE BUILDING - Nashville, TN.**

**Scope of Work.** This is a three-story office building located in the Bedford Avenue District. The overall project area included streetscape design and urban design layout, and the design of the rooftop deck for the office building. This building incorporated solar panels, green roof and amenity terraces, future rainwater harvesting system, an efficient irrigation system, and native plant materials.

**Role.** Participated as project manager for the streetscape development where the building is sited. Also participated in the conceptual development of the rooftop deck, marketing graphics, and assisted with construction detailing.

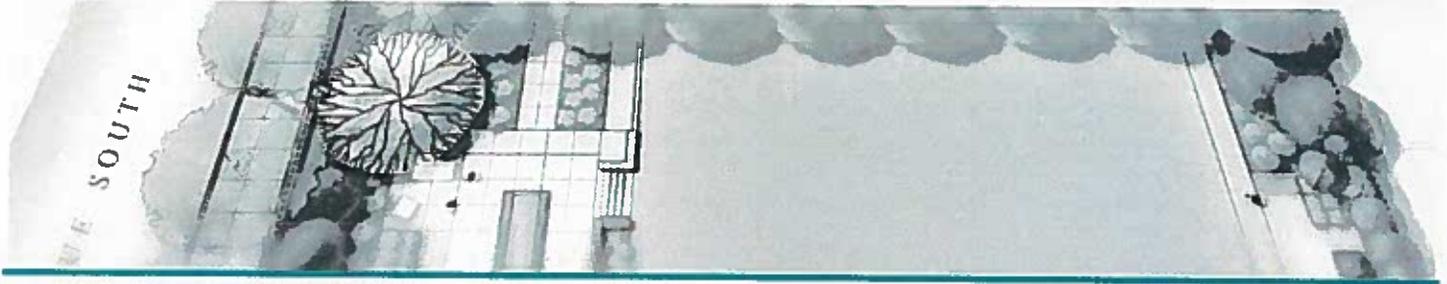
**Date Complete.** Summer 2009

\* completed while employed at Hawkins Partners, Inc.



photo credit: Hawkins Partners, Inc.

**ADELICIA CONDOMINIUMS**



**ADELICIA CONDOMINIUMS -  
Nashville, TN.**

**Scope of Work.** The Adelia Lofts are an 18 story condominium and retail building. The projects included site-related urban design; a rooftop amenity deck on the 6th floor including a swimming pool, and green roof areas. Private terraces for the residential units at street level and a neighborhood pocket park on the street level.

**Role.** Participated as project manager for the park development from schematic design through construction administration. Served as construction administrator for the condominiums during installation and initial maintenance of the roof deck, streetscape and private terraces.

**Date Complete.** Summer 2010

\* completed while employed at Hawkins Partners, Inc.

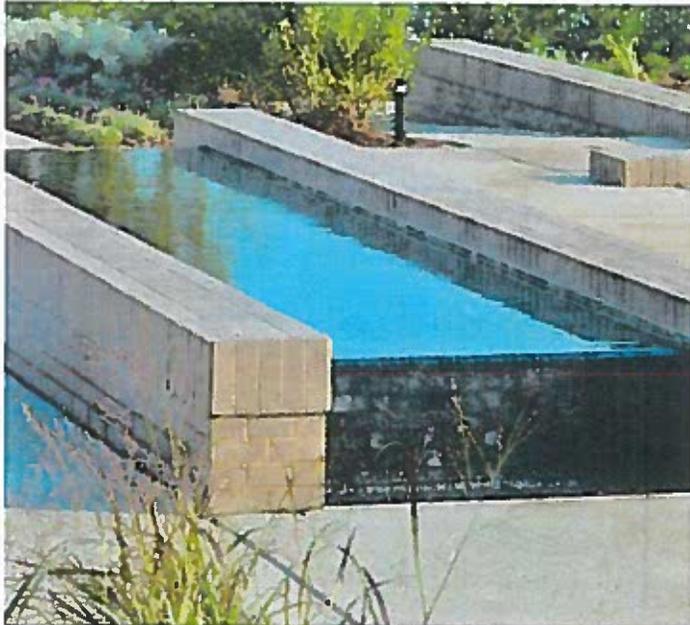
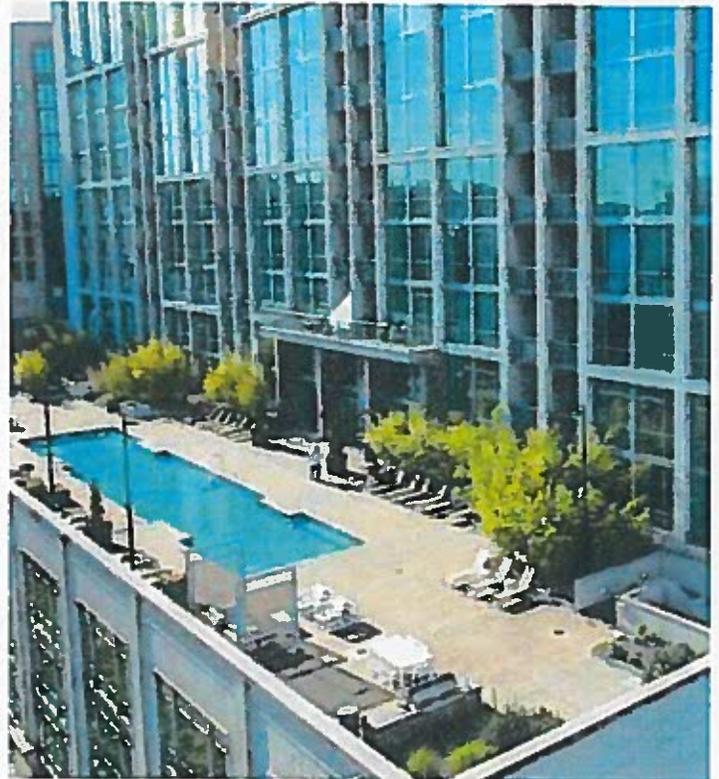


photo credits: Hawkins Partners, Inc.





*the real north*  
Marinette County, WI



## Marinette County

### Renovation of Old Law Enforcement Center

Request For Proposal #19-027-34

Engineering, Architectural, and Construction Oversight Services

June 4, 2019



***Venture/Architects***

*Justice Planning and Design*

212 North 25<sup>th</sup> Street, Milwaukee, WI 53233

414.271.3359 • [jcain@ventarch.com](mailto:jcain@ventarch.com)

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

June 4, 2019

Martin Keyport  
Facilities Director  
Marinette County Finance  
1926 Hall Avenue  
Marinette, WI 54143

RE: **Marinette County RFP No. 19-027-34**  
Renovation of Old Law Enforcement Center Into Offices

Dear Marty:

Please accept this letter of interest on behalf of Venture Architects to provide professional services for work related to renovation of the old Law Enforcement Center into County Offices.

Venture Architects is Wisconsin's leading government facility planning and design firm. Established in 1983 to design public facilities, our design portfolio is now well over \$1.1 billion in county courthouses, jails, juvenile facilities, human service facilities, law enforcement centers, and state prison facilities. We have a national understanding of government facility-related planning and design challenges, with a focus on the specific needs of our Wisconsin and Midwest clients.

Venture Architects will be the Team Leader/Architect of Record and be responsible for overall project management, all architectural related work, bidding, and construction administration work.

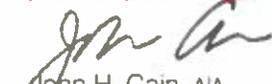
Other team members include Harwood Engineering for Structural, Fire Protection, Plumbing, and Heating, Ventilating & Air Conditioning, Electrical, Communications, and Electronic Safety & Security (if required), and Immel Construction for Cost Estimating. Together, we completed the award winning Door County Community Center / EMS Headquarters in Sturgeon Bay – a Historical Preservation / Adaptive Reuse Project in 2018.

As you review all proposals, we believe there are three reasons that sets us apart from others who may be considered for this Project. They include:

1. **We understand Wisconsin County government** and how to best deliver professional services. We are currently working simultaneously with 16 different Wisconsin Counties on a variety of studies and projects. Our current studies and projects are as far North as Bayfield County; as far South as Rock County; as far East as Door County; as far West as Eau Claire County.
2. **We have completed projects very similar to your project**, including Oneida County and Wood County.
3. **We have an excellent reputation with our Wisconsin County clients**, including Door, Walworth, Wood, and Brown Counties (four of our six references).

We look forward to the opportunity to demonstrate further our talent and commitment to your organization on this important assignment. If you have questions or require additional information, please call. Thank you for your time and consideration.

Sincerely,  
**Venture/Architects**

  
John H. Cain, AIA  
Vice President • Principal • Director of Justice Design

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

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Appendix – Firms' Information .....	52



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

## A. Executive Summary

The following information provides highlights and major features of our proposal.

### Project Understanding

We understand that Marinette County is seeking the services of a full service architectural / engineering firm to work with Marinette County in the renovation of the existing and former Law Enforcement Center into a viable office building for selected Departments. The scope of work is to include design, construction document development, bidding assistance, and construction administration services.

### Detailed Response

Our Detailed Response includes a number of important elements including Project Understanding, Ability, Approach, Proposed Project Tasks and Schedule, and Assistance from Marinette County.

### Resumes

The resumes are for all of the Team's members who will be working with you on your project, and include key staff from Venture Architects, Harwood Engineering Consultants, and Immel Construction.

### References (Attachment A)

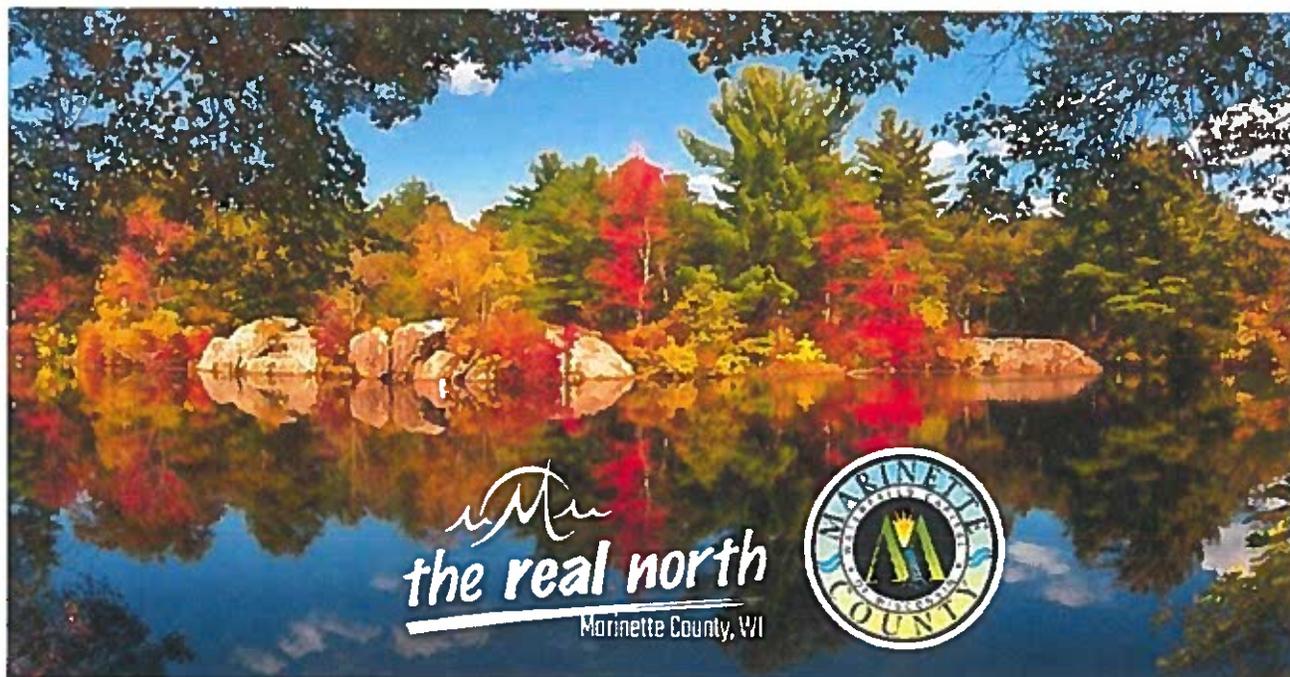
References are from six of our current and/or recent Wisconsin County clients and is attached.

### Statement of Understanding (Attachment B)

Our signed Statement of Understanding acknowledging our understanding of its intent is attached.

### Addendum Sheet (Attachment C)

Our signed acknowledgement of addendum receipt is attached.



## B. Detailed Response

### Understanding of Scope of Services

This is our understanding of the assessment of the work being requested by the Request for Proposal, including Ability, Approach, Resources, Understanding of Overall Performance Expectations, and Options or Alternatives Proposed.

#### Scope of Services

We understand that Marinette County is seeking the services of a full service architectural / engineering firm to work with Marinette County in the renovation of the existing and former Law Enforcement Center into a viable office building for selected Departments. The scope of work is to include design, construction document development, bidding assistance, and construction administration services.

Key Project goals include:

- To develop functional and flexible office space for the County.
- To expand existing loading areas in the building.
- To incorporate public roof access via existing exterior stairways.
- To achieve key sustainability goals.
- To resolve current building accessibility issues.
- To be completed on-time and under-budget.

#### Ability

Without question, this Project is exactly the type of work that we do every day as part of our practice. There is no "learning curve" to our ability to successfully deliver your Project.

Our ability includes:

- We **understand Wisconsin County government** and how to best deliver professional service. We are currently working with 16 different Wisconsin Counties on a variety of studies and projects. Our current studies and projects are as far North as Bayfield County; as far South as Rock County; as far East as Door County; as far West as Eau Claire County.
- We have **completed projects very similar to your project**, including Oneida County and Wood County.
- We have an **excellent reputation with our Wisconsin County clients**, including Door, Walworth, Wood, and Brown Counties.

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**Approach**

Please refer to our Proposed Tasks and Schedule for a detailed description of our Team's approach. In addition to the Proposed Tasks and Schedule, there are a number of key Project-related activities that will be part of our overall approach. They include:

**Collaborative Approach/Clear Team Structure**

Our Team structure consists of a sense of fellowship, support, and unity, where each Team member can flourish creatively and support each other and their roles for the success of the Project. It has proven to be a seamless approach that integrates communication and collaboration between Team members to minimize the potential for overlapping or missed responsibilities while maximizing results.



**Communication**

One of the most important components of our Project Approach is communication, both verbal and written. Verbal communication involves the effective use of harmonious, periodic, and timely communication throughout the entire Project Team, and to all of those directly and indirectly affected.



**Use of Email and Electronic Communication**

Today it often feels like the need to communicate is immediate, and we have embraced this need by relying on the safe and accessible use of email and other forms of electronic communication. We have embraced all current technologies as a tool to deliver a successful project. At the beginning of any project, we formulate and review the entire scope, what the desired protocols will be, and what the most efficient use of technology will be.



**Schedule Adherence / Work Plan**

At the beginning of the Project, we will work with you to develop an overall Project Schedule that meets your needs and timetable. It will include key milestones for all decision making, including project scope approval, design completion, budget and County Board approval. To maintain our in-house project schedule, we will develop a Work Plan that defines all project tasks, responsibilities and due dates.



We understand from our work with other Wisconsin Counties the formal approval process required for project funding approval, including approval by the various standing county committees and full county boards. This too will be incorporated into the Project Schedule.



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**Quality Control**

Maintaining Quality Control throughout all Project phases is an essential part of successful Project Management. It requires both the right attitude and well placed compassion, to effectively steer and lead the Project.



At key project milestones, we as a team will sit down and review documents to date. This typically will involve one of our other architectural project architects not directly involved in the project to review those documents. Additionally, our cost consultant, Immel Construction, will be reviewing the documents at the completion of Construction Documents.



**Rebates or Grant Application Assistance**

Our Team will work with you in the identification of potential rebate or grant dollars. Venture Architects and Harwood Engineering have teamed many times in the past to research all options for grant assistance. Focus on Energy has traditionally been the primary provider of such assistance, but we would guarantee that we would leave no stone unturned in finding all potential resources.



**Resources**

The Venture Architects / Harwood Engineering Team is part of a much larger firm called Zimmerman Architectural Studios, located in the Menomonee Valley of Milwaukee, Wisconsin. Both are wholly-owned subsidiaries of Zimmerman Architectural Studios, which is a 100+ person full service architectural and engineering firm. The Venture Architects / Harwood Engineering Team can, as required, utilize all of the resources of our parent firm.



**Overall Performance Expectations**

From reading your Request for Proposal and attending the onsite tour this is our understanding of your overall performance expectations:

- You desire to commence with construction in the fall of 2019, primarily to replace the roof which is a current performance concern. The selected firm would need to be able to produce bid documents in a short time frame for this to occur.
- The roof replacement is to include provisions for a green roof, which would provide an aesthetic option for employees and the public to utilize. The selected firm will need to design an inviting space which is convenient to access and experience in this field is vital.
- The transition from correctional use to office use would need to be done in a manner which maximizes efficiency while acknowledging cost impacts.
- Expansion of garage space will require a building footprint modification. Space analysis and quality detailing will be key to achieving the expectation.

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- As a result of the building being significantly altered, there is an opportunity to install systems which are user friendly and more important, cost efficient to the Owner.

### Options or Alternatives

There are a few ways that the process could be modified that might be advantageous to the project. Here are a few ideas:

**Early Demolition Package** - From our experience on several remodeling projects, an early demolition package, where the area to be remodeled can be thoroughly demolished prior to completion of final construction documents and bidding, can eliminate many future unforeseen conditions. There is also a possibility that early demolition planning may afford more efficient space planning opportunities. It's worth a conversation.



**Roof Replacement Package** – Understanding that a new roof needs to be installed by winter, it may make sense to separate that contract, so that design of the space inside may be able to occur at a more natural pace. Roof replacement is also independent from interior work, so there could be efficiencies with combining it with an early demolition package.



### Project Scope Diagram

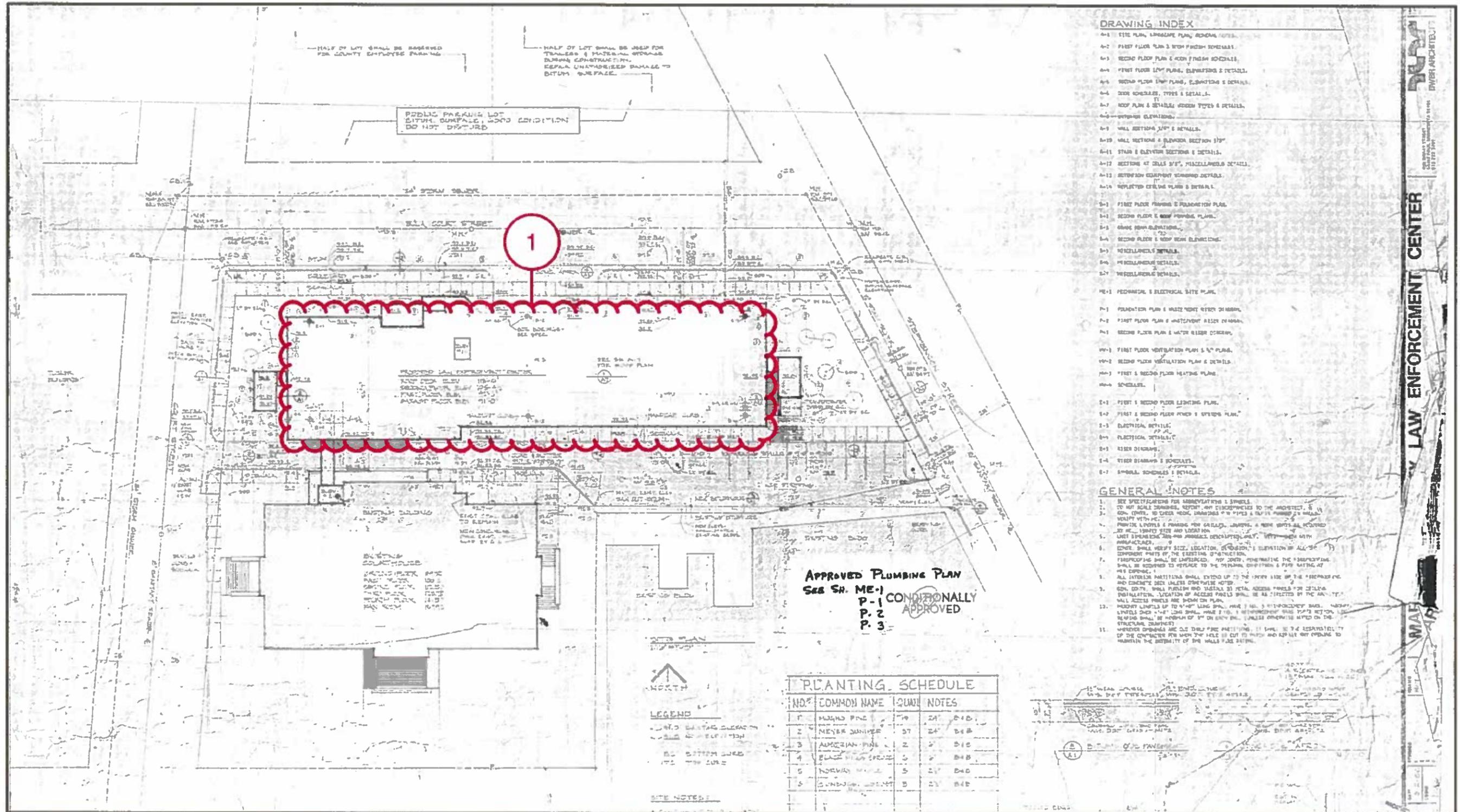
The following floor plans outline the Scope of Work.

#### Architectural

1. Roof replacement incorporation of green roof
2. Elevator upgrade with roof extension
3. Stairway incorporation into building/stairway extension
4. Garage bay expansion
5. Internal wall demolition/reconstruction
6. Window replacement
7. ADA building accessibility
8. Interior finishes: ceiling, floor, and wall coverings
9. New office space design
10. New bathrooms on second floor and first floor bathroom upgrades

#### Mechanical, Fire Protection, Plumbing, Electrical

11. Fire protection modification for building usage change
12. Heating, Ventilating, Air Conditioning system replacement and upgrade
13. Electrical and data wiring replacement



**DRAWING INDEX**

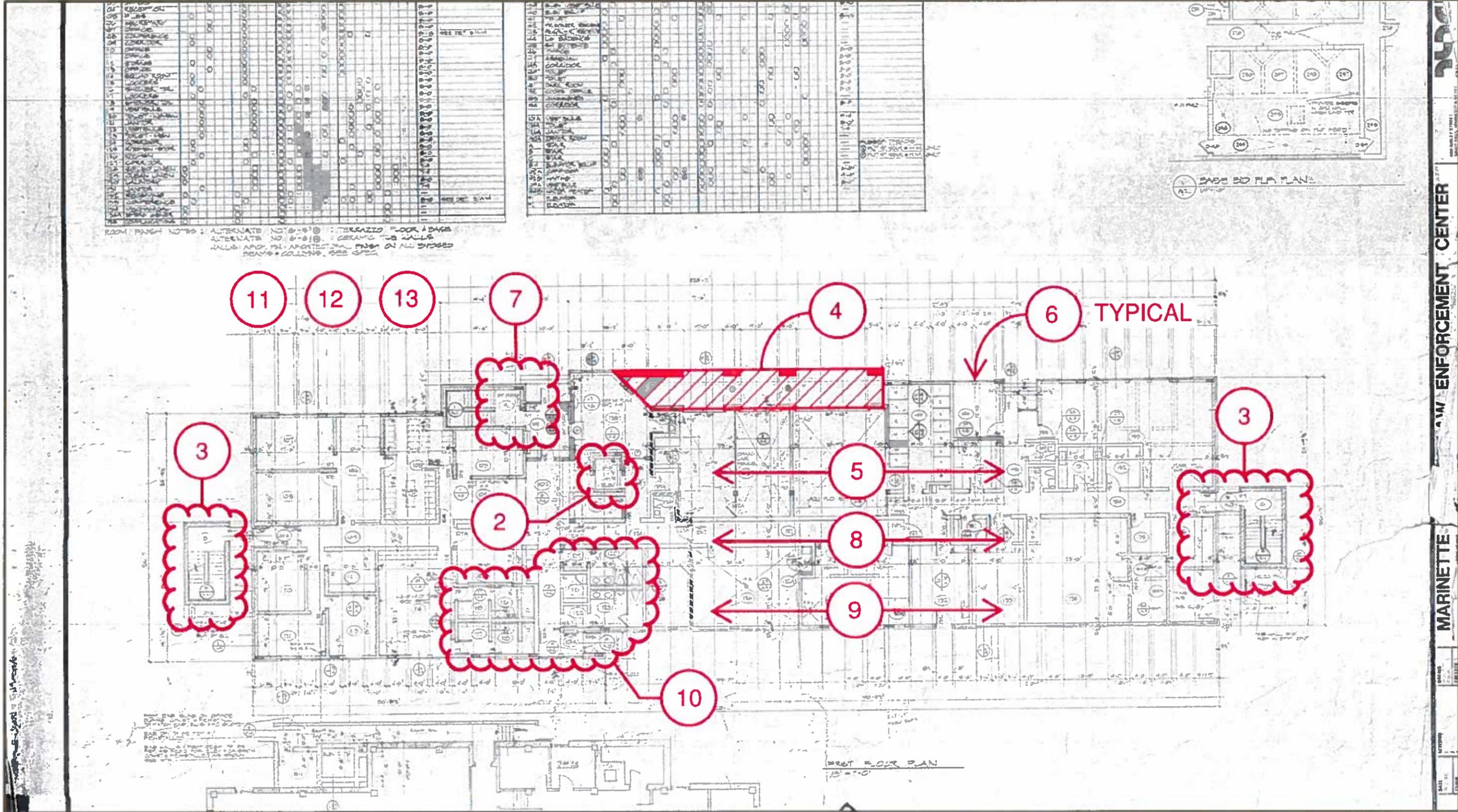
- A-1 SITE PLAN, LANDSCAPE PLAN, SIGNAGE NOTES.
- A-2 FIRST FLOOR PLAN & ROOM FINISH SCHEDULES.
- A-3 SECOND FLOOR PLAN & ROOM FINISH SCHEDULES.
- A-4 FIRST FLOOR LVP PLANS, ELEVATIONS & DETAILS.
- A-5 SECOND FLOOR LVP PLANS, ELEVATIONS & DETAILS.
- A-6 DOOR SCHEDULES, TYPES & DETAILS.
- A-7 ROOF PLAN & STAIRS, WOOD TYPES & DETAILS.
- A-8 WINDOW ELEVATIONS.
- A-9 WALL SECTIONS 1/4" & DETAILS.
- A-10 WALL SECTIONS & ELEVATION SECTION 1/8" & DETAILS.
- A-11 STAIR & ELEVATOR SECTIONS & DETAILS.
- A-12 SECTIONS AT WALLS 1/4", MISCELLANEOUS DETAILS.
- A-13 WINDOW EQUIPMENT SCHEDULES & DETAILS.
- A-14 REFLECTED CEILING PLANS & DETAILS.
- B-1 FIRST FLOOR FINISH & FOUNDATION PLAN.
- B-2 SECOND FLOOR & ROOF FINISH PLANS.
- B-3 GRADE FINISH ELEVATIONS.
- B-4 SECOND FLOOR & ROOF FINISH ELEVATIONS.
- B-5 MISCELLANEOUS DETAILS.
- B-6 MISCELLANEOUS DETAILS.
- B-7 MISCELLANEOUS DETAILS.
- ME-1 FOUNDATION & ELECTRICAL SITE PLAN.
- P-1 FOUNDATION PLAN & WALL FOOTING SECTION.
- P-2 FIRST FLOOR PLAN & WATER/SEWER/VENT PLAN.
- P-3 SECOND FLOOR PLAN & WATER/SEWER/VENT PLAN.
- VP-1 FIRST FLOOR VENTILATION PLAN & LVP PLANS.
- VP-2 SECOND FLOOR VENTILATION PLAN & DETAILS.
- HP-1 FIRST & SECOND FLOOR HEATING PLANS.
- HP-2 SCHEDULES.
- LE-1 FIRST & SECOND FLOOR LIGHTING PLAN.
- LE-2 FIRST & SECOND FLOOR FINISH & STAIRS PLAN.
- E-1 ELECTRICAL DETAILS.
- E-2 ELECTRICAL DETAILS.
- E-3 RISER DIAGRAM.
- E-4 TIE-IN DIAGRAM & SCHEDULES.
- E-5 SPECIAL SCHEDULES & DETAILS.

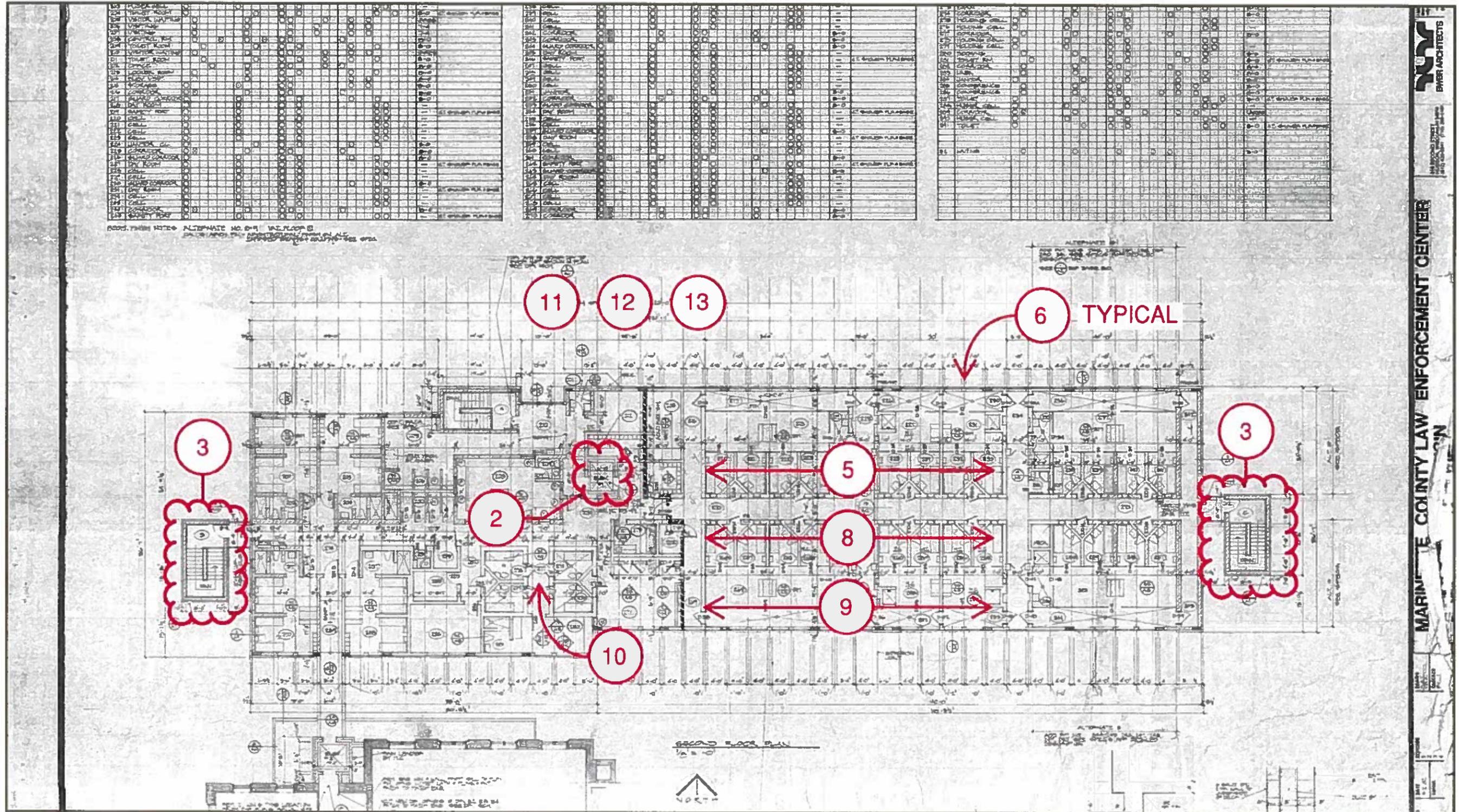
**GENERAL NOTES**

1. SEE SPECIFICATIONS FOR ABREVIATIONS & SYMBOLS.
2. DO NOT SCALE DIMENSIONS. VERIFY ALL DIMENSIONS TO THE ARCHITECT'S 1/4" = 1'-0" SCALE. DO CHECK WORK, DIMENSIONS & FINISHES TO BE SURE THEY MEET ALL REQUIREMENTS.
3. PROVIDE LAYOUTS & FINISHES FOR ALL WALLS, CEILING, & FLOOR FINISHES. ALL FINISHES SHALL BE VERIFIED BY THE ARCHITECT'S FIELD REPRESENTATIVE.
4. ALL FINISHES SHALL BE VERIFIED BY THE ARCHITECT'S FIELD REPRESENTATIVE.
5. FINISHES SHALL BE VERIFIED BY THE ARCHITECT'S FIELD REPRESENTATIVE.
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11. FINISHES SHALL BE VERIFIED BY THE ARCHITECT'S FIELD REPRESENTATIVE.

**APPROVED PLUMBING PLAN**  
See SH. ME-1  
P. 1 CONDITIONALLY APPROVED  
P. 2  
P. 3

PLANTING SCHEDULE			
NO.	COMMON NAME	QUANTITY	NOTES
1	MUNDO PINE	10	24" DIA.
2	MEYER JUNIPER	57	24" DIA.
3	AMERICAN PINE	2	24" DIA.
4	BLACK PINE	5	24" DIA.
5	NORWAY SPRUCE	5	24" DIA.
6	SUNSHINE SPICE	5	24" DIA.





**Marinette County**  
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Renovation of Old Law Enforcement Center Into Offices

**Proposed Project Tasks and Schedule**

Note: the duration of phases below is based on a single bid package. If either or both Options / Alternatives are desired as mentioned above, the schedule would be modified accordingly.

PHASE ONE - Programming and Schematic Design	
Task / Deliverables	Description of Task / Deliverables
 Kickoff	Establish the goals of the project, review the project schedule, and explain the methodology. Duration of Task: 1 Day
 Work Plan	Develop schedule of scope elements, including scope, deliverables, and approvals. Duration of Task: Concurrent with Kickoff
 Programming	We understand that programming has been completed. Duration of Task: Concurrent with Kickoff
 Schematic Design	Use programming information to advance needs and develop overall plans in 2 different schemes. Field verify existing building conditions to develop accurate floor plans. Meet weekly (in person or electronically). Produce a Basis of Design which indicates general material types and systems desired for the project. Report progress to the Owner. Duration of Task: 4 Weeks
 Basis of Design	Produce a Basis of Design which indicates general material types and systems desired for building which are both appropriate for building type and agreed to by Owner Duration of Task: Concurrent with Schematic Design
 Deliverables	Kickoff Meeting Minutes Work Plan Schematic Design Drawings Basis of Design
 Total Duration for Phase One:	4 weeks

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PHASE TWO - Design Development	
Task / Deliverables	Description of Task / Deliverables
 Building Development	Develop preliminary construction documents including work from the entire A/E Team. Plan for Team meetings every week (in person or electronic) during this project phase. Report progress to the County, and submit 30% set of drawings. A cost estimate at this phase is not included due to the short duration of the phases.  Duration of Task: 3 weeks
 Deliverables	30% Design Development Drawings
 Total Duration for Phase Two:	3 weeks

PHASE THREE - Construction Documents	
Task / Deliverables	Description of Task / Deliverables
 Drawing and Specifications Completion	Complete all construction documents (drawings and specifications) for bids and cost estimate. Plan for weekly Team meetings during this project phase. Duration of Task: 3 weeks.
 Cost Estimate	Examine 95% documents and produce an estimation of costs.  Duration of Task: At the completion of this Phase.
 Deliverables	Construction Drawings Specifications Manual Cost Estimate
 Total Duration for Phase Three	3 weeks

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PHASE FOUR - Bidding	
Task / Deliverables	Description of Task / Deliverables
 Bidding Assistance	Assist the County with Advertisement for Bids. Manage bidding period, including leading pre-bid meeting, answer contractor questions, issue necessary document changes and recommend lowest qualified bidder to the Owner.  Duration of Task: 4 weeks
 Required Approvals	Determine and acquire approvals needed to commence building construction.  Duration of Task: Concurrent with Bidding Assistance
 Deliverables	Bid Recommendation Letter
 Total Duration of Phase Four:	4 weeks

PHASE FIVE - Construction Administration	
Task / Deliverables	Description of Task / Deliverables
 Construction Administration	Perform traditional architectural construction administration services, including bi-weekly construction meetings (plus periodic engineering inspections), processing product submittals, respond to questions and issues and observe construction in the field. Provide punch lists and obtain closeout documents upon project completion.
 Total Duration for Phase Five:	TBD (Estimated time = 28 weeks)

**Marinette County**  
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**Data or Information Necessary to Execute Project**

Information from you that we will need to successfully complete the Project includes:

**Project Kick-off Meeting will provide**

- Measurable Project Goals and Objectives
- Budget Expectations
- Schedule Expectations
- Approval Process Steps
- Staff Involvement and Determination of Key Decision Makers

**Access to Information**

- Access to the existing building
- Access to key County staff
- Access to past operational history
- Access to existing drawings
- Understanding of County design and building standards

**Level of Assistance Required From Marinette County**

Assistance required will include:

**Staff Level**

- Access to all staff having a role on the Project
- Timely decision making

**Standing Committee Level**

- Understanding of Process
- Timely decision-making

**County Board Level**

- Understanding of Process
- Timely decision-making

## Marinette County

Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

### Cost for Proposed Scope of Services

Based upon the services as outlined in the *Marinette County Request For Proposals No. 19-027-34 Engineering, Architectural, and Construction Oversight Services for Renovation of Old Law Enforcement Center* and as per *Addendums 01 through 04* dated May 22, 2019, our fixed fee shall be:

\$ 279,942<sup>1</sup>

( Two Hundred Seventy Nine Thousand Nine Hundred Forty Two Dollars )



<sup>1</sup> Our fixed fee includes normal reimbursable expenses.

Estimated Cost Detail Breakdown

**Marinette County**  
RFP #19-027-34  
Engineering, Architectural, and  
Construction Oversight Services for  
Renovation of Old Law Enforcement  
Center

Updated: May 28, 2019

PROJECT PHASES / TASKS	ARCHITECTURE								ENGINEERING												COST ESTIMATING			
	Venture Architects								Harwood Engineering Consultants												Immel Construction			
	John H. Cain Principal in Charge	Jack T. Blume Project Manager	Steve Ganz Project Architect	Wendy Schultz Space Planning / Interior Designer	Thomas E. DiSalvo Landscape Architect	Justin M. Arndt Field Services Construction Administrator	Devon R. Miller Specification Writer / Contract Manager	Administrative and Production Support	Mary Piantawald Structural Supervising Professional	Collin Ross Structural Engineer	Administrative and Production Support	Patrick J. Geraghty Fire Protection/Plumbing Supervising Professional	Chris Mathewson Plumbing Engineer	Administrative and Production Support	Christopher Shaub HVAC Supervising Professional	Benjamin Huberty HVAC Engineer	Administrative and Production Support	Tom E. Peurson Electrical Supervising Professional	Eva Hernandez Electrical Engineer	Erik J. Kopp Lighting Designer	Administrative and Production Support	Paul Marzke Cost Estimator	Joe Graney Cost Estimator	Administrative and Production Support
Billable Hourly Rates:	\$172	\$111	\$130	\$115	\$125	\$100	\$155	\$65	\$165	\$90	\$70	\$165	\$75	\$70	\$165	\$90	\$70	\$165	\$90	\$90	\$70	\$110	\$110	\$1
<b>PROGRAMMING &amp; SCHEMATIC DESIGN PHASE - 4 Weeks</b>	12	32	96	40	24	0	0	16	12	8	2	8	1	2	24	24	4	24	24	4	4	0	0	0
Phase Sub Total Hours:	12.00	32.00	96.00	40.00	24.00	0.00	0.00	16.00	12.00	8.00	2.00	8.00	1.00	2.00	24.00	24.00	4.00	24.00	24.00	4.00	4.00	0.00	0.00	0.00
<b>Total Hours:</b>	<b>220.00</b>								<b>141.00</b>												<b>0.00</b>			
<b>361.00</b>																								
Phase Sub Total Cost:	\$2,064	\$3,552	\$12,480	\$4,600	\$3,000	\$0	\$0	\$1,360	\$1,980	\$720	\$140	\$1,320	\$75	\$140	\$3,960	\$2,160	\$280	\$3,960	\$2,160	\$360	\$280			
<b>Sub Total Cost:</b>	<b>\$27,056</b>								<b>\$17,535</b>												<b>\$0</b>			
<b>\$44,591.00</b>																								
<b>DESIGN DEVELOPMENT PHASE - 3 Weeks</b>	8	24	96	24	40	0	0	12	6	12	8	16	6	3	24	40	12	24	40	16	16	0	0	0
Phase Sub Total Hours:	8.00	24.00	96.00	24.00	40.00	0.00	0.00	12.00	6.00	12.00	8.00	16.00	6.00	3.00	24.00	40.00	12.00	24.00	40.00	16.00	16.00	0.00	0.00	0.00
<b>Total Hours:</b>	<b>204.00</b>								<b>223.00</b>												<b>0.00</b>			
<b>427.00</b>																								
Phase Sub Total Cost:	\$1,376	\$2,664	\$12,480	\$2,760	\$5,000	\$0	\$0	\$1,020	\$990	\$1,080	\$560	\$2,640	\$450	\$210	\$3,960	\$3,600	\$940	\$3,960	\$3,600	\$1,440	\$1,120	\$0	\$0	\$0
<b>Sub Total Cost:</b>	<b>\$25,300</b>								<b>\$24,450</b>												<b>\$0</b>			
<b>\$49,750.00</b>																								
<b>CONSTRUCTION DOCUMENTS PHASE - 3 Weeks</b>	0	40	120	60	64	0	40	32	12	36	20	36	32	12	24	40	16	16	40	24	24	24	24	0
Phase Sub Total Hours:	0.00	40.00	120.00	60.00	64.00	0.00	40.00	32.00	12.00	36.00	20.00	36.00	32.00	12.00	24.00	40.00	16.00	16.00	40.00	24.00	24.00	24.00	24.00	0.00
<b>Total Hours:</b>	<b>356.00</b>								<b>332.00</b>												<b>48.00</b>			
<b>736.00</b>																								
Phase Sub Total Cost:	\$0	\$4,440	\$15,600	\$6,900	\$8,000	\$0	\$6,200	\$2,720	\$1,980	\$3,240	\$1,400	\$5,940	\$2,400	\$840	\$3,960	\$3,600	\$1,120	\$2,540	\$3,600	\$2,160	\$1,680	\$2,640	\$2,640	\$0
<b>Sub Total Cost:</b>	<b>\$43,860</b>								<b>\$34,590</b>												<b>\$5,280</b>			
<b>\$83,700.00</b>																								

**Marinette County**

RFP #19-027-34

Engineering, Architectural, and Construction Oversight Services for Renovation of Old Law Enforcement Center

Updated: May 28, 2019

	ARCHITECTURE								ENGINEERING												COST ESTIMATING			
	Venture Architects								Harwood Engineering Consultants												Immel Construction			
	John H. Cain Principal In Charge	Jack T. Blume Project Manager	Steve Genz Project Architect	Wendy Schultz Space Planning / Interior Designer	Thomas E. Disalvo Landscape Architect	Justin M. Amel Field Services Construction Administrator	Devon R. Miller Specification Writer / Contract Manager	Administrative and Production Support	Mary Pamboratti Structural Supervising Professional	Collin Hess Structural Engineer	Administrative and Production Support	Patrick J. Caraphy Fire Protection/Plumbing Supervising Professional	Chris Mathewson Plumbing Engineer	Administrative and Production Support	Christopher Stash HVAC Supervising Professional	Benjamin Huberty HVAC Engineer	Administrative and Production Support	Tom E. Petersen Electrical Supervising Professional	Eva Hernandez Electrical Engineer	Erik J. Kopp Lighting Designer	Administrative and Production Support	Paul Marzha Cost Estimator	Joe Graney Cost Estimator	Administrative and Production Support
Billable Hourly Rates:	\$172	\$111	\$130	\$115	\$125	\$100	\$155	\$85	\$165	\$90	\$70	\$165	\$75	\$70	\$165	\$90	\$70	\$165	\$90	\$90	\$70	\$110	\$110	\$1
PROJECT PHASES / TASKS																								
BIDDING PHASE - 4 weeks	0	12	24	16	8	0	16	12	4	2	2	2	0	0	2	4	0	1	4	1	2	0	0	0
Phase Sub Total Hours:	0.00	12.00	24.00	16.00	8.00	0.00	16.00	12.00	4.00	2.00	2.00	2.00	0.00	0.00	2.00	4.00	0.00	1.00	4.00	1.00	2.00	0.00	0.00	0.00
<b>Total Hours:</b>	<b>88.00</b>								<b>24.00</b>												<b>0.00</b>			
<b>112.00</b>																								
Phase Sub Total Cost:	\$0	\$1,332	\$3,120	\$1,840	\$1,000	\$0	\$2,480	\$1,020	\$660	\$180	\$140	\$330	\$0	\$0	\$330	\$360	\$0	\$165	\$360	\$90	\$140	\$0	\$0	\$0
<b>Sub Total Cost:</b>	<b>\$10,792</b>								<b>\$2,755</b>												<b>\$0</b>			
<b>\$13,547.00</b>																								
CONSTRUCTION ADMINISTRATION PHASE - 28 weeks	4	96	120	20	56	200	16	48	4	36	4	18	2	1	12	40	8	8	40	4	8	0	0	0
Phase Sub Total Hours:	4.00	96.00	120.00	20.00	56.00	200.00	16.00	48.00	4.00	36.00	4.00	18.00	2.00	1.00	12.00	40.00	8.00	8.00	40.00	4.00	8.00	0.00	0.00	0.00
<b>Total Hours:</b>	<b>560.00</b>								<b>185.00</b>												<b>0.00</b>			
<b>745.00</b>																								
Phase Sub Total Cost:	\$688	\$10,656	\$15,600	\$2,300	\$7,000	\$20,000	\$2,480	\$4,080	\$660	\$3,240	\$280	\$2,970	\$150	\$70	\$1,980	\$3,600	\$560	\$1,320	\$3,600	\$360	\$560	\$0	\$0	\$0
<b>Sub Total Cost:</b>	<b>\$62,804</b>								<b>\$19,350</b>												<b>\$0</b>			
<b>\$82,154.00</b>																								
REIMBURSABLE EXPENSES																								
Travel / Parking	\$5,400																				\$1,200			
Miscellaneous Materials	\$0																				\$0			
<b>Reimbursable Expense Total Cost:</b>	<b>\$5,400</b>								<b>\$1,200</b>												<b>\$0</b>			
<b>\$6,200</b>																								

## Marinette County

RFP #19-027-34

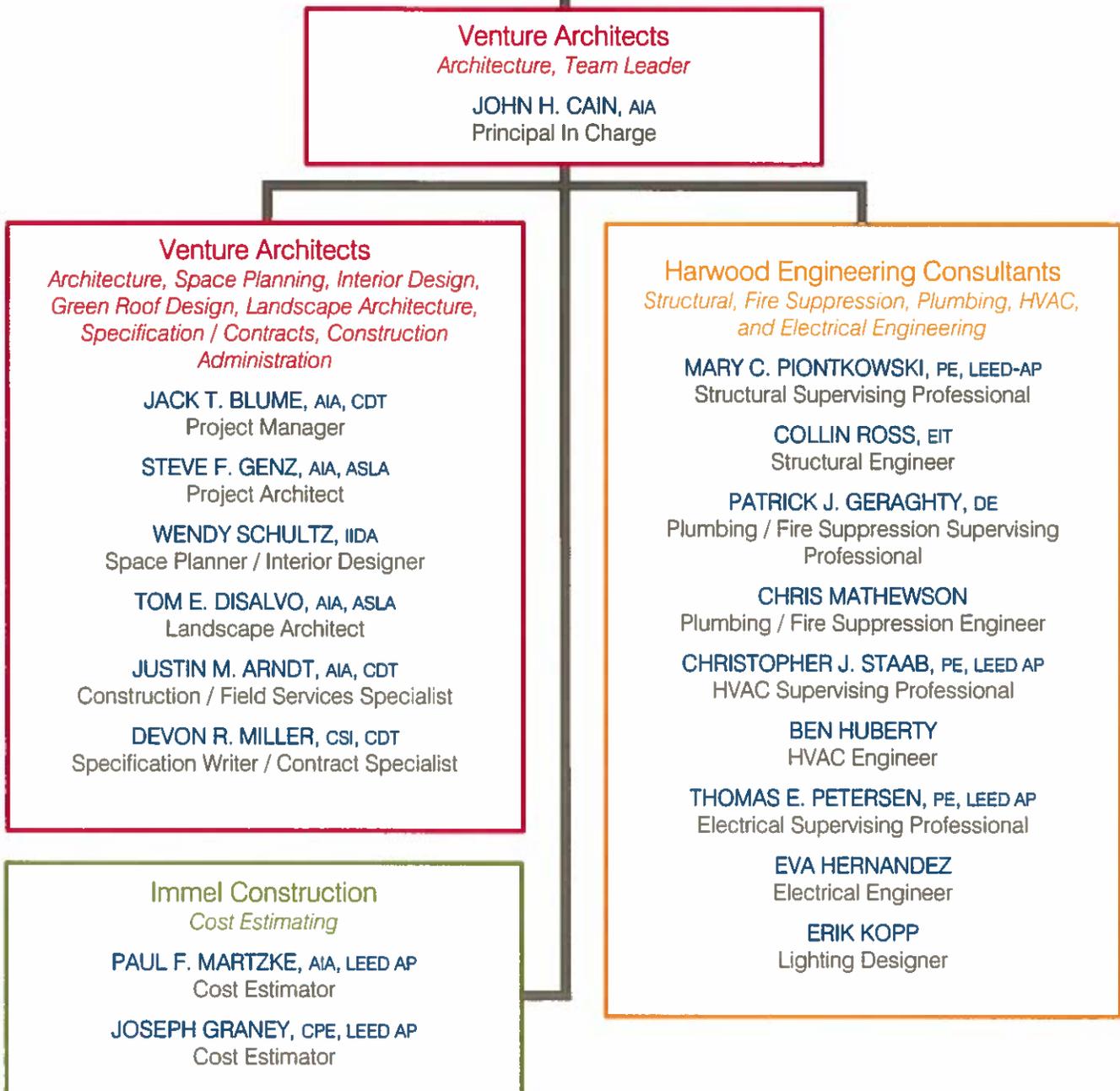
Engineering, Architectural, and  
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Updated: May 28, 2019

PROJECT PHASES / TASKS	ARCHITECTURE								ENGINEERING												COST ESTIMATING				
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Billed Hourly Rates:	\$172	\$111	\$130	\$115	\$125	\$100	\$155	\$85	\$165	\$90	\$70	\$165	\$75	\$70	\$165	\$90	\$70	\$165	\$90	\$90	\$70	\$110	\$110	\$1	
<b>PROJECT SUMMARY</b>																									
Programming / Schematic Design Total Hours:	361.00	12.00	32.00	96.00	40.00	24.00	0.00	0.00	16.00	12.00	8.00	2.00	8.00	1.00	2.00	24.00	24.00	4.00	24.00	24.00	4.00	4.00	0.00	0.00	0.00
Programming / Schematic Design Total NTE Cost:	\$44,591	\$2,064	\$3,552	\$12,480	\$4,600	\$3,000	\$0	\$0	\$1,360	\$1,980	\$720	\$140	\$1,320	\$75	\$140	\$3,960	\$2,160	\$280	\$3,960	\$2,160	\$360	\$280	\$0	\$0	\$0
Design Development Total Hours:	427.00	8.00	24.00	96.00	24.00	40.00	0.00	0.00	12.00	6.00	12.00	8.00	16.00	6.00	3.00	24.00	40.00	12.00	24.00	40.00	16.00	16.00	0.00	0.00	0.00
Design Development Total NTE Cost:	\$49,758	\$1,376	\$2,664	\$12,480	\$2,760	\$5,000	\$0	\$0	\$1,020	\$990	\$1,080	\$560	\$2,640	\$450	\$210	\$3,960	\$3,600	\$840	\$3,960	\$3,600	\$1,440	\$1,120	\$0	\$0	\$0
Contract Documents Total Hours:	736.00	0.00	40.00	120.00	60.00	64.00	0.00	40.00	32.00	12.00	36.00	20.00	36.00	32.00	12.00	24.00	40.00	16.00	16.00	40.00	24.00	24.00	24.00	24.00	0.00
Contract Documents Total NTE Cost:	\$83,700	\$0	\$4,440	\$15,600	\$6,900	\$8,000	\$0	\$6,200	\$2,720	\$1,980	\$3,240	\$1,400	\$5,940	\$2,400	\$840	\$3,960	\$3,600	\$1,120	\$2,640	\$3,600	\$2,160	\$1,680	\$2,640	\$2,640	\$0
Bidding Total Hours:	112.00	0.00	12.00	24.00	16.00	8.00	0.00	16.00	12.00	4.00	2.00	2.00	2.00	0.00	0.00	2.00	4.00	0.00	1.00	4.00	1.00	2.00	0.00	0.00	0.00
Bidding Total NTE Cost:	\$13,547	\$0	\$1,332	\$3,120	\$1,840	\$1,000	\$0	\$2,480	\$1,020	\$660	\$180	\$140	\$330	\$0	\$0	\$330	\$360	\$0	\$165	\$360	\$90	\$140	\$0	\$0	\$0
Construction Administration Total Hours:	745.00	4.00	96.00	120.00	20.00	40.00	200.00	16.00	48.00	4.00	36.00	4.00	18.00	2.00	1.00	12.00	40.00	8.00	8.00	40.00	4.00	8.00	0.00	0.00	0.00
Construction Administration Total NTE Cost:	\$82,154	\$688	\$10,656	\$15,600	\$2,300	\$7,000	\$20,000	\$2,480	\$4,080	\$660	\$3,240	\$280	\$2,970	\$150	\$70	\$1,980	\$3,600	\$560	\$1,320	\$3,600	\$360	\$560	\$0	\$0	\$0
<b>REIMBURSABLE EXPENSES</b>					\$5,000										\$1,200										\$0
actual cost:	\$6,200																								
<b>TOTALS</b>																									
<b>Total Project Hours:</b>	<b>2,381.00</b>	24.00	204.00	456.00	160.00	176.00	200.00	72.00	120.00	38.00	64.00	36.00	80.00	41.00	18.00	86.00	148.00	40.00	73.00	148.00	49.00	54.00	24.00	24.00	0.00
<b>Sub Total NTE Cost:</b>	<b>\$273,742.00</b>	\$4,128	\$22,644	\$59,280	\$18,400	\$24,000	\$20,000	\$11,160	\$10,200	\$6,270	\$8,460	\$2,520	\$13,200	\$3,075	\$1,260	\$14,190	\$13,320	\$2,800	\$12,045	\$13,320	\$4,410	\$3,780	\$2,640	\$2,640	\$0
					\$169,812											\$98,650								\$5,280	
<b>Total Project Cost:</b>	<b>\$279,942.00</b>				\$174,812											\$99,850								\$5,280	
<b>FEES/%SERVICES</b>																									
<b>Venture Architects</b>																									
Fee Amount: \$174,812																									
Percentage of Total Services: 62.45%																									
<b>Harwood Engineering Consultants</b>																									
Fee Amount: \$99,850																									
Percentage of Total Services: 35.67%																									
<b>ImmelConstruction</b>																									
Fee Amount: \$5,280																									
Percentage of Total Services: 1.89%																									
Percentage of Total Services: 100.00%																									

## C. Team Resumes

### Team Organization



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**John H. Cain, AIA**

Vice President | Principal | Director of Justice Design

**Role on Project**

Principal In Charge

**Education**

Master of Architecture, University of Wisconsin-Milwaukee, Milwaukee, Wisconsin, 1977

Bachelor of Science in Architectural Studies, University of Illinois at Urbana-Champaign, Champaign, Illinois, 1974

**Professional Registration(s)**

Registered Architect, 4793-5, Wisconsin, Granted 1979

**Biography**

Mr. Cain is the Director of Justice Design at Venture Architects with more than thirty years of experience in the planning and design of public building types. He is a past Chairperson of the AIA Architecture for Justice Committee and was responsible for the development of the AIA Justice Systems Facilities Design Resource File. John has been a featured speaker on correctional design at several past American Jail Association / National Institute Corrections sponsored Symposiums on Direct Supervision.

**Project Experience (partial list)**

**MASTER PLANS / GENERAL GOVERNMENT**

Door County Community Center and EMS Station, WI  
Door County Community Center, Preliminary Design Phase, WI  
Eau Claire County Facilities Master Plan  
Jefferson County Wide Facilities Master Plan, Jefferson, WI  
La Crosse County Downtown Campus Master Plan, La Crosse, WI  
Portage County Government Center Space Needs Master Plan, Stevens Point, Wisconsin  
Stockbridge-Munsee Community, Tribal Government Facilities Condition/Space Needs Assessment Study, Bowler, WI  
Walworth County, New Health and Human Services, Elkhorn, WI  
Wood County Campus Master Space Needs Analysis Study, Wisconsin Rapids, WI  
Wood County River Block Administrative Offices, Building Remodeling, Wisconsin Rapids, WI

**COUNTY LAW ENFORCEMENT / JAIL STUDIES**

Chippewa County Law Enforcement Center Study, WI  
Dallas County Sheriff's Office Study (IA)  
Dane County Jail/Huber Treatment Center Study, WI  
Dane County Juvenile Detention Facility Study  
Eau Claire County Jail Master Plan, WI  
Green Lake County Justice Center Study  
Iowa County Sheriff & Jail Study, Dodgeville, WI  
Jefferson County Courthouse Addition Study  
Johnson County Justice Center Study( IA)  
Lincoln County Jail Study  
Milwaukee County Courthouse Complex Phase 3 Study WI  
Monroe County Space Needs Assessment Study  
Oneida County Law Enforcement Center Study  
Outagamie County Huber Study  
Polk County Master Plan  
Portage County Justice Center Study  
Sauk County Jail Study  
Scott County Jail Study (IA)  
Washington County Jail Study



**JUVENILE STUDIES AND PROJECTS**

Dane County Juvenile Center  
Racine County Juvenile Detention Study for the SRCCY Grant, WI  
Eau Claire County, Northwest Regional Juvenile Detention Center Remodeling, WI  
Racine Youthful Offender Correctional Facility, WI  
Washington County Juvenile Detention Facility, Addition and Remodeling, WI  
Lac du Flambeau Band of Lake Superior Chippewa Indians Juvenile Justice Planning System: Juvenile Detention and Alternatives to Incarceration Master Plan

**COUNTY LAW ENFORCEMENT / JAIL PROJECTS**

Adams County Law Enforcement Center  
Brown County Jail Expansion, WI  
Burleigh and Morton Counties' New Detention Center (ND)  
Chippewa County Law Enforcement Center  
Dane County 911 Communications Center  
Eau Claire County New Jail and Sheriff's & Courthouse Remodeling  
Milwaukee County House of Corrections  
Milwaukee County Jail and Criminal Justice Facility  
Monroe County Justice Center  
Oneida County Law Enforcement Center  
Pine Ridge Justice Center (SD)  
Polk County Justice Center  
Washington County Jail Expansion  
Waupaca County Law Enforcement Center  
Winnebago County Law Enforcement Center

**COUNTY COURTS STUDIES & PROJECTS**

Eau Claire County, Branch 6 Courtroom Reconfiguration, WI  
Gun Lake Tribal Courts (MI)  
Johnson County Justice Center (IA)  
Milwaukee County Jail and Criminal Justice Center  
Milwaukee County Courthouse Phase 3 Study  
Monroe County Justice Center  
Pine Ridge Justice Center (SD)  
Polk County Justice Center  
Portage County Justice Center  
Washington County Courthouse Addition/Remodeling  
Waukesha County Courthouse Study

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Jack T. Blume, AIA/CDT**

Vice President | Principal | Project Manager



**Role On This Project**

Project Manager

**Education**

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

**Professional Registration(s)**

Registered Architect, 9362-5, Wisconsin, 2002

**Biography**

Mr. Blume has a diverse range of project experience through his efforts within Zimmerman's institutional facilities studio. He recently completed a major office building project for Waukesha County (Health and Human Services Center), and he also has provided secure environment design through his participation on numerous police and law enforcement center projects, and additionally features brand driven design experience through his participation on the Bayshore Town Center.

Mr. Blume will organize the architectural and engineering production effort for the Village of Weston project. Mr. Blume utilizes CADD computer technology to generate diagrams and design schemes quickly and expeditiously. Mr. Blume works closely with the Client, and Mr. Sabinash (manager), designers and the balance of the consultant team to arrive at the most appropriate and economical design solution. His projects have demonstrated that superior planning and architectural design can be achieved within a limited budget. Mr. Blume has experience with construction documents and is sensitive to problems which arise in the field.

**Projects Experience (partial list)**

BMO Harris Bank, Multiple Branches, ADA Remodeling, Wisconsin

City of Brookfield Fire Station No. 2

City of Brookfield Fire Stations No. 3

City of Elkhorn Police Station Addition & Remodeling

City of Glendale Department of Public Works Renovation

City of Madison Fire Station Headquarters and Station No. 1 Planning and Design

City of Madison Fire Station No. 13

City of Wauwatosa Fire Station No. 1 – GREEN ROOF

Elkhorn Police Department

BMO Harris Training Center Concept and Budget Report

Mount Mary University

-Learning Center

-Dining Hall Renovation

Platteville Police Station

Sojourner Family Peace Justice Center, Milwaukee, WI

University of Wisconsin Interdisciplinary Research Complex

Waukesha County Courthouse Study

Waukesha County Health and Human Services Center – GREEN ROOF

West Bend City Hall and Police Station Site Assessment

West Bend City Hall Feasibility Study

West Bend Police Station Planning

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Steve F. Genz, AIA, ASLA**

Project Architect

**Role On This Project**

Project Architect



**Education**

Masters of Architecture, Architecture, University of Wisconsin-Milwaukee, (1988-1993)

Bachelors of Science, Landscape Architecture, University of Wisconsin-Madison, (1978-1982)

**Biography**

Mr. Genz Steve is a project architect in the Governmental Buildings studio. As a part of this studio is the collaborative design group Venture Architects. Our portfolios include government, municipal and justice planning and design services to Midwest government agencies. These projects comprise courts, jails, law enforcement, fire departments, prison, health/human services, and general government projects.

**Project Experience (partial list)**

Dallas County New Law Enforcement Center, including Sheriff's Office & Jail, Adel, IA

La Crosse County Law Enforcement Center Renovation and Addition, La Crosse, WI

Racine County Law Enforcement Center, Addition and Renovation, Racine, WI

Outagamie County Airport, Landscape, Appleton, WI

Marcus Cinemas, Renovations, Gurnee, IL, Country Club Hills, IL, and Sturtevant, WI

Watermark Senior & Community Center, Beaver Dam, WI

Zion Lutheran Church, Columbus, WI

Wisconsin Department of Natural Resources, Horicon Marsh Interpretive Exhibition Hall & Emplorium, Horicon, WI

Converse Park, Village of Marshall, WI

Richland Hospital Inpatient Addition and Renovation, Richland Center, WI

Monroe Clinic Hospital, New Addition, Monroe, WI

Northeast YMCA, Sun Prairie, WI

Westminster Senior Living Apartments, 66 units/92,000 SF, Madison, WI

All Saints Neighborhood | Senior & Assisted Living Campus, 144 units / 229,000 SF, Madison, WI

Woodland Ridge Senior Neighborhood Retirement Community, 258 units / 300,000 SF, Greenfield, WI

Frost Woods Commons Senior Apartments & Retail Development, 119 units plus retail / 214,000 SF, Monona, WI

Highland Village Senior Apartments, Watertown, WI

Harley-Davidson of Wausau, 49,000 SF, Wausau, WI

Rothschild/Wausau Gander Mountain, 95,000 SF, Wausau, WI

Marshfield Clinic Lakeland Center Radiation Oncology Linear Accelerator Addition, 6,300 SF, Minocqua, WI

Marshfield Clinic Ambulatory Surgery Center Addition, 17,000 SF, Marshfield, WI

Marshfield Clinic Lawton Center Expansion, 358,000 SF, Marshfield, WI

Motorola Corporate Campus, Two Employee Food Services and Dining Facilities, 53,000 SF, Arlington Heights, IL

Harper College, Campus Master Plan, Palatine, IL

Houdini Plaza, Landscape Architecture, Appleton, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Wendy J. Schultz, IIDA**

Vice President | Principal | Space Planner / Interior Designer



**Role On This Project**

Space Planner / Interior Designer

**Education**

Bachelor of Science, Interior Design, University of Wisconsin-Madison, Madison, Wisconsin, 1980

**Professional Registration(s)**

Registered Interior Designer, 64-109, Wisconsin, Granted 1997

**Biography**

Ms. Schultz has more than 30 years of experience dedicated exclusively to space planning. She manages interior projects from conception through post occupancy and performs specialized services such as: space efficiency analysis, adjacency diagrams, stacking diagrams, square footage space standards, Building Owner Maintenance Association (BOMA) Area Calculation Studies, building code reviews and development of furniture and materials standards specification documents.

Ms. Schultz has worked closely with national and local real estate brokers and developers to craft lease agreements and tenant / landlord provisions which improve equity and economies to both interests.

**Project Experience (partial list)**

BMO Harris Bank, Multiple Branches, ADA Remodeling, Wisconsin

Badger Mutual Insurance Company

BloodCenter of Wisconsin Space Planning

Children's Hospital of Wisconsin Professional Center Space Planning

Greater Milwaukee Convention and Visitors Bureau

JohnsonDiversey

Old Republic Insurance Company

Outagamie County, Security and Space Needs Study

Rock County Facilities Master Plan, Janesville, WI

Rock County Health & Human Services – Retrofit Pick N Save Building, Janesville, WI

Rockwell International Corporate Headquarters Relocation

Safeway Steel Products

University of Wisconsin-Milwaukee, School of Nursing Space Needs Analysis

US Bank (move coordination / space planning / interior design)

- First Securities Services

- Mail Inserting Equipment

- Human Resources Department

- Adjustments Department

- Deposit Services Department

- Global Services

- Commercial Group / Milwaukee Market / Corporate Products

Waukesha County New Health and Human Services, Waukesha, WI

Wood County Campus Space Needs Study

Wood County River Block Administrative Offices, Building Remodeling, Wisconsin Rapids, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Thomas E. DiSalvo, ASLA**

Vice President | Principal | Director of Landscape Architecture



**Role On This Project**

Landscape Architect

**Education**

Bachelor of Science, Landscape Architecture, University of Wisconsin-Madison, Madison, Wisconsin, 1999

**Professional Registration(s)**

Registered Landscape Architect, 488-14, Wisconsin, Granted 2004

**Biography**

Mr. DiSalvo collaborates closely with the planning team in developing landscape & open space design solutions for a variety of site and planning assignments. His areas of focus include large-scale public developments, park and public garden spaces, public attractions, commercial, / retail / restaurants, senior housing communities and detailed horticultural projects. He has provided professional project management and design expertise for rooftop gardens, green roofs, bio filtration zones, rain gardens, schematic plan development, budget assembly, presentation graphics, meeting facilitation, hardscape design, municipal approval processes, expert witness testimony, LEED certification, bid document preparation and landscape construction administration. His portfolio of completed experience includes several projects adjacent to waterways. As Director of Landscape Architecture, Mr. DiSalvo performs an important role in the successful outcome of this assignment.

**Project Experience (partial list)**

Actuant Corporate Headquarters & Distribution Center, Menomonee Falls WI  
Alterra at the Lake Café Site & Landscape Plan  
Beerline B Workforce Housing Apartments, Milwaukee WI  
Bloom Consultants Corporate Headquarters Site/Landscape Plan, Wauwatosa WI  
Boys & Girls Club Mardak Center Expansion Landscape Plan, Milwaukee WI  
Bradley Corporation Headquarters Landscape Plan, Germantown WI (in progress)  
Clearwater Bay Town Homes, Brookfield WI  
Commerce State Bank Corporate Headquarters, West Bend WI  
Cree (fka Ruud Lighting) Warehouse Expansion & LEED Certification, Sturtevant WI  
Eau Claire County Jail & Courthouse Remodel, Eau Claire, WI  
Green Bay Botanical Garden Memorial Grove Garden  
Habitat for Humanity Woodlands Condominiums Open Space Plan  
Jewish Home of Milwaukee Resident Plaza Renovation  
Kenosha Harborpark Downtown Redevelopment  
Legacy Hills Conservancy Subdivision Landscape Plan  
M&I Bank Branch Site Landscape Plan & LEED Certification, New Berlin WI  
Newcastle Place Senior Housing Community  
North Shore Bank Branch Site/Landscape Renovation, Pewaukee WI  
Ovation Jewish Home, Milwaukee, WI – GREEN ROOF  
Plaza East Corporate Center Hardscape Renovation, Milwaukee WI  
Riverwood Corporate Centers Business Park, Waukesha WI  
Rooftop Plaza at 875 East Wisconsin Avenue  
Sharon Lynne Wilson Center for the Arts Master Plan  
Sojourner Family Peace Center, Milwaukee, WI  
St. Ann's Intergenerational Care Center (North and South)  
Towne Centre Condominiums Rooftop Garden & Landscape Plan  
University of Wisconsin Grainger Hall Expansion  
University of Wisconsin-Madison, Wisconsin Institutes for Medical Research – GREEN ROOF  
Waukesha County Health and Human Services – GREEN ROOF  
Wauwatosa Hart Park Rotary Stage Site, Wauwatosa WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Justin M. Arndt, AIA, CDT**

Vice President | Construction Administration | Field Services



**Role On This Project**

Construction / Field Services Specialist

**Education**

Bachelor of Science, Architectural Studies, University of Wisconsin-Milwaukee  
Milwaukee, Wisconsin, 1996

**Professional Registration(s)**

Registered Architect, 11773-5, Wisconsin, Granted 2014

**Biography**

Mr. Arndt is familiar with all construction delivery techniques including traditional design-bid-build, construction management, and design-build. He understands the importance of developing construction strategies and will represent the client's interest with authority and experience. Justin's recent project experience includes the \$100 million Potawatomi Casino Expansion, \$30 million We Energies Public Building Restoration, \$35 million Milwaukee 3rd District Police Station & Citywide 911 Call Center.

**Project Experience (partial list)**

- Appleton Police Station, WI
- Cardinal Stritch University Bacon Hall Renovation
- Cardinal Stritch University Duns Scotus Renovation
- City of Brookfield Fire Stations No. 2 & No. 3, WI
- City of Milwaukee 3rd District Police Department / Data Communications Center, WI
- Columbia Correctional Institution, Expansion & Update Disciplinary Segregation Unit (DS-1), WI
- Columbia Correctional Institution, New Health Services Unit,, WI
- Cudahy High School Field House Renovation
- Elkhorn Police Department
- Elkhorn Police Department, WI
- Fond du Lac County Government Center and HHS Remodel, WI
- JE Jones Elementary School, Cudahy
- Jefferson East Elementary School
- Jefferson Middle School
- Jefferson West Elementary School
- Kosciuszko Elementary School, Cudahy
- Middleton Police Department, WI
- Mount Mary University Science and Technology Center
- Sojourner Family Peace Center, WI
- University of Wisconsin-Madison School of Business Expansion
- Washington County Courthouse Expansion, Dispatch and Sheriff's Department, WI
- Waukesha County Health and Human Services Center, WI
- Waukesha County Health and Human Services' Administration Building
- Walworth County Health and Human Services Building, Elkhorn, WI
- Wauwatosa Fire Station No. 1, WI
- We Energies Public Service Building
- West Bend Community Memorial Library

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Devon R. Miller, CSI, CCS**

Senior Project Specifier and Contract Specialist



**Role On This Project**

Specification Writer / Contract Specialist

**Education**

Associates Degree, Structural Engineering and Public Works Engineering, Milwaukee Area Technical College

Architectural/Engineering Program and Construction Management Certification Program, Milwaukee School of Engineering, Milwaukee, Wisconsin.

**Professional Registration(s)/Certification(s)**

Construction Document Technologist (CDT) and Certified Construction Specifier (CCS).

Construction Management (CM)

**Biography**

I truly enjoy working in the construction and design industry. It is in my bloodline. I began working in the construction trades at the age of 16, working for my family's construction company. I worked in the construction trades as a mason, concrete finisher and carpenter. I received my apprenticeship as a mason and as a carpenter.

My construction design career began as a Building Inspector. I then moved into Corporate Risk Management. As part of my Risk Management career I became a Construction Document Technologist (CDT) and then soon after a Certified Construction Specifier (CCS). I have worked as a Certified Construction Specifier for the past 20 years. I have also worked in contract development, and contract administration.

I became an Instructor for the Construction Specifications Institute's Construction Document Technology (CDT) Program, and Certified Construction Specifier (CCS) Training Programs. I have taught these courses for 17 years to design professionals throughout the Midwest.

I have 14 years as a construction tradesman, supervisor and manager, and 24 years of design and project management knowledge and expertise.

**Project Experience (partial list)**

Baraboo Public Safety / Administration Building, Baraboo, WI

Shorewood Police Department and Department of Public Works, Study, Shorewood

Walworth County, Department of Public Works, Front Lobby Remodeling, Elkhorn, WI

Walworth County, Department of Public Works, Reroofing Project, Elkhorn, WI

Pennington County Jail Expansion and Remodel, Rapid City, SD

Racine Correctional Institution, New Health Services Unit, Sturtevant, WI

Eau Claire County ADRC and Veterans Services Remodeling, Eau Claire, WI

Milwaukee County Courthouse Complex Phase 3 Master Plan Study, Milwaukee, WI

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

Racine County Facility and Space Use Strategic Master Plan, Racine, WI

Dallas County, New Law Enforcement Center, Adel, IA

Milwaukee County, General Mitchell International Airport, South Maintenance Shop Locker Room Remodeling, Milwaukee, WI

North Shore Fire Department Station #84, Whitefish Bay, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

HARWOOD ENGINEERING CONSULTANTS, LTD.

**Mary C. Piontkowski, SE, PE**

Vice President | Director of Structural Engineering



**Role On This Project**

Structural Supervising Professional

**Education**

Bachelor of Science Biomedical Engineering, Marquette University, Milwaukee, WI, 1996

Master of Science Civil Engineering with emphasis in Structural, Marquette University, Milwaukee, WI, 2005

**Professional Registration(s)**

Professional Engineer: Wisconsin 40101-6, Granted 2009

Registered Professional Engineer Also In: New York, Vermont, Florida, Indiana, Michigan

Registered Structural Engineer: Illinois

**Professional Memberships**

American Institute of Steel Construction

American Society of Civil Engineers

Structural Engineers Association of Wisconsin

**Biography**

Ms. Piontkowski began her career in biomedical engineering, but she soon realized she had a greater interest in the structure of buildings than human bodies. She began as a project manager for a small structural engineering firm shortly after receiving her Master of Science degree in Structural Engineering in 2005. There she was introduced to a broad spectrum of building projects in steel, masonry and timber design. She joined Harwood Engineering as a Structural Engineer in 2010. As a licensed professional engineer, Ms. Piontkowski has experience in designing healthcare, industrial, correctional, educational, religious, cultural, civic, commercial and high-end residential structures. She has extensive experience in preparing and coordinating contract documents and has a strong working knowledge of applicable building codes and design standards. Mary prides herself on having a good relationship with the entire design/construction team on every project. She aims to collaboratively address design and construction issues in a timely and efficient manner.

**Project Experience (partial list)**

Agnesian Healthcare Ripon Medical Center, Ripon, WI

American Packaging Corporation - Columbus, WI

Aurora Psychiatric Hospital, Grounds & Buildings, Condition Assessment - Wauwatosa, WI

Bradley Corporation Manufacturing Warehouse - Germantown, WI

City of Madison Fire Station No. 13 - Madison, WI

City of New Berlin, Towne Corporate Park - New Berlin, WI

CREE/RUUD Lighting Warehouse - Racine, WI

Eau Claire County Jail and Courthouse Remodel

Everett Roehl Marshfield Public Library - Marshfield, WI

Greendale Fire Station, Green field, WI

Lunda Community Center - Black River Falls, WI

Madison Fire Station No. 13, Madison, WI

Marshfield Community Center - Marshfield, WI

Midcontinent Independent System Operator (MISO) - Eagan, MN and Little Rock, AR

Nicolet Technical College Learning Resource Center

Oneida County, Law Enforcement Center- Garage Addition/Remodel - Rhinelander, WI

Pine Ridge Justice Center - Pine Ridge, SD

Richfield Fire Station, Richfield, WI

Village of Greendale Fire Department

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

HARWOOD ENGINEERING CONSULTANTS, LTD.

**Collin Ross, EIT**

Structural Project Engineer



**Role On This Project**

Structural Engineer

**Education**

Master of Science, Structural Engineering, Milwaukee School of Engineering (MSOE)  
Milwaukee, WI, 2016

Bachelor of Science, Architectural Engineering with Emphasis in Structure  
Milwaukee School of Engineering (MSOE), Milwaukee, WI, 2016

**Membership(s)**

American Institute of Steel Construction  
American Society of Civil Engineers

**Community Service(s)**

Habitat for Humanity Volunteer

**Biography**

Mr. Ross is fairly new to the industry. Upon graduation, Collin immediately joined Harwood quickly gaining experience on numerous structural engineering designs for a variety of building types and clients. He has learned he really enjoys both the design aspects and the hands on field work aspects of what a structural engineer does. Collin has experience with BIM Modeling and model coordination experience. This includes the creation and management of models for both structural analysis and construction documentation. His attention to detail and experience in field work and surveys of existing structures, makes Collin an asset to any project.

**Project Experience (partial list)**

330 East Kilbourn Façade Inspection - Milwaukee, WI  
Artistry Apartments Building and Façade Condition Assessment - Milwaukee, WI  
Aurora BayCare East Surgery Center - Green Bay, WI  
Aurora BayCare Orthopedic & Sports Medicine Center - Green Bay, WI  
Aurora BayCare Vince Lombardi Cancer Center - Green Bay, WI  
Aurora Manitowoc Health Center - Manitowoc, WI  
Aurora Six Points Health Center - West Allis, WI  
Brown County Detention Center and Medical Examiner - Green Bay, WI  
Burleigh & Morton Counties' New Regional Jail & Detention Center - Bismarck, ND  
City Lights Brewery - Milwaukee, WI  
Clintonville, City Facility Condition Assessment - Clintonville, WI  
Fox Cities Exhibition Center - Appleton, WI  
Milwaukee Public Schools, Grand Avenue School, Structural Evaluation - Milwaukee, WI  
Milwaukee Public Schools, Playfields, Assessments & Improvements - Milwaukee, WI  
Muskego Police Department - Muskego, WI  
Stateline YMCA - Beloit, WI  
Walworth County Health & Human Services Building - Elkhorn, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**HARWOOD ENGINEERING CONSULTANTS, LTD.**

**Patrick J. Geraghty, DE**

Director of Fire Protection / Plumbing Design



**Role On This Project**

Fire Protection/Plumbing Supervising Professional

**Education**

Bachelor of Science – Architecture, University of Wisconsin-Milwaukee, Milwaukee WI, 1978

**Professional Registration(s)**

Designer of Engineering Systems, Wisconsin, 1046-7, Granted 1990

**Membership(S) / Certification(s)**

Certified in Plumbing Engineering by the American Society of Plumbing Engineers, 1988

**Biography**

Mr. Geraghty became part of the Harwood Engineering family in 1993. Mr. Geraghty has been providing plumbing and fire protection system designs since 1980 for buildings here in Wisconsin and throughout the United States. Mr. Geraghty has a vast array of experience with an emphasis on: correctional and law enforcement facilities, healthcare, all forms of educational buildings, airports, military facilities, industrial facilities, municipal facilities, laboratories that feature clean rooms, office buildings, entertainment, high rise, parking structures, hotels, and waterparks.

**Project Experience (partial list)**

Bayside, Village of, 911 Communications Center Expansion, Bayside, WI  
Columbia Correctional Institution, Health Services Unit Building - Portage, WI  
Columbia Correctional Institution, Segregation Building Addition - Portage, WI  
Copper Lake School, Wisconsin Department Of Corrections - Wet Cell Conversion, Merrill, WI  
Eau Claire County, New Jail and Courthouse Remodel - Juvenile Detention Area, Eau Claire, WI  
Fond du Lac County, City / County Government Center Addition & Remodeling, Fond du Lac, WI  
Fond du Lac County, City/County Government Center - Building Assessment & Master Plan, Fond du Lac, WI  
Glendale, City Hall & Police Department, Addition & Remodeling - Glendale, WI  
Hartland Police Department, Garage Expansion & 911 Communications Center ADA Upgrade/Remodel, Hartland, WI  
Kewaunee County, Public Health & Human Services Building Addition, Kewaunee, WI  
Milwaukee Secure Detention Facility, Department of Corrections - Mechanical Chase Floor Drain Replacement, Milwaukee, WI  
Milwaukee State Office Building, New Sprinkler System - Second and Seventh Floors, Milwaukee, WI  
Muskego, City of, Police Department Addition and Remodel - Muskego, WI  
Oneida County, Law Enforcement Center - Garage Addition & Remodel, Rhinelander, WI  
Pine Ridge Justice Center, Oglala Sioux Tribe New Justice Center Complex, Pine Ridge, SD  
Sand Ridge Secure Treatment Center, SVP Inpatient Expansion - Mauston, WI  
Sheboygan County, Law Enforcement Center Combined Dispatch Center Remodel, Sheboygan, WI  
Sojourner Family Peace Center, New Justice Center, Milwaukee, WI  
Washington County, Public Agency Center - Second Floor Remodeling, West Bend, WI  
Waukesha County, Courthouse Study, Waukesha, WI  
Waukesha County, Eble Park Ice Arena - Design of New Lateral Water Service, Brookfield, WI  
Waukesha County, Huber Facility - Remodeling Upgrades, Waukesha, WI  
Waukesha County, Old Health & Human Services Building - MEP/FP Building Assessment Study, Waukesha, WI  
West Allis Police Department, Municipal Building - Courtroom Remodel, West Allis, WI  
West Allis Police Department, Municipal Building, Courtroom Remodel - West Allis, WI  
West Bend Police Department, Addition and Remodeling - Police Department and City Hall, West Bend, WI  
Winnebago Mental Health Institute, and Wisconsin Resource Center - Elevator Upgrades, Winnebago, WI  
Wisconsin Army National Guard, Department of Military Affairs - Maintenance Training Bay - Addition to Existing Garage, Viroqua, WI  
Wisconsin, State of, Milwaukee Secure Detention Center 3rd Floor Pharmacy & Library Remodel - Milwaukee, WI  
Wisconsin Department of Military Affairs, 1430 Wright Street Armory Building Remodel, Madison, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

HARWOOD ENGINEERING CONSULTANTS, LTD.

**Christopher A. Mathewson**

Associate | Plumbing CAD Designer



**Role On This Project**

Plumbing / Fire Protection Engineer

**Education**

STEM focused studies throughout high school and college

Herzing University, 2006-2008

University of Wisconsin-Platteville, 1997-2000

**Biography**

Mr. Mathewson has assisted with architectural and engineering drafting, and the design of plumbing, mechanical, electrical, and structural projects. His focus includes healthcare, education, restaurant, commercial, retail, municipal, and correctional facilities throughout the United States.

Chris has extensive knowledge and experience in Revit 2008-2015 and AutoCAD. He takes pride in his ability to work quickly, while maintaining the highest level of quality to produce a finished product that is accurate, precise, and clear.

**Project Experience (partial list)**

Kalahari Resort and Waterpark - Poconos Manor, PA

Door County Community Center and EMS Headquarters – Sturgeon Bay, WI

University of Wisconsin-Madison, Babcock Hall Dairy - Madison, WI

Walworth County HHS - Elkhorn, WI

Olympia Brown Elementary School - Racine, WI

Sojourner Family Peace Center - Milwaukee, WI

Lunda Community Center - Black River Falls, WI

Park East Development - Milwaukee, WI

Copper Lake Correctional Facility - Irma, WI

City of Marshfield Library and Clinic - Marshfield, WI

West Bend Silverbrook School - West Bend, WI

St. Ann's Clinic - Milwaukee, WI

Concordia University Wisconsin, Westburg Resident Halls - Mequon, WI

Palisades Medical Office Building - North Bergen, NJ

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**HARWOOD ENGINEERING CONSULTANTS, LTD.**

**Christopher J. Staab, PE, LEED AP BD+C**

Vice President | Director of Mechanical Engineering

**Role On This Project**

HVAC Supervising Professional

**Education**

Bachelor of Science - Mechanical Engineering  
Milwaukee School of Engineering, Milwaukee, WI, 2005

**Professional Registration(s)**

Professional Engineer, Wisconsin, 42088-6, Granted 2011  
Professional Engineer, Indiana, PE11300542, Granted 2013  
LEED Accredited Professional BD+C (Building Design & Construction)

**Biography**

Mr. Staab has provided the design and management of mechanical systems on numerous projects. With 15 years of experience, Chris' projects include: healthcare, senior living, financial institutions, recreational, education, commercial, municipal, industrial and manufacturing, office buildings, casinos, and waterparks throughout the United States.

Chris has extensive knowledge and experience in Revit MEP, AutoCAD from version R-14 to AutoCAD 2012, as well as Trane Trace 700, energy modeling software. His construction documents are clear, concise, and extremely detailed.

**Project Experience (partial list)**

Brookfield City Hall, Remodeling - Brookfield, WI  
Brookfield Fire Station #2 & #3 - Brookfield, WI  
Brookfield, City of, Safety Building Replacement Chiller Design - Brookfield, WI  
City of Madison Fire Station #13 - Madison, WI  
City of Waukesha Fire Station #2 - #5 & #4 remodel - Waukesha, WI  
Columbia Correctional Institution, Cooling Tower Replacement - Portage, WI  
Columbia Correctional Institution, Health Services Unit Building - Portage, WI (In Construction)  
Columbia Correctional Institution, Segregation Building Addition - Portage, WI  
Copper Lake School, Wisconsin Department Of Corrections - Merrill, WI  
Dodge County Highway Department, Vehicle Storage Garage - Lomira, WI  
Greendale Fire Station, Expansion - Greendale, WI  
Madison Fire Department, Station No. 13 - New LEED-NC Silver Certified Fire Station - Madison, WI  
Menomonee Falls Fire Station No. 1 & 5, New Fire Stations - Menomonee Falls, WI  
Milwaukee County Courthouse, Electrical Repair Service Equipment - Milwaukee, WI  
Milwaukee County Courthouse, Generator Replacement - Milwaukee, WI  
Milwaukee County House of Corrections, Visitor's Lobby Security Workstation Renovation - Franklin, WI  
Milwaukee County, Courthouse, Mechanical & Electrical Building Assessment - Milwaukee, WI  
Muskego City Hall, Remodel - Muskego, WI  
New Berlin Fire Station #3 - New Berlin, WI  
Racine Correctional Institution, Health Services Unit - Sturtevant, WI  
Racine, City of, City Hall Server Room Upgrade - Racine, WI  
Sturtevant Transitional Facility, Fencing & Road Security Improvements - Sturtevant, WI  
Utilities Garage Bldg., New Addition and Renovation - New Berlin, WI  
Washington County, Health Department Public Agency Center First & Second Floor Remodeling - West Bend, WI  
Waukesha County Jail, Boiler Burner Replacement and Summer Boiler - Waukesha, WI  
Waukesha County Law Enforcement Center, Mechanical Upgrades - Waukesha, WI  
Waukesha County, Courthouse Data Room A/C Replacement - Waukesha, WI  
Waukesha County, New Health and Human Services Building - Waukesha, WI  
Wauwatosa Fire Station #1 - Wauwatosa, WI  
Wauwatosa Police Department, ARC Replacement and Energy Retrofit - Wauwatosa, WI  
West Bend Police Department- Addition and Remodeling - West Bend, WI



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

HARWOOD ENGINEERING CONSULTANTS, LTD.

**Ben Huberty**

Mechanical Project Engineer

**Role On This Project**

HVAC Project Engineer



**Education**

Bachelor of Science - Mechanical Engineering  
University of Wisconsin-Milwaukee, Milwaukee, WI, 2016

**Biography**

Mr. Huberty has a diverse background designing HVAC systems for healthcare, commercial, industrial, institutional, and Governmental projects.

**Project Experience (partial list)**

Door County Historic Highway Shop and Ambulance Station - Sturgeon Bay WI  
Aurora West Allis Specialty Clinic Remodel - West Allis, WI  
Aurora Manitowoc Clinic - Manitowoc, WI  
Fox Cities Expo Center - Appleton, WI  
Lake Shore Technical Collage - Public Safety Building - Cleveland, WI  
Washington Park Senior Center Remodel - Milwaukee, WI  
Marshfield Community Center Remodel - Marshfield, WI  
Racine Unified School District - High School Science Classroom Remodel - Racine, WI  
Brookfield Fire Station #1 Remodel - Brookfield, WI  
Waukesha County Courthouse Addition and Remodel - Waukesha, WI  
University of Wisconsin - Madison, Babcock Hall Addition and Remodel - Madison, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**HARWOOD ENGINEERING CONSULTANTS, LTD.**

**Thomas E. Petersen, PE, LEED AP**

Director of Electrical Engineering



**Role On This Project**

Electrical Supervising Professional

**Education**

Masters-Business Administration, Arizona State University, Tempe, AZ, 1994

Bachelor of Science-Electrical Engineering, University of Wisconsin-Madison, Madison, WI, 1986

**Registration(s)**

Registered Professional Engineer, Wisconsin 31637-6, 1996

Registered Professional Engineer Also in:

Arizona, Arkansas, California, Colorado, Florida, Hawaii, Idaho, Illinois, Indiana, Iowa, Kentucky, Louisiana, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, Washington, Wyoming

**Biography**

In 1996, Mr. Petersen brought his vast array of engineering talent and experience to the Harwood Engineering team. Because of his experience with working for an electrical contracting company and a design/build firm, in addition to consulting, he brings a unique insight and perspective to the design table. Tom's experience varies, including: jails/correction/law enforcement facilities, hospital power emergency systems, marinas, industrial power systems, fire alarm and paging systems, waterparks, casinos, high rise, marinas, and all forms of building and campus electrical distribution.

**Project Experience (partial list)**

Baraboo City Hall and Public Safety Building - Baraboo, WI

Brookfield, City of, Public Safety Building Fire Department, Apparatus Bay, Police Department Design Energy Efficiency Upgrade and Focus On Energy Grant - Brookfield, WI

Brown County Detention Center and Medical Examiner - Green Bay, WI

Columbia Correctional Institution, Health Services Unit Building & Security Enhancements - Portage, WI

Columbia Correctional Institution, Segregation Building Addition - Portage, WI

Copper Lake School, Wisconsin Department Of Corrections - Merrill, WI

Door County Community Center and EMS Headquarters - Sturgeon Bay, WI

Door County Senior Center and Ambulance Station - Sturgeon Bay, WI

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

Elkhorn, City of, Elkhorn Police Department Remodeling of Existing Building - Elkhorn, WI

Fond du Lac County, City / County Government Center Addition & Remodeling - Fond du Lac, WI

Glendale, City Hall & Police Department, Addition & Remodeling - Glendale, WI

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

Kenosha County Public Safety Building, 2nd Floor Fit-Out - Kenosha, WI

Kewaunee County Public Health & Human Services, Building Addition - Kewaunee, WI

Middleton Police Station, New Facility - Middleton, WI

Milwaukee County Courthouse, Electrical Repair of Service Equipment - Milwaukee, WI

Milwaukee County Criminal Justice Facility, Cooling Tower - Milwaukee, WI

Muskego, City of, Police Department, Addition and Remodel - Muskego, WI

Racine Correctional HSU - Sturtevant, WI

Sheboygan County, Law Enforcement Center Combined Dispatch Center Remodel - Sheboygan, WI

Walworth County HHS - Elkhorn, WI

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

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

Waukesha County, Courthouse - Waukesha, WI

Wood County River Block - Wisconsin Rapids, WI

Waukesha County, Health and Human Services Building - Waukesha, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**HARWOOD ENGINEERING CONSULTANTS, LTD.**

**Eva Hernandez**

Electrical Project Engineer



**Role On This Project**

Electrical Engineer

**Education**

Currently pursuing Master's Degree, Engineering Management, MSOE, Milwaukee, WI, 2019 (expected)

Bachelor of Science, Electrical Engineering, University of New Orleans, New Orleans, LA, 2014

**Biography**

Eva is new to the industry. After graduation, Eva worked in healthcare designing lighting, power, and nurse call systems. After the design construction was complete, she would review the facilities to make sure the design and placement of the fixtures was correct. She moved to Wisconsin from New Orleans to start her masters at MSOE, and is happy to have joined the Harwood Engineering team.

Eva's experience includes doing lighting calculations with the aid of Visual 2012 and Revit. She is very passionate about her work and looks forward to gaining more knowledge about this industry.

**Project Experience (partial list)**

- AO Smith CTC (Tenant Improvement) - Milwaukee, WI
- Best Western- Dania Beach, FL- Conversion to 4 Points- Dania Beach, FL
- BMW and Mercedes Benz Dealership Remodel - Milwaukee, WI
- Commerce State Bank - Sheboygan, WI
- Dr. Milo Pain Management Remodel Lighting - Franklin, WI
- Eau Claire County - Branch 6 Courtroom - Eau Claire, WI
- Fairfield Inn & Suites, Conversions - Beloit, WI
- Helix Eye Care, ASTC Clinic - Schererville, IN
- Henderson Beach Villas - Destin, Florida
- Holiday Inn Express - Beloit, WI
- Milwaukee County Behavioral Health, Acute Care Predesign, MEP Asset- Milwaukee, WI
- Milwaukee Mitchell Airport Maintenance Shop- Remodeled existing rooms into locker rooms and bathrooms. Milwaukee, WI
- Muskego City Hall & DPW - Muskego, WI
- Muskego Police Department Addition and Remodel - Muskego, WI
- Racine Unified School District, Gilmore Middle School Renovation - Racine, WI
- State Fair Cream Puff Building- Updated space by adding power. Milwaukee, WI
- TC Harris School Renovation - Lafayette, IN
- Upham Woods- UW Administrative Building - Wisconsin Dells, WI
- University of Wisconsin-Madison Babcock Hall- Dairy Plant Renovation & CDC Addition- Fault Current Analysis - Madison, WI
- West Allis Apartment Building- Power Needs Study - West Allis, WI

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

HARWOOD ENGINEERING CONSULTANTS, LTD.

## Erik J. Kopp

Senior Associate | Senior Lighting Designer

### Role On This Project

Lighting Designer

### Education

Masters-Architecture, University of Wisconsin-Milwaukee, Milwaukee, WI, 2006

Bachelor Of Science-Architecture, University of Wisconsin-Milwaukee,, Milwaukee, WI, 2003

### Membership(s) / Certification(s)

Illuminating Engineering Society Of North America (IESNA)

### Award(s) & Honor(s)

2006 and 2016 IESNA Lighting Design Award

### Biography

Erik Kopp comes to Harwood Engineering with more than ten years of design experience with an award-winning lighting design and engineering firm. He has been involved in a wide range of projects including high-end commercial and retail, schools and universities, healthcare facilities, municipal buildings, hotels, casinos, water parks, houses of worship, and both single and multi-family residences.

With his architectural background, Erik understands the design intent of a project and how lighting can be integrated into that architecture. He believes lighting is more than just foot candles, and can be applied to create drama and a unique experience, set a mood, and enhance the overall architecture of a space.

Erik's attention to detail and aptitude for creative lighting solutions has provided him with the means to create innovative designs. These lighting designs have earned him a 2006 and 2016 IESNA Lighting Design Award.

### Project Experience (partial list)

Appleton Police Department, New Facility and Garage - Appleton, WI

Appleton, City of, Parks and Recreation Building Study Analysis to Recommend Lighting Energy Saving Upgrades - Appleton, WI

Baraboo City Hall and Public Safety Building - Baraboo, WI

City of West Bend Police Department and City Hall - West Bend, WI

Door County Community Center and EMS Headquarters - Sturgeon Bay, WI

Fox Cities Exhibition Center - Appleton, WI

City of Glendale City Hall and Police Department Addition and Remodel, Glendale, WI

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

Jones Park Band Stage, Ice Skating Rinks, Playgrounds, Warming House and Pathways Lighting Project, Appleton, WI.

Manitowoc County, Courthouse Department of Public Works Exterior Stair & Roof Restoration Lighting of Dome - Manitowoc, WI

Marshfield City Hall, Study - Marshfield, WI

Muskego City Hall, Remodel - Muskego, WI

Onalaska Streetscape Upgrade and Lighting - Onalaska, WI

Racine County, Courthouse Entrance Plaza Snow Melting System and Egress/Exit Lighting - Racine, WI

Saukville Police Department, New Facility and City Hall - Saukville, WI

Sheboygan County, Law Enforcement Center Combined Dispatch Center Remodel - Sheboygan, WI

Waukesha County Courthouse Addition and Remodel, Waukesha, WI

West Allis, City of, Municipal Buildings Study Analysis to Recommend Lighting Energy Saving Upgrades - West Allis, WI

West Allis Police Department, Municipal Building - Courtroom Remodel - West Allis, WI

West Bend Police Department- Addition and Remodeling - West Bend, WI



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**IMMEL CONSTRUCTION**

**Paul F. Martzke, AIA, LEED AP**

Director of Business Development



**Role On This Project**

Cost Estimator

**Education**

Masters-Architecture, University of Wisconsin-Milwaukee, Milwaukee, WI

Bachelor of Science-Architectural Studies, University of Wisconsin-Milwaukee, Milwaukee, WI

**Professional Registration(s)**

Registered Professional Architect, Wisconsin 8722-5, Granted 1998

**Continuing Education**

Healthcare Construction Certificate, American Society of Healthcare Engineers 2003, 2005, 2007

Infection Control Training, Wisconsin Healthcare Engineers Association

Stormwater Management Training

Zero Injury Crisis Management

**Biography**

Paul will act as the design team liaison, coordinating the work of all the various members of the group. During the preconstruction phase, he utilizes his extensive experience in sustainable design and construction documents to merge Immel's efforts with the goals of the Owner and Architect. His responsibilities during construction include overall administrative and technical management from the pre-construction phase through final acceptance by the Client.

Paul is a registered Architect in the State of Wisconsin and a LEED Accredited Professional by the United States Green Building Council. He currently serves on the Board of Directors for the Wisconsin Association of General Contractors and is a past Board Member of the American Institute of Architects – Wisconsin Chapter.

**Project Experience (partial list)**

Municipal Court Renovation\*

City of Green Bay  
Green Bay, WI

Fire Station No. 4\*

City of Green Bay  
Green Bay, WI

Greater Green Bay YMCA

Downtown YMCA Renovation  
Green Bay, WI

St. Mary's Hospital, Green Bay, WI\*

- Emergency Department Addition
- Surgery Department Expansion

St. Vincent Hospital, Green Bay, WI\*

- Cardiac Surgery / Intensive Care Unit
- NICU Renovation
- OB / GYN Oncology Suite
- Ninth Floor Oncology Remodeling
- Cath Lab Expansion
- Seventh Floor Patient Suite Renovation

Door County

Historic Old Highway Garage Adaptive Reuse for  
Human Services Resource Center & Ambulance Facility  
Sturgeon Bay, WI

Door County

Cana Island Lighthouse Renovation  
Baileys Harbor, WI

Door County

Memorial Hospital  
Sturgeon Bay, WI\*

Department of Natural Resources

Governor Thompson State Park  
Crivitz, WI

Department of Natural Resources

Northeast Regional Headquarters & Services Center  
Howard, WI\*

Outagamie County

Materials Recycling Facility  
Little Chute, WI

University of Wisconsin-Madison\*

Camp Randall Stadium Renovation  
Madison, WI

University of Wisconsin—Stout

Fleming Hall Renovation  
Menomonie, WI

University of Wisconsin—Superior

Ross & Hawkes Hall Renovation  
Superior, WI

\*Denotes while at other firm(s)

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**IMMEL CONSTRUCTION**

**Joseph Graney, CPE, LEED AP**

Senior Project Estimator



**Role On This Project**

Cost Estimator

**Education**

Bachelor of Science-Construction Science, Kansas State University, Manhattan, KS

**Professional Registration(s)**

American Society of Professional Estimators

Two term Governor for American Society of Professional Estimators

Charter member and past Director of Brew City Chapter 78 in Milwaukee for the American Society of Professional Estimators

Organizer and Co-Chair for four AGC Wisconsin/ASPE Estimating Academies for the State of Wisconsin. Presented educational seminars on concrete and carpentry estimating.

Green Schools Presenter and past Committee Member for the Wisconsin Green Building Alliance

**Continuing Education**

Certified Professional Estimator (CPE) by the American Society of Professional Estimators, 1999 to Lifetime Certification

**Biography**

Joe has been in the construction industry for over 30 years primarily in an estimating role. He has held senior positions in all aspects of Estimating. His experience is diverse including Government, Health Care, Industrial, Retail, and Educational.

Joe is a LEED Accredited Professional by the United States Green Building Council. He holds a Bachelor of Science Degree in Construction Science from Kansas State University. Joe is a Certified Professional Estimator (CPE), through the American Society of Professional Estimators since 1999 and is very active with this association, including being an event presenter.

**Project Experience (partial list)**

PROJECT TYPE	QTY.	BID DOLLARS	AVERAGE PROJECT	SMALLEST PROJECT	LARGEST PROJECT
Governmental	104	\$412,449,940	\$3,965,865	\$13,940	\$45,770,000
Commercial	102	\$373,096,493	\$3,657,809	\$15,013	\$156,246,871
Environmental	35	\$95,210,560	\$2,720,302	\$38,189	\$17,848,049
Educational	147	\$592,166,197	\$4,028,341	\$13,700	\$42,000,000
Health Care	46	\$81,762,400	\$1,777,443	\$5,000	\$11,448,650
Industrial	128	\$301,615,198	\$2,356,369	\$3,000	\$23,400,000
Power Plant	3	\$938,129	\$312,710	\$44,554	\$842,900
Religious	36	\$94,011,562	\$2,611,432	\$58,520	\$16,364,460
Residential	25	\$323,719,495	\$12,948,780	\$88,907	\$106,000
Miscellaneous	196	\$106,035,830	\$540,999	\$2,500	\$2,500,000
<b>TOTAL</b>	<b>822</b>	<b>\$2,381,005,804</b>	<b>\$34,920,050</b>	<b>\$283,323</b>	<b>\$316,526,930</b>

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

## D. References – Attachment A

ATTACHMENT A  
RFP #19-027-34  
Engineering, Architectural, and Construction Oversight Services  
For Renovation of Old Law Enforcement Center  
Reference Data Sheet

(Use of this form is required when submitting proposal)

Vendor Name: VENTURE ARCHITECTS

Provide a list of Four customer references with at least one public sector customer.

<b>Reference One</b>	<b>Door County Community Center &amp; EMS Headquarters</b>
Agency:	<u>Door County Buildings &amp; Grounds Maintenance</u>
Address:	<u>421 Nebraska Street, Sturgeon Bay, WI 54235-2225</u>
Telephone:	<u>920.746.2211</u>
Contact Person	<u>Wayne Spritka, Building &amp; Grounds Maintenance Director</u>
Email Address:	<u>wspritka@co.door.wi.us</u>
<b>Reference Two</b>	<b>Walworth County New Health &amp; Humans Services and 5 Year indefinite Quantities Contract</b>
Agency:	<u>Walworth County Public Works Department</u>
Address:	<u>W4097 County Road NN, Elkhorn WI 53121</u>
Telephone:	<u>262.741.3441/office; 920.903.0190/cell</u>
Contact Person	<u>Joe Kroll, County Engineer</u>
Email Address:	<u>jkroll@co.walworth.wi.us</u>
<b>Reference Three</b>	<b>Wood County Facilities Master Plan Study Wood County River Block Building Remodeling</b>
Agency:	<u>Wood County Maintenance Department</u>
Address:	<u>400 Market Street, Wisconsin Rapids, WI 54495</u>
Telephone:	<u>715.421.8404</u>
Contact Person	<u>Reuben Van Tassel, Maintenance Coordinator</u>
Email Address:	<u>rvantassel@co.wood.wi.us</u>

## Marinette County

### Request For Proposal No. 19-027-34 Renovation of Old Law Enforcement Center Into Offices

<b>Reference Four</b>	<b>Brown County Detention Center Expansion and Brown County New Medical Examiner's Office</b>
Agency:	<u>Brown County Public Works/Highway - Administration</u>
Address:	<u>2198 Glendale Avenue, Green Bay, WI 54303</u>
Telephone:	<u>920.492.4925</u>
Contact Person	<u>Paul A. Fontecchio, Public Works Director</u>
Email Address:	<u>Fontecchio_PA@co.brown.wi.us</u>

Case study sheets to follow, including those mentioned above as well as these additional two references:

5. **ONEIDA COUNTY** – This project is very similar to the Marinette County project. It is not listed as one of the four references, as the project was completed in 2001 and all the County employees involved have retired. The 29,675 SF remodeling took the former Sheriff's Department and Jail, completely gutted the building and remodeled it into new office space for eight different County departments.

<b>Reference Five</b>	<b>Oneida County Historical Courthouse Remodeling and Addition</b>
Agency:	<u>Oneida County</u>
Address:	<u>1 South Oneida Street, Rhinelander, WI 54501</u>
Telephone:	<u>715.369.6126</u>
Contact Person	<u>Lu Ann Brunette, Head of Buildings and Grounds</u>
Email Address:	<u>lbrunette@co.oneida.wi.us</u>

6. **WASHINGTON COUNTY** -This project is very similar to the Marinette County project. It is not listed as one of the four references, as the project was completed in 2007 and all the County employees involved have retired. The 40,000 SF remodeling took the former courts and associated departments and selectively remodeled the area into new office space for the Clerk of Courts, Register in Probate, District Attorney, Child Support, Administration, and Information Systems.

<b>Reference Six</b>	<b>Washington County Major Courthouse Addition and Remodeling</b>
Agency:	<u>Washington County</u>
Address:	<u>432 East Washington Street, West Bend, WI 53095</u>
Telephone:	<u>262.335.4847</u>
Contact Person	<u>Bill Kurer, Purchasing Director</u>
Email Address:	<u>bill.kurer@co.washington.wi.us</u>

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**PROJECT ONE**

**Door County**

Historic Old County Highway Garage Conversion to  
Community Center, Public Health, ADRC Center, and EMS Headquarters  
916 North 14<sup>th</sup> Avenue, Sturgeon Bay, WI 54235



**Awards**

-  2018 The Daily Reporter Top Project
-  2018 AGC Build Wisconsin Historical Preservation Award
-  2018 AGC Build Wisconsin General Contractor – Commercial Projects Renovation



**SIZE**

40,214 SF

**COMPLETION**

January 2018

**BUDGET**

\$8.1 Million

**SERVICES**

Team Leader, Study, Architectural Design, Construction Documents

**KEY STAFF**

John H. Cain, Steven K. Schneider, Tania Avello, Randy D. Sikkema, Steven Wisht, Kara Glenn

**METHOD OF DESIGN AND CONSTRUCTION DELIVERY**

Design Bid Build  
IEI General Contractors, Inc.  
Immel Construction/Owner's Representative

**REFERENCE**

Door County  
Wayne Spritka  
Building and Grounds Director  
920.746.2211  
wspritka@co door wi.us

In the Spring of 2015, Venture Architects was retained by Door County to revisit a study for a new County Senior Center/ Aging & Disability Resource Center (ADRC), that had been completed by Venture Architects in 2011. The project was approved, but due to a lack of funding from the private sector, the County instead pursued combining the Senior Center/ ADRC with the a new EMS headquarters which was being planned in parallel. Both were originally designed to be independent, newly constructed buildings, but to consolidate their efforts, the County proposed a feasibility study that would place both functions in their existing 1930's historic County Highway Garage. Following the Venture Architects' study, the County approved \$10.0 million to proceed with the real project.

The existing Garage is just shy of accommodating the program of all three functions, so a small addition to the North has been added to house the private and public function of EMS Headquarters and the existing vehicle bays have lent themselves well to be renovated into new ambulance bays. Aside from that, the southern portion of the building houses the administrative needs of the ADRC as well as all elements of the Senior Center.

The recently completed project has more than met the expectations of the County and the entire community. What was once an abandoned 1930's Highway Garage with annoying odors of gas and oil, the new building has delivered a new and beautiful space for the entire community to benefit from while preserving an important historic County landmark.

*Venture/Architects*

# Marinette County

Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

## PROJECT ONE (continued)

### Door County

Historic Old County Highway Garage Conversion to  
Community Center, Public Health, ADRG Center, and EMS Headquarters  
916 North 14<sup>th</sup> Avenue, Sturgeon Bay, WI 54235



Before / After of Soda Blast Restoration



Post Cleaning / Post Demolition



Banquet Hall Rendering



Banquet Hall Rendering



Lobby Rendering



Lobby Rendering

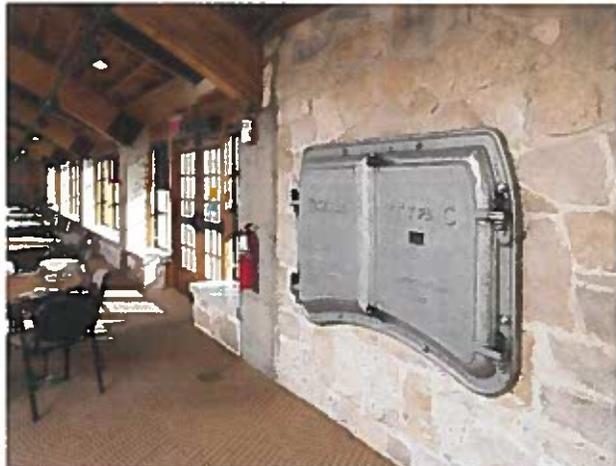
*Venture/Architects*

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**PROJECT ONE (continued)**

**Door County**

Historic Old County Highway Garage Conversion to  
Community Center, Public Health, ADRC Center, and EMS Headquarters  
916 North 14<sup>th</sup> Avenue, Sturgeon Bay, WI 54235



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**PROJECT TWO**

**Walworth County**

New Health and Human Services Building  
Elkhorn, Wisconsin



**SIZE**

76,300 SF

**COMPLETION**

2019 (anticipated)

**CONSTRUCTION BUDGET**

\$16 Million

**SERVICES**

Team Leader, Programming, Moveable Furnishings, Full Architectural and Engineering Services to Completion of Construction

**KEY STAFF**

John Cain, Jack Blume  
Kurt Zimmerman, Wendy Schultz  
Peter Sommerfeld

**REFERENCE**

Walworth County  
Joe Kroll, PE  
County Engineer  
262.741.3441/office;  
920.903.0190/cell  
jkroll@co.walworth.wi.us

**PROJECT SCOPE**

The Walworth County Health and Human Services Building will be a new 76,300 square foot two story free-standing building that will replace the current aged building on the Walworth County Government Campus. It includes all related divisions in a more flexible and operationally-efficient building. Key design features include controlled access to staff areas, open work station arrangement where appropriate, and natural daylight to all work areas

The project is currently on time and under budget.

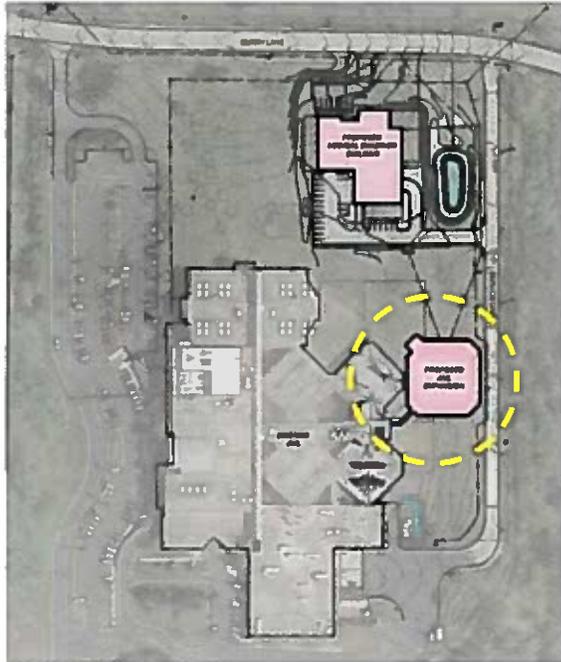


**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**PROJECT THREE**

**Brown County**

Detention Center Expansion  
Green Bay, Wisconsin



**SIZE**

29,500 SF (new jail pod)  
128 Beds (new jail pod)

**COMPLETION**

December 2020 (anticipated)

**CONSTRUCTION BUDGET**

\$11.4 Million

**SERVICES**

Team Leader, Architect of Record, including Programming, Architectural Design, Landscape Architecture, Construction Documents, Bidding Assistance, and Construction Administration, Structural, Civil and Electrical Engineering

**KEY STAFF**

John H. Cain, Cory D. Beyer

**METHOD OF DESIGN AND CONSTRUCTION DELIVERY**

Design, Bid, Build

**REFERENCE**

Brown County Public Works  
Paul Fontecchio  
Director, Public Works – Facility Management  
920.492.4925  
fontecchio\_pa@co.brown.wi.us

In 2018, Venture Architects was retained by Brown County to provide Architectural and Engineering Design for a Jail expansion and a new Medical Examiner's Office on the site of the existing Brown County Detention Center.

The jail expansion includes one new two story indirect housing pod of 128 beds for minimum, medium and maximum security inmates. There is also remodeling in the existing Detention Center to create additional special needs and detox beds.

The jail expansion has been designed so a similar pod can be mirrored for another additional future pod to the south.

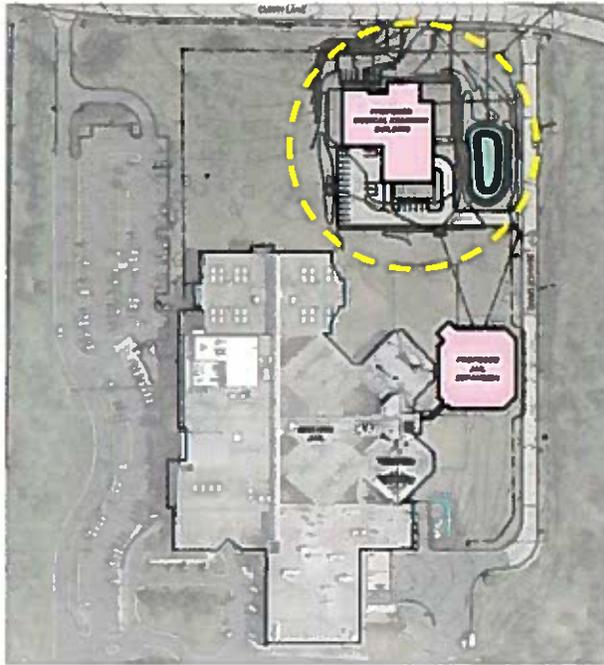
The new pod will accommodate program spaces, program offices, indoor recreation on both floors and accessible professional visiting as well as an outdoor emergency evacuation area.

**Marinette County**  
Request For Proposal No. 19-027-34  
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**PROJECT THREE**

**Brown County**

New Medical Examiner's Office  
Green Bay, Wisconsin



**SIZE**

17,317 SF

**COMPLETION**

December 2020 (anticipated)

**CONSTRUCTION BUDGET**

\$10.1 Million

**SERVICES**

Team Leader, Architect of Record, including Programming, Architectural Design, Landscape Architecture, Construction Documents, Bidding Assistance, and Construction Administration, Structural, Civil and Electrical Engineering

**KEY STAFF**

John H. Cain, Jack T. Blume

**METHOD OF DESIGN AND CONSTRUCTION DELIVERY**

Design, Bid, Build

**REFERENCE**

Brown County Public Works  
Paul Fontecchio  
Director, Public Works – Facility Management  
920.492 4925  
fontecchio\_pa@co.brown.wi.us

In 2018, Venture Architects was retained by Brown County to provide Architectural and Engineering Design for a Jail expansion and a new Medical Examiner's Office on the site of the existing Brown County Detention Center.

The Medical Examiner building is designed based on three examination tables. The program includes office space and public space for 25 staff and up to 10 guests, laboratory space including three exam rooms and garage space for intake and vehicle storage. The layout of the building allows for future expansion of all three components.

Separate public and secure staff entrances are provided, as well as garage space which can be maneuvered by a large truck. A retention pond is adjacent to the building, which serves both the medical examiner building as well as the jail addition.

McLaren, Wilson Lawrie, the nation's premier medical examiner designer, was retained to provide layout assistance and guidance through the design process.

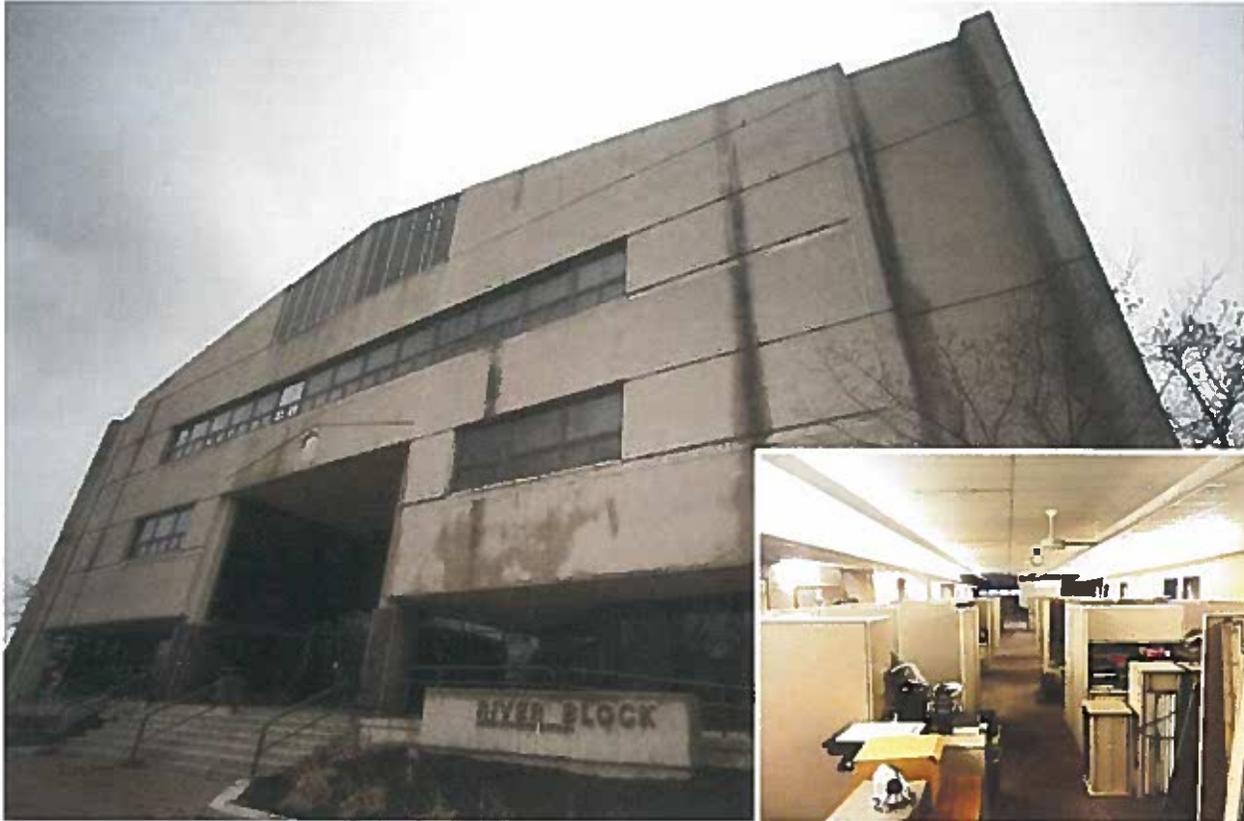
**Marinette County**  
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**PROJECT FOUR**

**Wood County**

River Block Building Remodeling

111 West Jackson Street, Wisconsin Rapids, Wisconsin 54494



**SIZE**

75,000 SF

**DATE OF COMPLETION**

April 2017

**PROJECT COST**

\$3.6 Million

**SERVICES**

Team Leader  
Space Programming  
Construction Documents  
Construction Administration

**KEY STAFF**

John H. Cain, Steve Wisth

**METHOD OF DESIGN AND CONSTRUCTION DELIVERY**

Design, Bid, Build

**REFERENCE**

Wood County  
Reuben Van Tassel  
Maintenance Tech  
715.421.8404  
rvantassel@co.wood.wi.us

As a response to the 2014 County Space Needs Study, completed by Venture Architects, where the final recommendation was to consolidate all Health Department and Human Service Department functions into one new building to be constructed on the downtown campus, the County had the fortune in early 2016 to purchase the recently vacated 75,000 SF River Block Building to be used as a new Health Department/Human Services Department facility.

Venture Architects worked with the County in 2016 to develop "fit plans" for the reuse of the Building. Though there is some remodeling required to make the Building functional, the existing Building has worked extremely well in meeting the needs of the County.

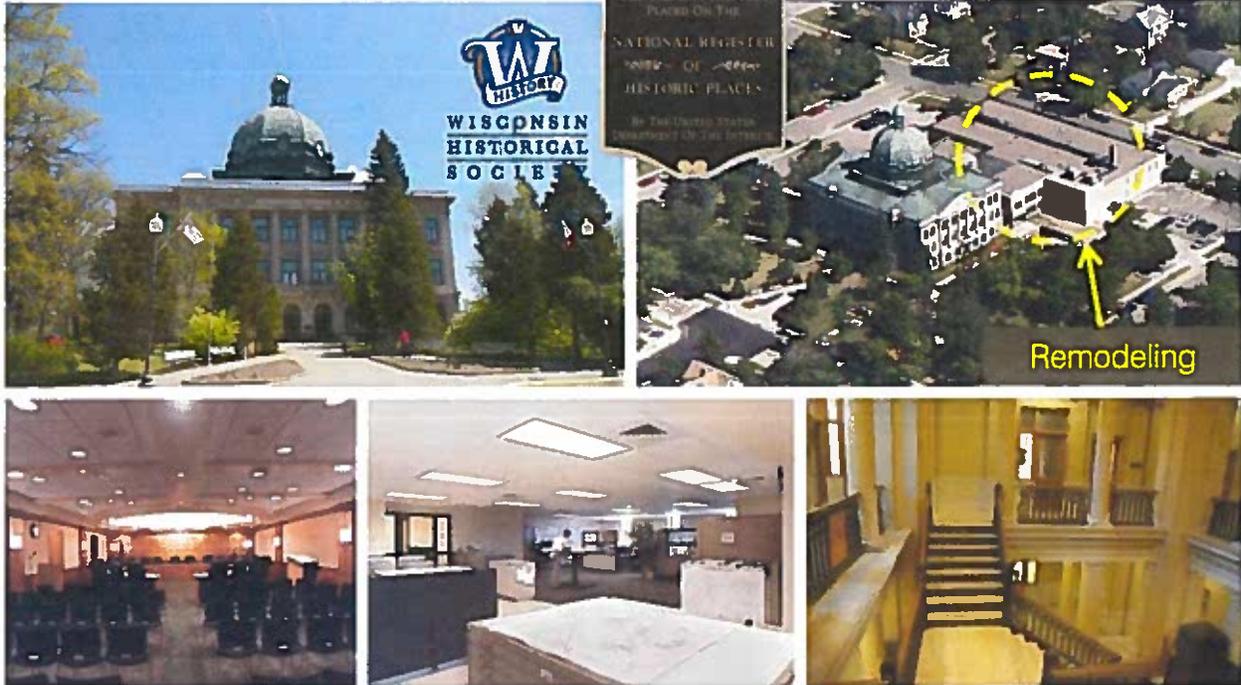
Construction documents were completed by Venture Architects in the summer of 2016. The work was competitively bid and is was completed April 2017.

**Marinette County**  
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**PROJECT FIVE**

**Oneida County**

Historical Courthouse Remodeling and Addition  
1 South Oneida Avenue, Rhineland, WI 54501



**SIZE**

29,675 SF

**COMPLETION**

2011

**CONSTRUCTION BUDGET**

\$19 Million

**SERVICES**

Team Leader, Architect of Record, including Programming, Architectural Design, Construction Documents, Bidding Assistance, and Construction

**KEY STAFF**

Thomas R. Powelett,  
Gary P. Jaeger

**METHOD OF DESIGN AND CONSTRUCTION DELIVERY**

Design, Bid, Build

**REFERENCE**

Oneida County  
Lu Ann Brunette  
Head of Buildings and  
Grounds  
715.369.6126  
lbrunette@co.oneida.wi.us

The overall project began with a comprehensive master plan, completed by Venture Architects, to determine the best solution to meet the law enforcement (Sheriff and Jail) needs for Oneida County. The recommended option was to build a new free-standing law enforcement center outside the City as a first phase, with the remodeling of the existing Sheriff and Jail into functional office space for County departments as a second phase.

Departments that were involved in the remodeling included the Clerk of Courts, Corporation Counsel, Forestry, Land Information, Planning and Zoning, and Register of Deeds. The remodeling of the existing Sheriff and Jail was completed while the facility maintained daily operation. In addition to the remodeling project, a new sally port addition was also completed.

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**PROJECT SIX**

**Washington County**

Major Courthouse Addition and Remodeling  
425 East Washington Street, West Bend, Wisconsin 53095



**SIZE**

52,000 SF Addition  
40,000 SF Remodel

**COMPLETION**

February 2007

**CONSTRUCTION BUDGET**

\$12.2 Million

**SERVICES**

Team Leader  
Architect of Record,  
including Programming, Architectural Design,  
Landscape Architecture, Construction  
Documents, Bidding Assistance, and  
Construction Administration

**KEY STAFF**

Thomas R. Poweleit, John H. Cain

**METHOD OF DESIGN AND  
CONSTRUCTION DELIVERY**

Design, Bid, Build

**REFERENCE**

Washington County  
Bill Kurer  
Purchasing Manager  
262 335 4847  
bill.kurer@co.washington.wi.us

Venture Architects worked with Washington County in the design of a new major Courthouse addition to the existing Courthouse complex. The new 52,000 SF addition includes 5 juried branch courtrooms and 2 non-juried family courtrooms. The project also includes the **remodeling of 40,000 SF of existing space made vacant as a result of the new addition**. Existing departments that expanded includes both court-related and general government.

Key Accomplishments that will lead to a more successful project:

- Strong A/E Team Project Management
- Successful reuse of portions of the existing courthouse for court-support departments
- Use of a full size mock-up of the courtroom to get full "buy-in" from all judges
- Strong owner leadership throughout the entire project
- Strong A/E team project management
- Inclusive planning process with department heads and key staff

Marinette County

Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

E. Statement of Understanding – Attachment B

ATTACHMENT B  
RFP #19-027-34

Engineering, Architectural, and Construction Oversight Services  
For Renovation of Old Law Enforcement Center  
Statement of Understanding of Proposal

Venture Architects

Vendor Name

212 North 25<sup>th</sup> Street

Vendor' Address

Milwaukee

WI

53233

City

State

Zip Code

John H. Cain, Principal In Charge

Contact person's name / Position

414.271.3359

414.271.0939

jcain@ventarch.com

Vendor Phone number

Vendor's Fax Number

Vendor's Email

We have read the County's Request for Proposals RFP #19-027-34 to provide engineering, architectural and construction oversight services for the renovation of the Old Law Enforcement Center located at 2100 Ella Court and fully understand its intent. We certify that we have adequate personnel, equipment, and license to perform said services. We understand our ability and fitness to perform shall be judged solely by Marinette County. In addition, we certify that:

- (a) Our proposal is not made in the interest or on behalf of any person not named therein;
- (b) We have not directly or indirectly induced or solicited any person to submit a false or misleading proposal or to refrain from proposing;
- (c) We have not in any manner sought by collusion to secure an advantage over any other vendor;
- (d) We have thoroughly examined the RFP requirements, and our proposed fees cover all costs for service/equipment we have proposed;
- (e) We acknowledge and accept all the terms and conditions included in the RFP; and
- (f) I have full authority to make such statements and to submit this proposal as the duly recognized representative of the Proposer.

  
Signature of Duly Authorized Individual

June 4, 2019  
Date



## Appendix – Firms' Information

### VENTURE ARCHITECTS

#### Firm Overview

**Venture/Architects (VA)**, was established July 12, 1983 to plan and design Public Projects, at the County, Municipal, State and Federal levels. We are a nationally recognized and award winning Governmental Facility planning and design firm.

Our \$1.1 billion portfolio includes the planning and design of County Jails and Law Enforcement Centers, County Court Facilities, Tribal Justice Centers, Sheriff's / Police Department, 911 Emergency Communication Centers, General Government Office Buildings, Health and Human Service Departments, and State Prisons.

We have completed studies and/or completed projects in 54 different Counties across the Midwest.

Venture Architects has a national understanding of government related issues, with a focus on the specific needs of our Midwest clients. This is our "core business".

Our result is oriented philosophy stresses collaboration and consensus building. We strive to achieve trust with all of our clients, which become long lasting relationships. Our key to our success is in knowing how to listen to our Client's needs.

#### Areas Of Specialization

Venture Architects is a full service architectural planning and design firm with specific expertise in the planning and design of government projects.

#### Project Types Include:

- County Master Plan Studies
- County General Government Office Buildings
- County Health and Human Service Departments
- County Jails and Law Enforcement Centers
- County Court Facilities
- State Prisons/ Institutions
- County Highway Department / Fire Stations
- / Emergency Medical Service (EMS) / Police Department
- County 911 Emergency Communication Centers
- Sheriff's Offices/Departments
- Juvenile Detention Facilities
- Tribal Justice Centers



**Marinette County**  
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**VENTURE ARCHITECTS**

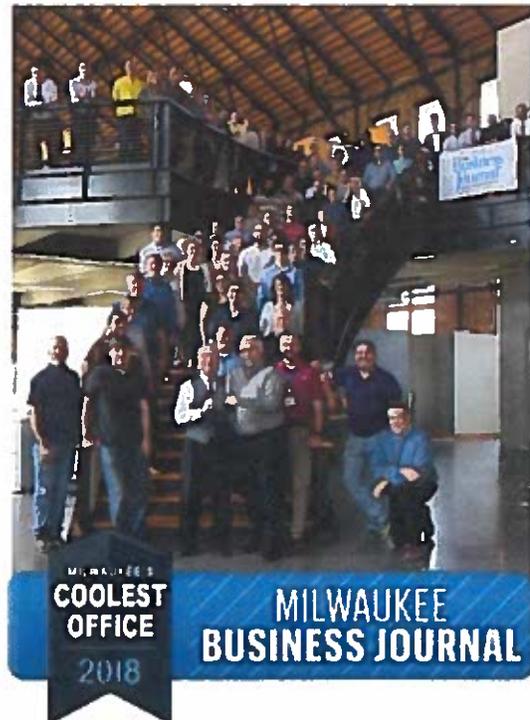
**Firm Size**

The Venture staff is comprised of a core group professionals. The following lists the key individuals at Venture Architects:

Name	Responsibility
John H. Cain, AIA	Vice President • Principal • Design Director • Director, Justice Planning
Thomas R. Poweleit	Vice President • Senior Project Manager
Cory D. Beyer, AIA	Vice President • Project Architect • Senior Project Manager
John C. Sabinash	Vice President • Principal • Director, Municipal Studio
Jack T. Blume, AIA, CDT	Vice President • Principal • Project Architect • Project Manager
Kurt V. Zimmerman, AIA, LEED AP BD+C	Senior Planner • Design Architect • Sustainability Specialist
Lisa C. Jansen, ASID	Vice President • Principal • Interior Design • Space Planning
Wendy J. Schultz, ASID	Vice President • Principal • Interior Design • Space Planning
Thomas E. DiSalvo, ASLA	Vice President • Principal • Director of Landscape Architecture
Justin M. Arndt, AIA, CDT	Vice President • Director, Field Services, Construction Administration
Brad C. Kwasny, AIA	Associate • Senior Project Architect
Steven F. Genz, AIA, ASLA	Project Architect
Leslie J. Takahashi-White	Associate • Senior Project Associate
Devon R. Miller, CSI, CCS	Specification Writer • Contract Manager
Samuel T. Guadagnino	Architectural Technician • Visualization Graphics Designer
Peter Sommerfeld	Architectural Technician • Visualization Graphics Designer
Kaia M. Glenn	Senior Associate • Business Development Manager

Venture Architects, being wholly owned subsidiary of Zimmerman Architectural Studios, Inc., one of Milwaukee's largest and most successful architectural firms, established in 1906. Zimmerman Architectural Studios' staff of 118 is comprised of individuals representing multiple building design disciplines including:

- Architectural Planning and Design
- In-House Engineering
- Landscape Architecture
- Interior Design
- Space Planning
- Cost Estimation
- Specifications Development
- Graphic Design
- Sustainable Design



# Marinette County

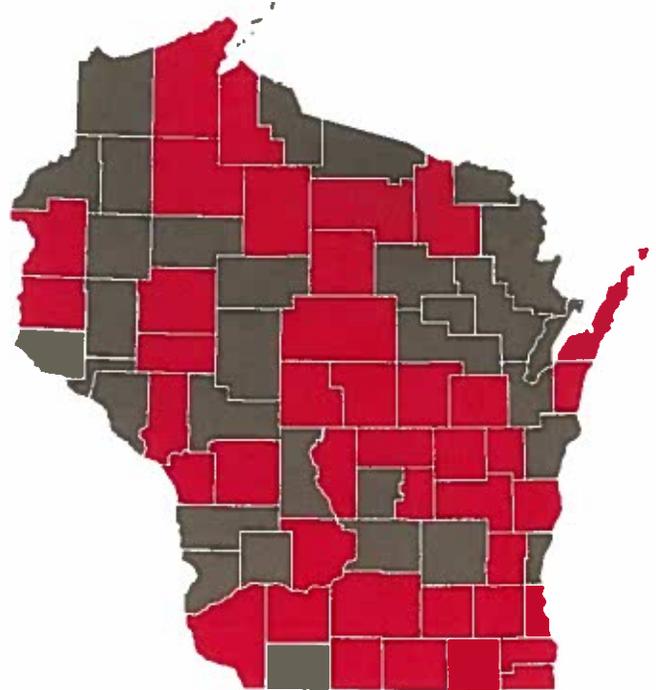
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Renovation of Old Law Enforcement Center Into Offices

## VENTURE ARCHITECTS

### Wisconsin Counties' Leading Government Facilities Planning And Design Architect

We are the State of Wisconsin's leading Government Facilities Planning and Design Architect with studies and/or completed projects in 42 different Wisconsin Counties.

- |                 |                 |
|-----------------|-----------------|
| 1. Adams        | 22. Milwaukee   |
| 2. Ashland      | 23. Monroe      |
| 3. Bayfield     | 24. Oneida      |
| 4. Brown        | 25. Outagamie   |
| 5. Calumet      | 26. Polk        |
| 6. Chippewa     | 27. Portage     |
| 7. Dane         | 28. Price       |
| 8. Door         | 29. Racine      |
| 9. Eau Claire   | 30. Rock        |
| 10. Fond du Lac | 31. Sauk        |
| 11. Forest      | 32. Sawyer      |
| 12. Grant       | 33. Sheboygan   |
| 13. Green       | 34. St. Croix   |
| 14. Green Lake  | 35. Trempealeau |
| 15. Iowa        | 36. Walworth    |
| 16. Jefferson   | 37. Washington  |
| 17. Kenosha     | 38. Waukesha    |
| 18. Kewaunee    | 39. Waupaca     |
| 19. La Crosse   | 40. Waushara    |
| 20. Lincoln     | 41. Winnebago   |
| 21. Marathon    | 42. Wood        |



### Other Midwest Counties

#### North Dakota

Burleigh Morton

#### South Dakota

Oglala Lakota Pennington

#### Illinois

Winnebago

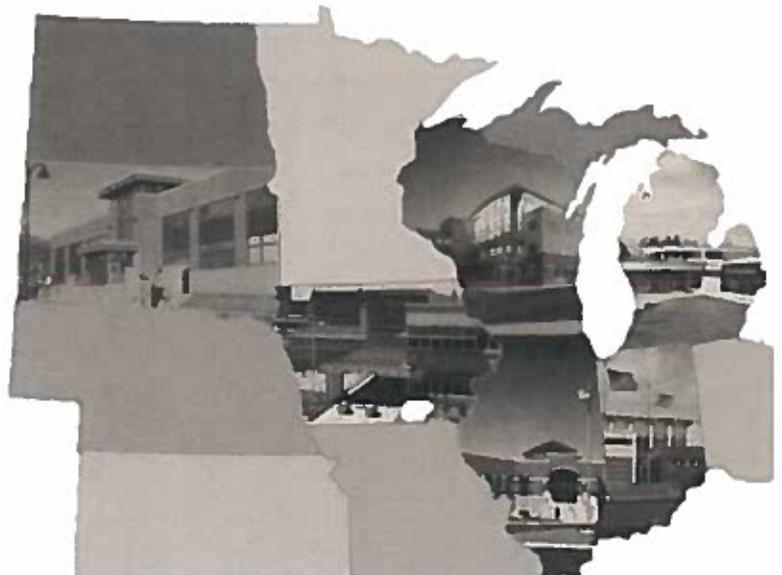
#### Iowa

Cerro Gordo Dallas Dubuque

Johnson Scott

#### Michigan

Allegan Isabella



*Venture/Architects*

**Marinette County**  
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**VENTURE ARCHITECTS**

**Services We Provide**

**Needs Assessment**

Studies to determine facility, operational and capital needs for addressing government facility projects. Issues studied include condition of existing buildings, trends for future, marketing studies, staff efficiency, demographics, etc.

**Pre-Architectural Planning**

Comprehensive physical planning for government facilities. Issues studied include new facility siting, reuse of existing facilities, functional space programming, new facility conceptual design, staffing projections and cost estimating.

**Facility Master Planning**

Comprehensive planning for future facility master planning needs. Studies recommend types for phasing for future operations. Recommendations are both physically driven and fiscally driven.

**Budget Development**

Development of all capital and operational budgets for government projects. Studies make specific recommendations for reducing future operational costs.

**Security Design**

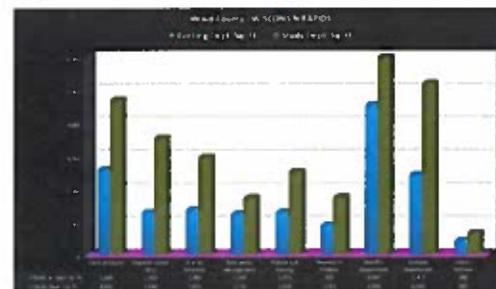
Comprehensive security planning for government projects. Topics include security zone development, security related materials, security doors and hardware and security frames and windows.

**Design And Construction**

Full service in-house design, construction documents, bidding and construction administration.

**Facility Activation**

All project closeout services including building activation, warranties and warranty work, equipment operation manuals and final payment requests.

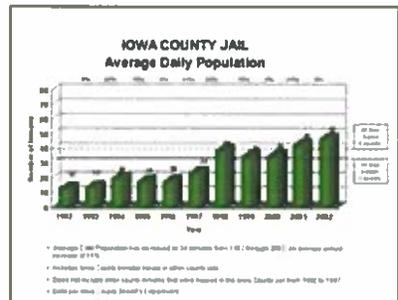
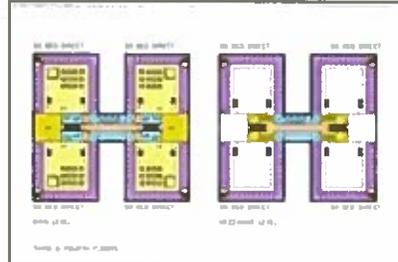


**Marinette County**  
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Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**County Law Enforcement / Jail Studies**

- Ashland County Law Enforcement Center Study, WI
- Burleigh & Morton Counties New Detention Center Study, ND
- Cerro Gordo Law Enforcement Center Study, IA
- Chippewa County Law Enforcement Center Study, WI
- Dallas County Sheriff's Office Study, IA
- Dane County Jail/Huber Treatment Center Study, WI
- Dane County Juvenile Detention Facility Study, WI
- Eau Claire County Jail Master Plan, WI
- Grant County Jail Study, WI
- Green Lake County Justice Center Study, WI
- Iowa County Needs Assessment Study, WI
- Jefferson County Courthouse Addition Study, WI
- Johnson County Justice Center Study, IA
- Kewaunee County Space Needs Assessment Study, WI
- Lincoln County Jail Study, WI
- Monroe County Space Needs Assessment Study, WI
- Oneida County Law Enforcement Center Study, WI
- Outagamie County Huber Study, WI
- Polk County Master Plan, WI
- Portage County Justice Center Study, WI
- Price County Jail Needs Assessment Study, WI
- Sauk County Jail Study
- Scott County Jail Study, IA
- Trempealeau County Jail Study, WI
- Washington County Jail Study, WI
- Waushara County Jail Study, WI
- Winnebago County Sheriff's Office, Jail Expansion Study, Oshkosh, WI



**Marinette County**  
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**VENTURE ARCHITECTS**

**County Law Enforcement / Jail Projects**

Adams County Law Enforcement Center, WI  
Ashland County Law Enforcement Center, WI  
Burleigh & Morton Counties New Detention Center, ND  
Chippewa County Law Enforcement Center, WI  
Dane County Juvenile Detention Remodeling, WI  
Eau Claire County Jail, WI  
Forest County Law Enforcement Center, WI  
Johnson County Jail Remodeling, IA  
Milwaukee County House of Corrections, WI  
Milwaukee County Jail and Criminal Justice Facility, WI  
Oneida County Law Enforcement Center, WI  
Polk County Justice Center, WI  
Washington County Law Enforcement Center, WI  
Washington County Sheriff's Department, WI  
Waupaca County Law Enforcement Center, WI  
Winnebago County Law Enforcement Center, WI  
Winnebago County Satellite Jail Facility, IL  
Washington County Sheriff's Department Addition/  
Remodeling, WI

**County Courts Projects**

Adams County Courthouse Remodeling Project, WI  
Gun Lake Tribal Courts, MI  
Johnson County Justice Center Study, IA  
Milwaukee County Jail and Criminal Justice Facility, WI  
Monroe County Justice Center Study, WI  
Outagamie County Justice Center / HHS Addition Study, WI  
Pine Ridge Justice Center, SD  
Polk County Justice Center, WI  
Portage County Justice Center Study, WI  
Portage County Justice Center, WI  
Washington County Courthouse Addition/Remodel, WI  
Waukesha County Courthouse Addition, WI



**Marinette County**  
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**VENTURE ARCHITECTS**

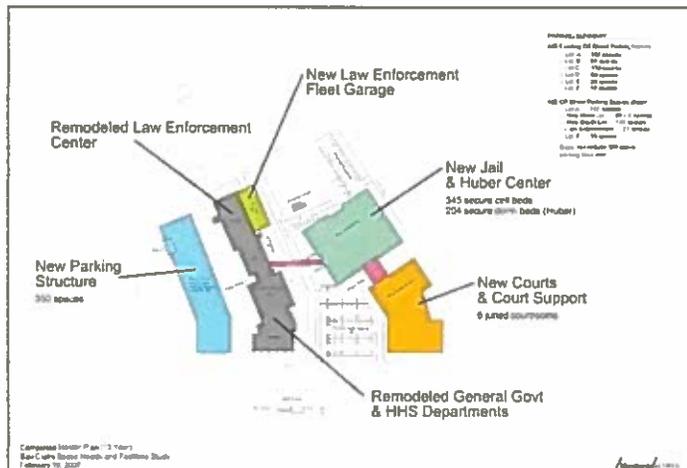
**911 Communication Center Studies / Projects**

- Ashland County – 1 position facility, WI
- Chippewa County – 4 position facility, WI
- Dane County – 23 position facility, WI
- Eau Claire County – 6 position facility, WI
- Forest County – 1 position facility, WI
- Jefferson County – 4 position facility, WI
- Kenosha County - 16 position facility, WI
- Monroe County – 4 position facility, WI
- Oneida County – 3 position facility, WI
- Polk County – 3 position facility, WI
- Portage County – 6 position facility, WI
- Sheboygan County – 8 position facility, WI
- Washington County – 8 position facility, WI
- Waukesha County - 20 position facility, WI
- Waupaca County – 4 position facility, WI
- Winnebago County – 10 position facility, WI
- Winnebago County – 24 position facility, IL
- Wood County – 6 position facility, WI



**Long Range County Master Plan / Building Assessment Studies**

- Eau Claire County, WI
- Fond du Lac County, WI
- Green County, WI
- Green Lake County, WI
- Houghton County, MI
- Iowa County, WI
- Jefferson County, WI
- Kewaunee County, WI
- La Crosse County, WI
- Monroe County, WI
- Oneida County, WI
- Racine County, WI
- Polk County, WI
- Portage County, WI
- St. Croix County, WI
- Sauk County, WI
- Waukesha County, WI
- Wood County, WI



**Marinette County**  
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**VENTURE ARCHITECTS**

**County Health & Human Services (Social Services) Studies**

- Green County Human Services Study
- Jefferson County Health & Human Services Study
- Kewaunee County Public Health & Human Services Study
- La Crosse County Health & Human Services Study
- Outagamie County Health & Human Services Study
- Polk County Health & Human Services Master Plan Study
- Walworth County Health and Human Services Study
- Waukesha County Health and Human Services Study
- Wood County Human Services Building Study

**County Health & Human Services (Social Services) Projects**

- Kewaunee County Public Health & Human Services Center
- Polk County Health & Human Services Building
- Walworth County New Health & Human Services Building
- Waukesha County Health and Human Services Building

**Aging & Disability Resource Center (Adrc) Studies**

- Aging and Disability Resource Center of Central Wisconsin, Wisconsin Rapids, WI
- Aging and Disability Resource Center of Calumet, Outagamie, and Waupaca Counties, Appleton, WI
- Aging and Disability Resource Center of Door County, Sturgeon Bay, WI
- Aging and Disability Resource Center of Jefferson County, Jefferson, WI
- Aging and Disability Resource Center of Lakeshore, Kewaunee, WI
- Aging & Disability Resource Center of Waukesha County, Waukesha, WI
- Aging and Disability Resource Center of Western Wisconsin La Crosse, WI

**Aging & Disability Resource Center (Adrc) Projects**

- Aging and Disability Resource Center of Lakeshore, Kewaunee, WI
- Aging & Disability Resource Center of Waukesha County, Waukesha, WI
- Aging and Disability Resource Center of Eau Claire County, Eau Claire, WI
- Aging & Disability Resource Center of Northwest Wisconsin, Balsam Lake, WI



Let Us Show You the Way

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Wisconsin Department Of Corrections Projects (partial list)**

Wisconsin Department of Corrections - ON CALL SERVICES  
Planning And Small Project Experience

Wisconsin Department of Corrections - BUILDING STANDARDS  
Building Standards For Building Systems And Building Security

Wisconsin Department of Corrections – MASTER PLAN  
Ten Year Master Plan (1990)

Columbia Correctional Institution  
Security Upgrades  
Portage, WI

Columbia Correctional Institution  
Health Services Unit  
Portage, WI

Columbia Correctional Institution  
Segregation Unit Addition  
Portage, WI

Copper Lake School  
Wet Cell Conversion  
Irma, WI

Dodge Correctional Institution Expansion  
900 bed maximum facility. Designed all new housing units  
Waupun, WI

Emergency Housing Units (100 bed)  
7 different institutions (men's medium and maximum)  
\$7.0 million

Felmers O. Chaney Correctional Center  
100 bed men's minimum security/pre-release facility  
Milwaukee, WI

Jackson Correctional Institution  
900 bed medium facility  
Black River Falls, WI

Kettle Moraine Correctional Institution  
Expansion / Remodel  
Plymouth, WI

Milwaukee Secure Detention Facility  
Security Upgrades  
Milwaukee, WI

Milwaukee Women's Pre-Release Center  
100 bed women's minimum security/pre-release facility  
Milwaukee, WI



**Marinette County**  
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Renovation of Old Law Enforcement Center Into Offices

**VENTURE ARCHITECTS**

**Wisconsin Department Of Corrections Projects (partial list)**

Oakhill Correctional Institution  
Administration / Segregation Housing  
Oakhill, WI

Oakhill Correctional Institution  
Health Services Unit  
Oregon, WI

Oshkosh Correctional Institution  
900 bed Expansion/Remodel  
Oshkosh, WI

Oshkosh Correctional Institution  
Visiting Addition  
Oshkosh, WI

Racine Correctional Institution  
650 bed medium facility  
Sturtevant, WI

Racine Correctional Institution  
Food Service Building  
Sturtevant, WI

Racine Correctional Institution  
Treatment Housing Unit (180 bed)  
Sturtevant, WI

Racine Correctional Institution  
Health Services Unit  
Sturtevant, WI

Racine Youthful Offender Correctional Facility  
400 bed medium facility  
Racine, WI

Redgranite Correctional Institution  
1,000 bed medium facility  
Redgranite, WI

Stanley Correctional Institution  
Remodel  
Stanley, WI

Taycheedah Correctional Institution  
Special Needs Support/Program Building  
Fond du Lac, WI

Taycheedah Correctional Institution  
Maximum Housing/Segregation Housing  
Fond du Lac, WI

Waupun Correctional Institution  
Visitor's Center  
Waupun, WI



**Marinette County**  
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**VENTURE ARCHITECTS**

**Juvenile Facilities Studies / Projects**

- Dane County Juvenile Detention Facility, WI
- Dane County Juvenile Detention Facility, Remodeling, WI
- Lac du Flambeau Juvenile Justice study:  
Alternatives To Incarceration Master Plan, WI
- Racine Youthful Offender Correctional Facility, WI
- Washington County Juvenile Detention Facility, WI



**State Non-Correctional Projects**

- Department of Justice Law Enforcement Center Study, WI
- Joint Forces Headquarters Operation Center, Madison, WI
- WisDOT & Outagamie County Joint Law Enforcement Center Study, Appleton, WI



**Tribal Justice Projects**

- Lac du Flambeau Band of Lake Superior Chippewa Indians Juvenile Justice Planning System:  
Juvenile Detention and Alternatives to Incarceration Master Plan
- Match-E-Be-Nash-She Wish Band of Potawatomi Indians, Gun Lake Tribe, Tribal Government Campus, MI
- Menominee Indian Tribe of Wisconsin  
Jail Needs Assessment / Planning Study, WI
- Oglala (Lakota) Sioux Tribe, Pine Ridge Justice Center, SD



**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**HARWOOD ENGINEERING CONSULTANTS, LTD.**

**ABOUT**

We are a multi-disciplinary architectural engineering consulting firm specializing in the built environment as it relates to building systems development. The firm is located in the Menomonee Valley in Milwaukee, Wisconsin serving the public and private sector since 1973. The highly qualified staff includes LEED® Accredited Professionals, Structural Engineers, Civil Engineers, Plumbing / Fire Suppression Designers, Mechanical Engineers and Designers, Electrical Engineers, Specialty Lighting Designers, and Licensed Registered Communications Distribution Designers. Currently Harwood employs over 40 professionals.

**MISSION**

Harwood Engineering's mission is to consistently deliver excellent, creative, and professional engineering solutions that enhance the quality of human environment while meeting the functional needs and economic goals of the Building Owner.



**MARKETS WE SERVE**

- Commercial/Retail:** Offices, Financial Institutions, Retail Shopping Centers, Airport Kiosks, Restaurants
- Education:** Higher Education, Lower Education, Childcare Centers, Athletic/Training Facilities
- Healthcare:** Research/Laboratory, Clean Rooms, Hospitals, Medical Office Buildings, Clinics, Specialty Practice, Senior Living Facilities; Independent Living, Assisted Living, Residential Care Apartment Complex (RCAC) , Skilled Nursing Facilities, Community Based Residential Facility (CBRF)
- Hospitality:** Hotel, Motel, Casino / Gaming, Resort/Spa
- Housing:** Mixed-Use, Multi-Family, Student Residence
- Industrial:** Manufacturing Plants
- Parking Structures:** Underground Post Tensioned Structure Multi Story Buildings, Post Tensioned Stand Alone, Precast Stand Alone, Skywalk Connectors
- Worship:** Churches, Synagogues, Temples, Fellowship Halls
- Public Buildings:** 911 Communications Centers, Emergency Operations Centers, Police Stations, Fire Stations, Municipal Garages, Courthouses, Justice Centers, Jails, Maximum Security Institutions, Data Centers, Libraries
- Recreational:** Waterparks , Fitness & Wellness Centers, Public Attraction, Parks, Ice Arenas,

**Marinette County**  
Request For Proposal No. 19-027-34  
Renovation of Old Law Enforcement Center Into Offices

**HARWOOD ENGINEERING CONSULTANTS, LTD.**

**IN HOUSE DESIGN SERVICES**

Harwood Engineering Consultants in-house Design Services include Feasibility Studies, Engineering Analysis (life cycle costs/benefits), Building Assessment and Needs Analysis, Project Management, and Construction Observation. Harwood has extensive project experience in new construction, remodeling, adaptive reuse, green architecture, mixed use, and all types of project delivery methods (traditional design-bid build, design-build, and design-build-operate-maintain). Our expertise extends from small additions to multi-million dollar structures. We work closely with Clients and entire Project Teams to ensure the designs are successfully integrated into the Architectural Vision and coordinated with all building systems.

**IN HOUSE PLANNING & DESIGN SERVICES**

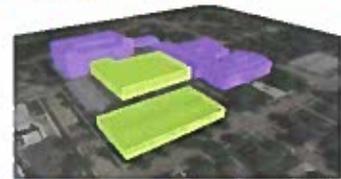
- Building Assessments
- Commissioning
- Engineering Analysis
- Existing Facility Evaluation / Renovation
- Facility Re-use Evaluation / Renovation
- Feasibility Studies
- Land Use & Zoning Analysis / Assistance
- Master Planning
- Site Selection Analysis
- Sustainable Design
- Value Engineering

**COMPUTER CAPABILITIES**

- Adobe Photoshop
- AGI32 Lighting Design and Calculations Program
- AutoCAD Drafting 2D and 3D
- COMcheck Building Energy Codes Program
- Earthworks Estimating Software
- HydroCAD Stormwater Modeling
- In House Media Center
- Lumion: Visualization Software
- Microsoft Office Project
- Revit Building Information Modeling (BIM)
- SketchUp
- Trane TRACE Energy Modeling

**CONSTRUCTION**

- Construction Administration
- Cost Estimating
- On-Site Construction Observation
- Owner's Representative
- Permit Procurement
- Pre-Construction Logistics
- Project Management
- Project Scheduling
- Scheduling Systems



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**HARWOOD ENGINEERING CONSULTANTS, LTD.**



**FIRM HISTORY**

Harwood Engineering Consultants roots date back to 1973 when Mr. Robert Brust, PE, SE, a Structural Engineer, started Brust Engineering. The firm's work, at that time, consisted of Structural Engineering design for Architectural Firms, Contractors and Building Owners. During the period from 1975 through 1984, the firm gained national recognition and notoriety for its expertise in the area of exterior facade and cladding, and the detailing of precast elements for the manufacturing industry. Mr. Brust provided Structural Engineering for many large scale projects, including complex structures such as; providing exterior stone support engineering expertise on the Chicago Mercantile Exchange Center and exterior cladding support for the John Hancock Building in Chicago, Illinois.

**OUR DIFFERENTIATOR**

What differentiates Harwood Engineering, compared to other engineering firms, is its 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 firms six disciplines, Owners are assured optimal facility performance within its overall building design.



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**IMMEL CONSTRUCTION**

**CORPORATE PROFILE**

Howard Immel Inc. is a construction services company providing general construction, project management, estimating and design/build services to meet the needs of our clients. Immel has extensive knowledge in all aspects of construction including new construction, retrofits, remodels and build outs. We serve a broad client base in over 17 states that include work in the following industries:

Municipal, Healthcare, Retail, Manufacturing, Hospitality  
Food Service, Education, Financial, Religious.

With over 54 years in the construction industry, Immel has an experienced team of knowledgeable experts to focus on your specific needs and serve as an extension of you. We help make informed decisions before, during, and after your project with an emphasis on quality while remaining on time and on budget.

We also take great pride in the areas of expertise we provide our clients. This expertise includes site development, estimating and scheduling, engineering, construction, and safety. We also may perform concrete, masonry, carpentry and steel erection, providing improved control of the overall project. All this means the client project is completed on schedule and within budget, with the quality our clients expect.

Our customers have responded to this approach with tremendous loyalty that allows us to form long lasting relationships and build a solid foundation of experience. This is evident as we have ongoing relationships with many of our clients throughout the country.

**Howard Immel Inc.**

Corporate Office  
1820 Radisson Street  
Green Bay, WI 54302  
Phone 920.468.8208  
Fax 920.468.7160

Established – April 7, 1961  
Corporation – S – Corp  
Employees (Field & Office) – 70

**Contacts**

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**IMMEL CONSTRUCTION**

## **COST ESTIMATING / BIDDING**

### **Conceptual Cost Estimating**

All projects are approached with a team concept. The team is typically comprised of an Immel estimating group, our consultants and engineers, the A/E, and the Owner. Having multiple levels of experts working on, and reviewing, the approach ensures the preconstruction estimates, and eventually the construction bids, are correct and accurate.

Immel Construction has a database consisting of thousands of trade sub-contractors to provide our clients with the most complete and competitive bids for the construction of your projects. We have extensive experience with projects throughout the Midwest, so we can ensure that the community is 100% behind the construction of this project.

Quantity take-offs are completed either manually or are digitized using our electronic estimating system. We estimate and often times self-perform our own concrete, masonry and carpentry work. To supplement our estimates, we use other firms to furnish estimates on the remaining items including mechanical and electrical systems.

### **Value Enhancement**

When appropriate, the team will make comparative estimates and provide value engineering on different types of construction. Immel will only offer method proven value engineering options. When a method is correctly applied, the benefits and savings are clarified. Value enhancement options will be presented to our client for evaluating specific building materials, details, systems, and practicality along with efficiencies of the building. We believe it is vital for the project team and the design firm to spend time during the initial planning of the project to find the best overall value.

As part of our responsibilities, we will make honest and conservative recommendations for project contingencies, and share with the Owner the savings developed by the project team.

Our first priority is the early involvement of all parties (Owner, Architect, Mechanical and Electrical Contractors) with a focus on cost, time, and quality. This enables the Owner to benefit from the combined experience of the group. At Howard Immel Inc., we firmly believe that a team approach is essential for the success of your project.



Immel provides construction services for public sector clients at the federal, state, and local levels.

Accordingly, we are very familiar with policies and procedures for advertising and soliciting bids, tracking prevailing wage rates, and processing certified payrolls.

We understand the responsibility that comes with taxpayer supported projects, and will make every effort to ensure the project achieves the maximum value for the client.



1 **ORDINANCE No. 426-19**

2  
3 **AMENDING THE GENERAL CODE OF ORDINANCES OF**  
4 **MARINETTE COUNTY - COUNTY GOVERNMENT**  
5 **CHAPTER 7 – TRAFFIC CODE**  
6

7 The County Board of Supervisors of the County of Marinette does ordain as follows:

8  
9 *Section One:* Section 7.09 (2) of the Marinette County Code of Ordinances is amended as  
10 follows:

11  
12 (2) Designation of ATV/UTV Highway Routes

13 ...

14 (b) The following roads in the County of Marinette, Wisconsin, are hereby  
15 designated as daylight ATV/UTV routes during the period commencing May 1  
16 and ending December 1 unless designated otherwise:

17 ...

18 (30) County Highway F beginning at Marinette/Oconto County line and ending  
19 at Chickadee Road all in the Town of Silver Cliff.

20 (31) County Highway X beginning at Deer Lake Road and ending at Newton  
21 Lake Road all in the Town of Stephenson.

22 (32) County Highway W beginning at Airport Road and ending at County  
23 Highway P all in the Town of Stephenson.

24 (33) County Highway P beginning at County Highway W and ending at Ade  
25 Road all in the Town of Stephenson.

26 (34) County Highway I beginning at Homestead Lake Road and ending at  
27 Camp 5 Road all in the Town of Silver Cliff.

28  
29  
30  
31 *Section Two:* This ordinance shall be effective immediately upon passage, publication and  
32 placement of appropriate signage.

33  
34 Approved by a majority of a quorum of the Marinette County Board of Supervisors on June 25, 2019.

35  
36  
37 \_\_\_\_\_  
38 Mark Anderson, Chairperson

\_\_\_\_\_

Kathy Brandt, County Clerk

39  
40 Recommended –Infrastructure Committee June 5<sup>th</sup> and June 20<sup>th</sup>, 2019

Marinette County Finance Department  
Fiscal Impact Statement

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426-19

Ordinance

Resolution

**AMENDING THE GENERAL CODE OF ORDINANCES OF MARINETTE  
COUNTY- COUNTY GOVERNMENT CHAPTER 7 – TRAFFIC CODE**

Fiscal Impact Statement:

*The Marinette County Highway Department is responsible to determine the number and placement of signs for the designated ATV/UTV highway routes. A requesting ATV Club or local municipality shall provide the required signs. The expected cost of labor and equipment for installation and maintenance of the signage is approximately \$79 per hour. Total actual hours and cost will depend on the number of approved routes.*

*Laura Mans*

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Laura Mans  
Finance Director

May 31, 2019

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Date