PROPOSAL

NEW PAVILION / SHELTER
JONEN PARK

PREPARED FOR

MAY 26, 2022

McMAHON
ENGINEERS ARCHITECTS
920.751.4200 MCMGRP.COM

TABLE OF CONTENTS

Section 1

COVER LETTER & BACKGROUND/INFORMATION

May 26, 2022

City of Kaukauna
Attn: John W. Neumeier, Director of Public Works
Neumeier@kaukauna-wi.org

Re: Request for Proposal For the City of Kaukauna
Jonen Park Pavilion
McM No. M0032-06-99-00001.12

Dear Mr. Neumeier,

All of us on the McMahon Associates, Inc. (McMAHON) Team are excited to submit our qualifications to assist you in the design of a new pavilion / shelter at Jonen Park. Having designed Jonen Park, our Team is intimately familiar with the park.

As a company that has been serving architectural and engineering needs for over 110 years, McMAHON is ideally suited to successfully complete this design effort. Our team of professionals is comprised of in-house architects, structural engineers, plumbing, ,electrical, HVAC, surveyors, and site civil engineers.

McMAHON has years of experience working with Municipal clients on a wide variety of projects and understands that providing contemporary and sustainable facilities is important to their success. Several of these projects are highlighted in this proposal.

As outlined in this Proposal, McMAHON's history of delivering extraordinary solutions is the direct result of our integrated process that stresses collaboration, communication, research, and innovation. McMAHON embraces the concept of engaging the primary stakeholders in every facet of the project process. With this level of involvement and input, matched with McMAHON's experience and leadership, the integrated process yields a final product that will exceed the City of Kaukauna's expectations for this design initiative.

Thank you for considering McMAHON for your project. We look forward to working with the City of Kaukauna. Please feel free to contact me at (920) 751-4200 or bwerner@mcmgrp.com for further clarification.

Respectfully,
McMahon Associates, Inc.

Brad D. Werner, PE
Vice President / Senior Municipal Engineer

COMPANY OVERVIEW

McMAHON ASSOCIATES, INC. (McMAHON) Our team of over 150 professionals serve our clients from our corporate headquarters in Neenah, Wisconsin along with our Illinois and Indiana regional offices. We share the common goal of delivering our services 'The McMAHON Way', meaning we strive to build long-term client relationships by combining strong core values with a culture for success.

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

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

The affiliate companies are:

ENGINEERING & ARCHITECTURE:
McMAHON ASSOCIATES, INC. (McMAHON)
Est. 1909

DESIGN/BUILD:
McMAHON, INC.
Est. 1991

PUBLIC/PRIVATE PARTNERSHIPS (P3):
INTEGRATED PUBLIC RESOURCES, LLC (IPR)
Est. 2015

OFFICE LOCATIONS:
Corporate Headquarters: Neenah, Wisconsin
Regional Offices: Machesney Park, Illinois & Valparaiso, Indiana

2020 ENR TOP 500 DESIGN FIRM

OUR SERVICES AND WHO WE SERVE

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

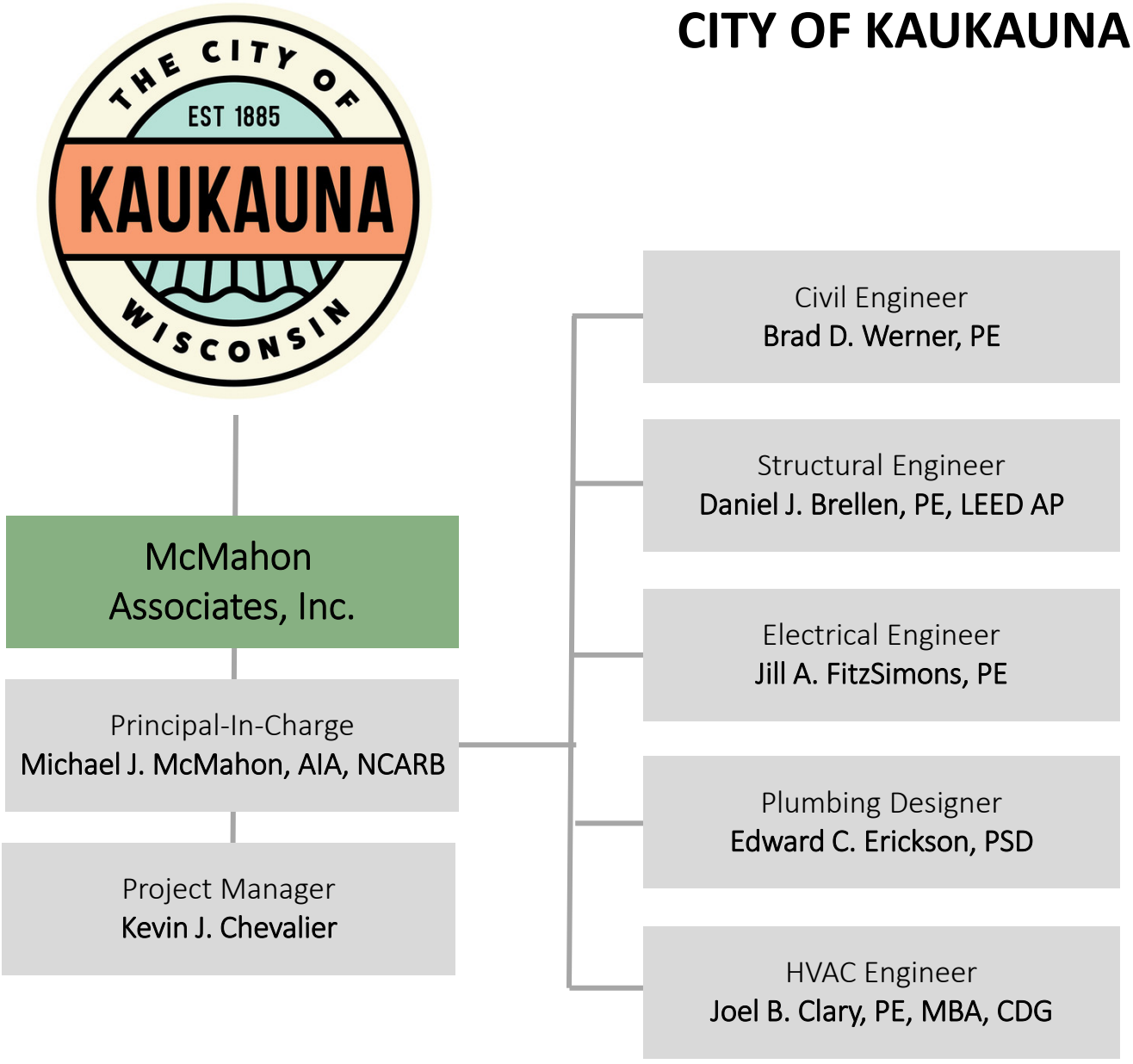
- Municipal Engineering
- Transportation
- Water Resources
- Environment & Ecology
- Parks & Recreation
- Site Development
- Land Surveying
- Geospatial Solutions
- GIS Development
- Architecture
- Building Information Modeling (BIM)
- Wastewater Engineering
- Water Engineering
- Renewable Fuels / Waste-to-Energy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

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

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

PROJECT TEAM

JONEN PARK PAVILION
CITY OF KAUKAUNA



TEAM BIOGRAPHIES

MICHAEL J. McMAHON, AIA, NCARB
Executive Vice President / Senior Architect

Mike is a licensed architect with over 35 years of experience in his field. This year he celebrates his 17-year anniversary with McMAHON. Mike will act as the Project Architect / Designer and will maintain this involvement throughout the life of the project. Mike has designed and managed many municipal / recreational projects in his career including storage buildings, concession buildings, restrooms, and park shelters.

KEVIN J. CHEVALIER, ASSOC. AIA
Project Manager / Project Designer / Construction Management

Kevin is an AEC Professional with over 20 years of experience in the industry. His experience includes a broad range of project types including everything from industrial facilities to medical facilities and everything in between. This experience has helped Kevin develop a better understanding of how clients, contractors, and design teams communicate their process into successful projects. His knowledge of BIM and technology helps facilitate exceptional project communication between the design team and the client.

BRAD D. WERNER, PE
Vice President / Senior Municipal Engineer

Brad has 35 years of experience as a Design Engineer / Project Manager for municipal projects. Brad graduated from the University of Wisconsin-Platteville and has been with McMahon for 33 years. Brad has a wide range of experience in Municipal Engineering serving as the Municipal Engineer for villages, utility districts, and water utilities. Brad regularly attends and presents at public meeting as a sitting staff member including plan reviews, planning, budgeting, designing, bidding, project assessment support, and construction administration. He specialized in sanitary sewer collection systems, stormwater management, municipal street construction, and park and recreation projects.

TEAM BIOGRAPHIES

DANIEL J. BRELLEN, PE, LEED AP
Associate / Structural Engineer

Dan is a Structural Engineer with 16 years of structural design experience and is the structural group manager. He works closely with design team members to develop structural solutions suited to each project's needs. He has structural engineering experience in the design of commercial, industrial, educational, medical, water / wastewater treatment, and agricultural facilities, as well as bridge and roadway projects. He is a registered Professional Engineer in Wisconsin and LEE-AP Certified.

JILL A. FITZSIMONS, PE
Electrical Engineer

Jill is a licensed Electrical Engineer with over 15 years of experience in the design of electrical building systems for commercial and municipal facilities. Prior to accepting a position with McMAHON, Jill was and Associate Principal at Berg Engineering Consultants in Schaumburg, Illinois. Jill has experience with power, lighting, and special systems designs for various types of building projects, including educational, heathcare, park / recreation, police department, auditoriums, office, maintenance garages, and senior living facilities. Jill has extensive experience with lighting replacement projects that update lighting to IES recommended levels and lighting power density and controls meeting 2015 IECC Energy Code.

TEAM BIOGRAPHIES

EDWARD C. ERICKSON
Plumbing Designer

Ed is a licensed plumbing systems designer with over 35 years of experience in the design of plumbing building systems for commercial, educational, industrial, and municipal facilities. Prior to accepting a position with McMahon Associates, Inc., Ed was designing, estimating, and project managing at Bassett Mechanical in Kaukauna, WI. Ed has experience with sanitary drain, waste and vent, storm drain and vent, acid resistant drain, domestic cold water, domestic hot water, domestic hot water recirculation, non-potable water, protected water, soft water, and many other mediums for various types of building projects, including healthcare, wastewater and water treatment, maintenance garages, funeral homes, restaurants, bars, police departments, jails, utility companies and much more. Ed has experience designing buildings to LEED levels as defined by customer.

JOEL B. CLARY, PE
Mechanical Engineer

Joel joined McMahon Associates, Inc. in 2017 with 20 years of HVAC and Plumbing Design experience. Prior to accepting that position, Joel was the owner of his own mechanical and plumbing design company. Joel did a great deal of work for Oshkosh Truck, City of Oshkosh, and LIM Architects. Joel has experience with HVAC system designs for various types of building projects including repair garages, parking garages, wash bays, office design, kitchen design, school designs, auditoriums, and specializes in geothermal designs. Joel is responsible for HVAC, compressed air, plumbing and humidification design for the MEP Department.

Section 2

UNDERSTANDING OF PROJECT

McMahon Associates, Inc. (McMAHON) has partnered with many municipal clients over the past 30 years on a wide variety of new and renovation projects. We understand this project is to develop a comprehensive design, bidding, and construction administration services for the construction of a new pavilion at Jonen Park. Our McMAHON Team designed Jonen Park and has intimate knowledge of the entire site.

Our approach is based upon our Design Process which we have branded as "OPTIMIZE" (attached). Our OPTIMIZE Process parallels the preliminary scope of work you have put forth in this RFP. Please see the Design Schedule in this Proposal which outlines our process and key milestones.

Kevin Chevalier will be the Project Manager for this effort. He will lead all Civil, Structural, and M.E.P. Team Members (all based in our Neenah, WI office) in developing the planning, design, and budgeting for this effort.

It is common for our Team to work with multiple constituents / stakeholders during a project. Below are communication methods we expect to employ for the City of Kaukauna Jonen Park Pavilion project.

Communication Methods Utilized:

- Project Team list and communications structure determined at kick-off meeting
- Weekly project meetings during design (50% virtual)
- Use of issues and actions list reviewed and updated weekly
- All drawings and documents posted to common access FTP site weekly
- Design meetings with each department to verify program requirements and the final design

SCOPE OF SERVICES DESIGN

I. Topographic Survey Services Include:

A. Contact Diggers Hotline for public utility locations within the topographic survey area as outlined on the attached exhibit map.

B. Coordinate with the appropriate City staff to field mark private utilities prior to survey crew being on site.

C. Perform a topographic survey to locate visible site features such as pavements, parking lots with pavement markings, curb and gutter, sidewalks, building structures together with first floor elevations, fences, berms, readily visible property irons, utility features, light poles, pedestals, transformers, markings by Diggers Hotline, sanitary and storm sewer manholes, storm inlets with rim and invert elevations, water valves, hydrants, limits of landscaped areas, standalone trees of 2-inch caliper or larger and limits of wooded areas.

D. Establish horizontal and vertical control points near or within the project area.

E. Prepare an AutoCAD drawing of topographical features as surveyed. Survey map is to include spot elevations and 1-foot contours.

II. Civil Design and Permitting Services Include:

A. Concept Design

1. Review site plan requirements for required site plan submittals and approvals.

2. Meet with City staff to discuss design requirements, including but not limited to, lighting, landscaping, storm sewer, driveway entrance locations, site drainage, stormwater device design, and parking lot traffic patterns.

3. Provide preliminary site design to Owner for approval. Coordinate with Owner on light and landscape locations.

B. Site Design

1. Import Owner-approved concept drawings into civil site plan.
2. Prepare an existing conditions base AutoCAD drawing using topographic land survey information. Aerial photography and County LIDAR are to be used as needed throughout the plan set to complement the gathered field date.
3. Provide site grading design.
4. Provide site utility design for water main improvements, sanitary sewer (gravity), and storm sewer that will serve the site.
5. Provide an erosion and sediment control design consisting of:
    a. Prepare an erosion and sediment control plan.
    b. Prepare an erosion and sediment control narrative and sequence of construction.
    c. Perform an erosion and sediment control analysis. Reduce sediment discharge to 5 tons / acre / year.
6. Provide specification for construction details.

C. Permits

1. Prepare and submit a City of Kaukauna Conditional Use Permit and attend one (1) City Board Meeting / Public Hearing.
2. Prepare and submit a City of Kaukauna Plan Submittal package and coordinate the site plan review process. Includes preparation of exhibits and supporting documents. Provide up to two (2) design revisions, due to staff comments, or formal submittal.
3. Prepare and submit an application to the Wisconsin Department of Safety and Professional Services for Plumbing Review.
4. Prepare and submit an erosion and sediment control permit application and stormwater management permit application for review / approval.

UNDERSTANDING OF PROJECT
continued

III. Geotechnical Services Include:

A. Preparation and solicitation for geotechnical services. City of Kaukauna to contract directly with the geotechnical consultant.

IV. Architectural Services Include:

A. Kick-off meeting to review proposed project with the project team representatives.

B. Develop program documents for approval by the City.

C. Review preliminary design with Owner's input to select final design.

D. Architectural Schematic Design, Design Development, and Construction Document Phases. We anticipate formal meetings every two weeks during these design phases to review progress.

E. Provide a code review to confirm that the facility is in compliance with Wisconsin Building Codes.

F. Evaluate sustainable and / or energy efficient strategies for the project.

G. Search for applicable grants or incentives for the project.

H. Architectural construction documents.

I. Architectural specifications manual.

J. Provide permitting submittals including drawings, code worksheets, and envelope compliance report. Submit Architectural, Structural, HVAC, Electrical, and Plumbing Drawings for permitting review.

V. Interior Design Services Include:

A. Review of interior finish options with Owner.

B. Specification of interior finishes to be incorporated in Architectural Documents.

C. Owner to select all colors.

VI. Structural Services Include:

A. On the basis of Architectural Design requirements of the project, prepare foundation and superstructure drawings: Schematic, Design Development, and Construction Documents Phases.

B. Foundation drawings will consist of foundation plans and foundation details.

C. Superstructure drawings will consist of steel or wood framing plans (as appropriate for the approved structures) and associated details.

D. Structural specifications manual.

E. Prepare structural calculation package. Design of structural systems will be based on the International Building Code.

VII. Electrical Services Include:

A. Design of electrical power and lighting systems: Schematic, Design Development, and Construction Documents Phases.

B. Coordination of low voltage systems. Low voltage system to be design by Owner's vendors.

C. Design of exterior lighting:

1. Review applicable lighting code.
2. Provide photometric plan.
3. Provide exterior light specification, makes and models. Owner to provide information on standards and preferences for fixtures.

D. Electrical construction documents.

E. Electrical specifications.

VIII. HVAC Services Include:

A. Design of heating and distribution systems: Schematic, Design Development, and Construction Documents Phases.

B. HVAC construction documents.

C. HVAC specifications.

D. Provide state submittal of HVAC including drawings and calculation.

IX. Plumbing Services Include:

A. Design of new plumbing systems: Schematic, Design Development, and Construction Documents Phases.

B. Plumbing Construction Documents.

C. Plumbing Specifications.

D. State submittal of plumbing including drawings and calculations.

X. Cost Estimating Services Include:

A. Cost opinions for preliminary design options.

B. Updated cost opinions at Schematic, Design Development, and Construction Documents Phases.

XI. Bidding Services Include:

A. Assist the City with posting the project documents.

B. Review the advertisement and general interest of bidders.

C. Work with the City staff to prequalify bidders.

D. Provide PDF version of drawings and specifications to the City.

E. Participate in the pre-bid conference.

F. Review and approve the question / clarification addenda's during the bid process.

G. Attend the project bid opening.

H. Assist with bid review and evaluation.

I. Assist with post-bid interviews with prospective contractors.

J. Provide recommendation to the Board.

XII. Construction Administration Services Include:

A. Shop drawing review.

B. Answer RFI's from contractors.

C. Generate construction bulletins as needed.

D. Coordinate construction staking with selected contractor to be invoiced.

E. Attend weekly meetings with contractor and owner representatives.

F. Provide compliance statement at completion of project.

G. Follow up and assist City of Kaukauna during warranty period of work.

UNDERSTANDING OF PROJECT
continued

EXCLUSIONS:

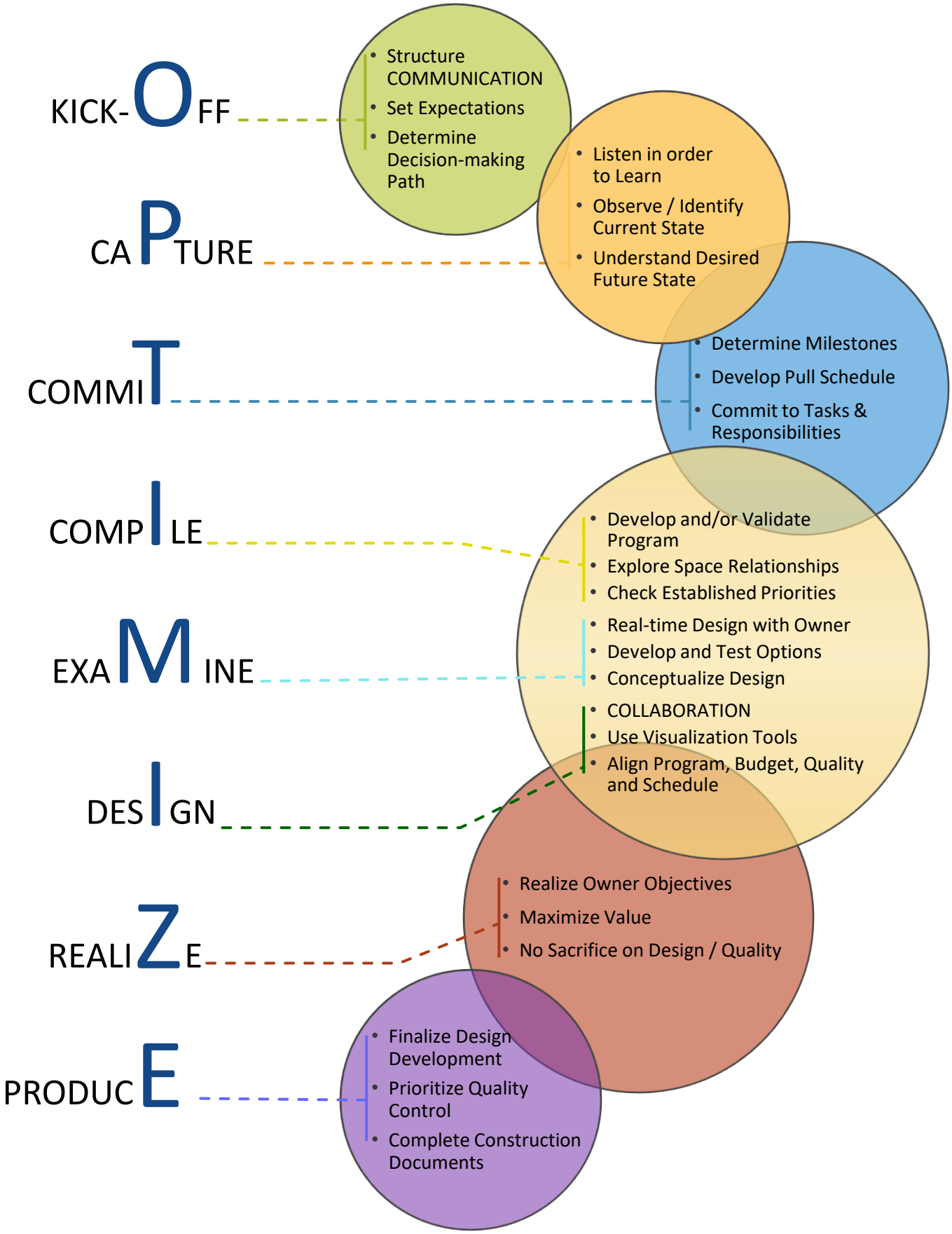
- Testing of existing systems
- Wetland delineations
- Phase I ESA
- Hazardous materials assessments
- Site evaluations for stormwater infiltration
- Design of stormwater infiltration devices (it is assumed that the site will be exempt from infiltration requirements
- Materials testing
- Irrigation system design
- Change of zoning
- Geotechnical consulting or monitoring during construction
- Land division / certified survey maps
- Title / easement searches
- Survey to establish boundaries of the individual tax parcel
- Field marking for private utility locations (markings to be performed by the Owner within topographic areas only)
- Fire protection systems design
- Audio-visual / acoustical design
- Artwork design services
- Telephone / data or security equipment design (infrastructure only is included above)
- Furnishings, fixtures, and equipment selection / specification
- Exterior signage
- LEED or green building certifications
- Commissioning beyond the typical standard of care
- Payment of state and local plan review fees
- Redesign efforts necessitated by changes to site and building layout after Owner approval
- Record drawings

SPECIAL TERMS:

The Scope of Services and Fee are based upon the understanding that others will provide the following:

- Any required utility extensions to the project site if not available immediately adjacent to the selected site.
- Owner to provide a single source contact with who all communications is to occur.
- Owner to pay all review, permit, and recording fees.
- Owner to provide such legal, accounting, financial, and insurance counseling services as may be required for the project.
- Owner to provide copies of existing site and building plans.

OPTIMIZE ALL ASPECTS OF YOUR PROJECTS WITH
The McMAHON DESIGN PROCESS…



McMAHON ENGINEERS ARCHITECTS

OPT For Excellence… The McMAHON DESIGN PROCESS

KICK-OFF

Project kick-off sets the tone for a project. Setting clear expectations is important. This includes having the right people at the table as part of the project team. The project team includes individuals from both the owner's staff and McMAHON's design team. It can also include outside stakeholder and contractor members. Each member of the team needs to know what role they play, what expectations they have of other team members, and what other team members expect of them. Once these expectations are clearly defined, communication between team members is structured to allow for the smooth flow of information throughout the project. The decision-making path will vary depending on the owner's internal structure. A successful project includes team members that are empowered to make decisions that will keep a project moving forward.

CAPTURE

The early part of a project involves capturing lots of information. The earlier this information is gathered and the completeness of this information, has a direct positive impact on projects. In order to deliver a successful project McMAHON's design team must first learn about our clients. We learn by listening. What is important to our client? We work with owner to create a list of priorities and in what order those priorities fall. The team establishes an owner vision that acts as a thread throughout the entire project. The priorities and vision are always there to reference and serve to ground the team at points in the project when the path forward may not seem as clear. Every project must move from a current state to a future state. Once McMAHON's design team observes the owner's current state and understands their desired future state, the project team develops a plan to bridge the gap between the two states.

COMMIT

Making commitments and sticking to them is an important part of every project. If every team member does this throughout the project, then all members are able to maximize the value their role is bringing to the project. Project milestones are determined by the project team. Once determined, the team develops a Pull Schedule to understand what tasks all team members must accomplish and in what order to meet the milestone dates. If milestone dates are delayed, the project schedule is delayed. The Pull Schedule is reviewed on a regular basis and revised as needed to keep progress in check. It is a strong yet simple way to organize project tasks in order to pull information when it is truly needed. McMAHON has seen the use of Pull Schedules lead to less rework during design, schedule efficiencies, reduced change orders during construction, and satisfied clients.

COMPILE

A thorough and validated program is the foundation of a well designed project. McMAHON's design team works directly with the owner to establish the project program. The program includes a list of spaces, numbers of spaces, space dimensions, square footage, and specific notes. Multipliers are used to account for circulation, walls, chases, and similar types of space. Total program square footage is used to check alignment with the owner's project budget. With a program established, McMAHON's design team begins to explore space relationships with the owner. With the program and the established list of priorities set at the beginning of the project, a diagrammatic representation of the project plan starts to take form.

EXAMINE

With the owner present, McMAHON's design team uses real-time design to examine options for the project. This interactive and collaborative process happens both electronically and in sketch form. Developing and testing options as a project team leads to a stronger final design. Design sessions where owner stakeholders explore possible layouts and process flow on paper with cut-outs of program spaces helps to establish buy-in for a project and generates the necessary process discussions that often need to happen early on for a project to be successful. McMAHON's design team is able to take this information and create multiple simple design concepts electronically for discussion with the design session group. With the right buy-in from owner stakeholders, this process has generated conceptual designs efficiently and effectively.

DESIGN

Collaboration is essential to the success of the McMAHON Design Process. Collaboration naturally brings communication to a process. It also creates efficiencies that ultimately have a positive impact on projects helping to minimize things like rework, errors, waste, and ultimately leading to reductions in project design schedule and changes during construction. The use of visualization tools like Revit help to fully take advantage of the collaborative process. McMAHON uses 3D visualization in Revit along with renderings and animations to allow owners and the design team to fully understand the project vision early in the project. This early understanding is important. The more that the entire team takes time to create understanding early in the process, the less errors and misunderstandings will occur during construction when changes are costly. McMAHON's process creates this understanding early. Then we align the project program, budget, quality and schedule, and maintain that alignment throughout the design.

REALIZE

Throughout the design process, McMAHON is always looking to Optimize value to the owner. At this stage of the project we want to make sure we've realized that value and the owner's objectives. McMAHON truly believes that owners don't need to sacrifice design and quality. Our design process is built around aligning program, budget, quality, and schedule. This balance in combination with the collaborative process laid out above has lead to many successful projects over many years. We believe in it and have passion for it!

PRODUCE

Prior to completing the construction documents for the project, McMAHON will finalize the design development of the project with the owner and design team in a final collaboration meeting. We also spend time internally focusing on quality control of our documentation. Creating the construction documents is a very streamlined part of our design process due to the focus on gathering more information up front during design. Producing construction documents has truly become just producing. This saves time and cost on our projects. This is another example of maximizing value to the owner - the owner is getting more time spent on thoughts/ideas/innovation which adds value and just the right amount of time on production. In a traditional project more time is spent on production seeking answers and often on rework which adds time and cost.

To learn more about **The McMAHON DESIGN PROCESS** call 920.751.4200 and ask to speak with our company's president, Paul Benedict.

ARCHITECTURE

SUSTAINABLE DESIGN PRINCIPLES

The health of our surroundings not only has a direct impact upon the health of human life; it also impacts the quality of our drinking water, air, soil and thus, the health of every other living organism. Historically, McMAHON has always provided quality design and construction management services that respond to **Sustainable Design** issues. Our in-house staff includes LEED® accredited professionals and excels in LEED® Design.

Buildings and Sustainable Design:

It is our commitment to provide our clients with sustainable, high performance buildings. Our services and expertise allow us to offer an array of sustainable design options to address your unique project goals. These options can range from a few sustainable elements to buildings and sites that push the technological envelope. McMAHON has implemented many types of sustainable elements in educational and other various types of facilities.

Just a few of these elements include:

- High Performance Building Envelope Design
- High Performance Glazing Systems
- Passive and Active Solar Energy
- Reclaimed Heat Systems
- Wind Harvesting
- Cool Day-lighting
- Occupant Sensor Lighting Controls
- Occupant Sensor Heating Controls
- Light Shelves
- Light Louvers
- Sustainable Building Materials
- Low VOC Building Materials
- Green Roofs
- Rainwater Harvesting
- Wet and Dry Ponds
- Bio-Filters
- Prairies

FOR LEAN ARCHITECTURE, IPD & LEED® CONTACT

Marley A. Gast, AIA, NCARB
Associate / Architect

mgast@mcmgrp.com
920.751.4200 ext. 335

ARCHITECTURE

BUILDING INFORMATION MODELING (BIM)

The acronym **BIM** has numerous definitions in the Architectural, Engineering and Construction Industries. While the acronym BIM can define a Building Information Model, this falls short of what BIM really is and does for the industry. At McMAHON, rather than look at BIM as an object, we approach BIM as Building Information Modeling. This quantifies the acronym as more of a process where technology and collaboration are used to create a virtual building / project and allows the design team to make design reviews and performance reviews before anything is constructed. McMAHON has integrated BIM into how we design and how we deliver our services to our clients.

Visual Communication

- McMAHON uses BIM and touch-screen technology to develop the schematic ideas and layouts directly with the client in real time. In using this technology, McMAHON delivers improved client and designer communication, and a drastic reduction of the iterations and back-and-forth design exchanges experienced in traditional methods. This technology also allows brainstorming sessions to become much more collaborative and productive early in the design process.

Project Visualization

- McMAHON uses BIM software to provide 3D views of the project in every phase of the design. Modeling the project allows the client to visualize the built environment and get a sense of relational space that couldn't otherwise be experienced. McMAHON uses a wide variety of tools to cater to our client and project specific needs.

Collaboration

- McMAHON leverages the use of BIM to provide the most cost effective and efficient design we can. Using BIM and collaborating with the different design disciplines, and even the trade contractors early on in the design process, provides an environment where aesthetics, efficiencies, and budget are developed cohesively.

Reality Capture

- McMAHON is implementing digital photogrammetry and point cloud technology to create 3D models of existing structures and terrain. The result is dramatically more effective planning and coordination throughout the design process.

Tools

- Recap-digital photogrammetry
- Revit-modeling and design software
- Navisworks-clash detection and virtual construction collaboration tool
- BIM 360 Glue-virtual walk through and collaboration tool
- Civil 3D-site modeling and design
- Google Earth Pro-preliminary site visualization
- Joinme.com-web conferencing and sketch session collaborations
- Microsoft surface pros and Sharp Aquos boards-production and touch screen collaboration

FOR BIM DESIGN, CONTACT

Jennifer J. Scherer
Architectural Designer

jscherer@mcmgrp.com
920.751.4200 ext. 337

Section 3

SIMILAR PROJECTS

PIERCE PARK
PARKS & RECREATION DEPT.
APPLETON, WISCONSIN

PARK PAVILION / BAND SHELTER RENOVATION

BACKGROUND

Pierce Park was established in 1920. The “dance” pavilion, centrally located in the 38-acre park, was designed by Chicago architect Byron H. Jillson in 1926 and was most likely constructed shortly thereafter. An addition to the exterior stage of the pavilion was constructed around 1944. The most recent renovation work on the structure occurred in 2001/2002, but it did not address a few major issues with the existing structure. The basement, located under the interior and exterior stage, was left intact, the rotating band shell was not renovated or removed, and the exterior band shelter/stage was not enlarged. The existing basement continued to be a problem due to water penetration and general deterioration. The band shell was antiquated in size and function and also suffered from general deterioration. The size of the existing exterior stage did not function adequately for the major user groups including the Appleton City Band which runs a summer concert series at this location.

EXISTING STRUCTURE & DESIGN RENDERING

PROJECT

In 2013, McMAHON was tasked to create an enlarged band shelter/stage structure that would enhance and not diminish the historic nature of the existing iconic pavilion, as well as resolve the deficiencies described above.

McMAHON ENGINEERS ARCHITECTS

BROWN COUNTY
WISCONSIN

FAIR GROUNDS RESTROOM
NEW CONSTRUCTION

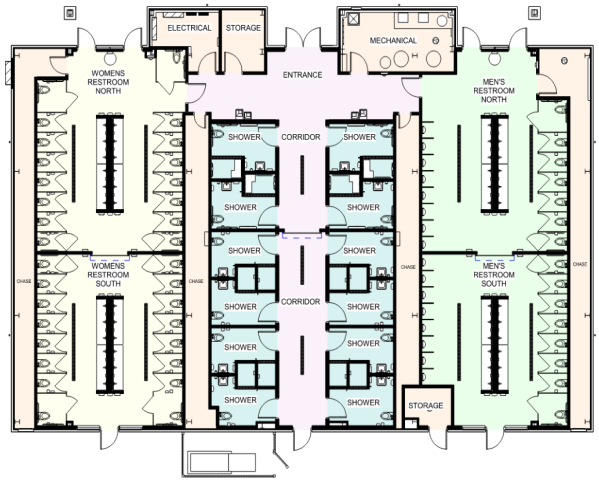
PROJECT

As part of the overall master plan for the Brown County Fair Grounds, McMAHON was awarded the design, bidding and construction administration for a new Restroom Facility and RV-Dumpstation.

The Restroom Facility would replace an existing facility and need to be expanded to accommodate Fair Grounds capacity for larger events. In addition, the facility needed to be designed to establish the design standards for future buildings on the site. The primary design elements include insulated metal panels to represent rural communities and agricultural buildings, in addition to split face concrete block for durability.

Overall, the 6,000-SF Restroom Facility consist of 32 Women's Toilets, 15 Men's Toilets, 16 Men's Urinals, and 12 Shower Rooms that include sinks and toilets. The Shower rooms are intended to be for all users and contain 4 handicap-accessible shower units.

Looking at energy and durability for the restroom facility, the McMAHON design team recommended in-floor heating, as well as an insulated metal panel roof structure and wall structure. These systems will not only be durable for years to come but will also save on overall energy usage of the facility. The facility can also be divided into sections with roll-up doors, allowing for smaller events and reduced energy consumption.



McMAHON
ENGINEERS ARCHITECTS

WITTMANN PARK
VILLAGE OF FOX CROSSING
WISCONSIN

PARK DESIGN
REDEVELOPMENT

BACKGROUND

The 25-acre Wittmann Park space includes soccer fields, playground equipment and a pavilion. In 2009, McMAHON assisted the Village with drainage improvements at the park site.

PROJECT

As a follow-up of the drainage improvements project, the redevelopment project included site layout and design of a new pavilion, soccer field, sand volleyball court, tennis court, basketball court and 3,300-ft of recreation trail around the perimeter of the park. McMAHON provided site layout, design, bidding and construction administration services. The project was divided into two phases, beginning in 2015, with completion in 2016.

CHALLENGES

Due to a large wetland located along the north side of the park property, the design of an additional soccer field and recreation trail required permitting through the Wisconsin DNR.

McMAHON
ENGINEERS ARCHITECTS

MEMORIAL PARK
PARKS & RECREATION DEPT.
APPLETON, WISCONSIN

CONCESSIONS BUILDING RENOVATION

BACKGROUND

As part of an overall project to improve its existing baseball fields complex, the City of Appleton Parks Department is planning to renovate its existing toilet/ concessions/ storage building (Jones Building) at Memorial Park in Appleton.

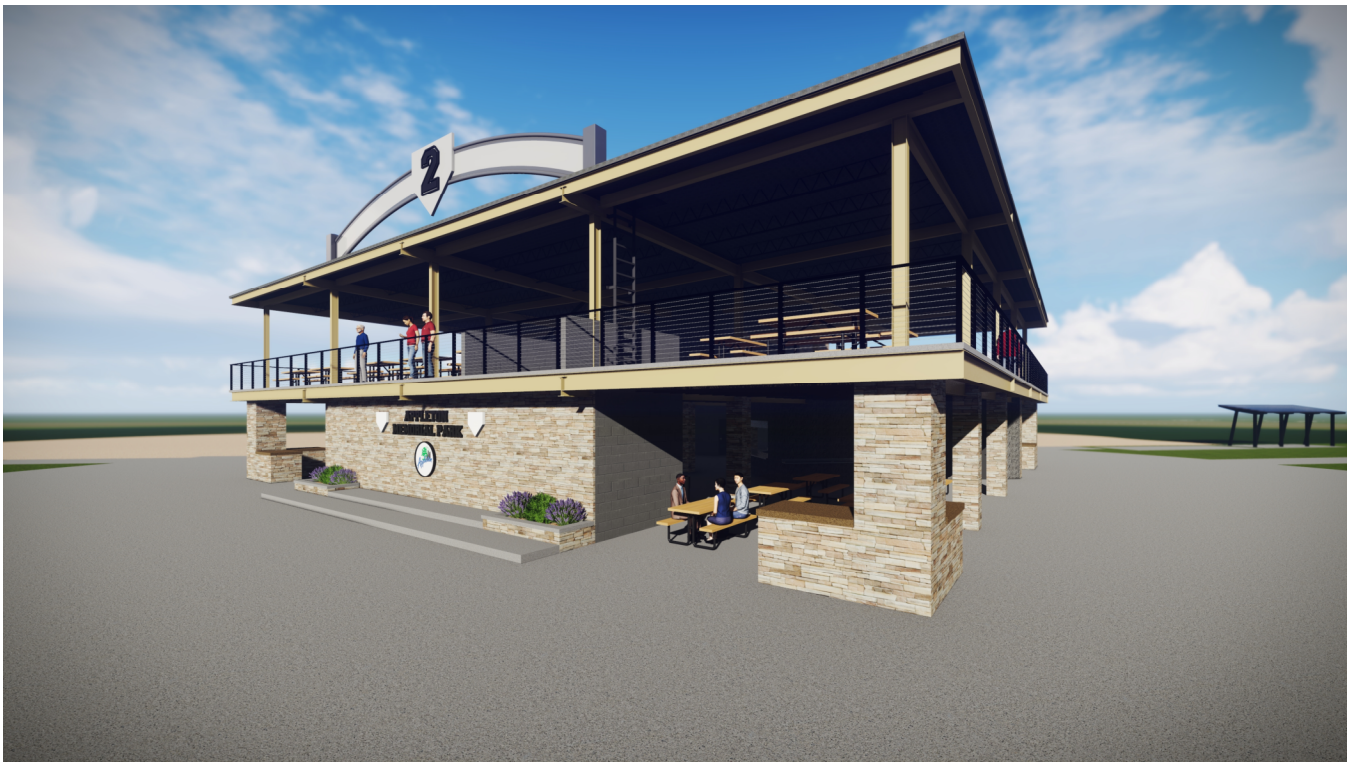
The City had initially intended to demolish the existing Jones building and replace it with a single story building.

PROJECT

After reviewing the existing structure condition, McMAHON proposed renovating the existing building to become a signature feature at the center of four ball diamonds. The existing building walls will be removed, the existing roof structure, concrete floor structure and steel frame will be retained and remodeled to become an elevated public viewing deck with toilets and concessions below.

The project is pending budget approval in 2021, with construction anticipated in 2022.

DESIGN RENDERINGS & EXISTING STRUCTURE (Below)



McMAHON
ENGINEERS ARCHITECTS

VILLAGE OF CEDAR GROVE
WISCONSIN

SPORTS COMPLEX PAVILION
NEW CONSTRUCTION

BACKGROUND

The Village of Cedar Grove Master Planning process included the development of a new sports complex to meet the needs of the community. A pavilion within the complex was a part of that need.

PROJECT

The pavilion would not only meet the current needs of the Village, but also address future needs.

Programing for the pavilion included the following features: restrooms, concession area with work island, walk-in cooler, kitchen range and sinks for hand and dish washing. In addition, a storage space was requested for maintenance equipment and a variety of athletic equipment.

Beyond program requirements, the design should address a request that the pavilion be as maintenance-free as possible. This was achieved by selecting masonry and other materials that would withstand the environmental and physical abuse experienced by a public-use facility and require minimal maintenance.

The pavilion design included a covered shelter area that allows for viewing of two separate baseball fields.

CONCEPTUAL RENDERINGS & CONSTRUCTION PHOTO

McMAHON
ENGINEERS ARCHITECTS

Section 4

REFERENCES

OUTAGAMIE COUNTY

Paul Farrell, Maintenance Supervisor
410 S. Elm Street
Appleton, WI
paul.farrell@outagamie.org
(920) 832-1855

VILLAGE OF ASHWAUBENON

Douglas Martin, Director of Public Works
2155 Holmgren Way
Ashwaubenon, WI
dmartin@ashwaubenon.com
(920) 492-2308

VILLAGE OF MACHESNEY PARK

Chad Hunter, Superintendent of Public Works
300 Roosevelt Road
Machesney Park, IL
chadh@machesneypark.org
(815) 877-5432

CITY OF APPLETON

Dean Gazza, Dir. of Parks, Rec., & Facilities Management
100 N. Appleton Street
Appleton, WI
dean.gazza@appleton.org
(920) 832-5905

BROWN COUNTY PARKS

Matt Kriese, Parks Director
2024 Lakeview Drive
Suamico, WI
matt.kriese@browncountywi.gov
(920) 448-4464

Section 5

PROJECT TIMELINE

CITY OF KAUKAUNA NEW PAVILION / SHELTER AT JONEN PARK
PROJECT TIMELINE

This schedule is preliminary and subject to modification with input from the Owner.

2022

Week (Monday) beginning ▶	JUN				JUL				AUG					SEP				OCT					NOV				DEC		
	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	5	12	19
▪ Approve A/E Contract																													
▪ Kick-Off Meeting																													
▪ Capture (Gather Existing Information)																													
▪ Commit (Define Project Schedule)																													
▪ Compile (Review Current Program)																													
▪ Examine (Owner Approve Program Document)																													
▪ Design (Review Design)																													
▪ Produce																													
• Schematic Design (30%)																													
• Owner Approval																													
• Design Development (60%)																													
• Owner Approval																													
• Construction Documents																													
• Owner Final Review & Approval																													
▪ Bidding / Construction																													
• Bidding																													
• Contract Negotiations																													
• Construction																													

Section 6

FEE

CITY OF KAUKAUNA
JONEN PARK PAVILION
FEE PROPOSAL

	DESIGN	BIDDING	CONSTRUCTION	TOTAL BY DISCIPLINE
ARCHITECTURAL	$10,000	$1,500	$3,500	**$15,000**
CIVIL	$2,000	$500	$2,500	**$5,000**
STRUCTURAL	$5,000	$500	$2,000	**$7,500**
PLUMBING	$4,500	$500	$1,000	**$6,000**
HVAC	$4,000	$500	$1,000	**$5,500**
ELECTRICAL	$6,500	$500	$1,000	**$8,000**
TOTAL FEE BY PHASE:	**$32,000**	**$4,000**	**$11,000**	

TOTAL FEE:	**$47,000**

McMAHON ASSOCIATES, INC.
GENERAL TERMS & CONDITIONS

1. McMAHON ASSOCIATES, INC. (hereinafter referred to as 'McMAHON') will bill the Owner monthly with net payment due in 30-days. Past due balances shall be subject to a service charge at a rate of 1.0% per month. In addition, McMAHON may, after giving 48-hours notice, suspend service under any Agreement until the Owner has paid in full all amounts due for services rendered and expenses incurred. These expenses include service charges on past due invoices, collection agency fees and attorney fees incurred by McMAHON to collect all monies due McMAHON. McMAHON and Owner hereby acknowledge that McMAHON has and may exercise lien rights on subject property.

2. The stated fees and Scope of Services constitute our best estimate of the fees and tasks required to perform the services as defined. This Agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development services, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction, which may alter the Scope. McMAHON will promptly inform the Owner in writing of such situations so changes in this Agreement can be negotiated, as required.

3. The stipulated fee is firm for acceptance by the Owner for 60-days from date of Agreement publication.

4. Costs and schedule commitments shall be subject to re-negotiation for delays caused by the Owner's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdowns, infectious diseases, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require re-negotiation of this Agreement.

5. Reimbursable expenses incurred by McMAHON in the interest of the project including, but not limited to, equipment rental will be billed to the Owner at cost plus 10% and sub-consultants at cost plus 12%. When McMAHON, subsequent to execution of an Agreement, finds that specialized equipment must be purchased to provide special services, the cost of such equipment will be added to the agreed fee for professional services only after the Owner has been notified and agrees to these costs.

6. McMAHON will maintain insurance coverage in the following amounts:

Worker's Compensation	Statutory
General Liability	
Bodily Injury - Per Incident / Annual Aggregate	$1,000,000 / $2,000,000
Automobile Liability	
Bodily Injury	$1,000,000
Property Damage	$1,000,000
Professional Liability Coverage	$2,000,000

If the Owner requires coverage or limits in addition to the above stated amounts, premiums for additional insurance shall be paid by the Owner. McMAHON's liability to Owner for any indemnity commitments, reimbursement of legal fees, or for any damages arising in any way out of performance of our contract is limited to ten (10) times McMAHON's fee not to exceed to $500,000.

7. The Owner agrees to provide such legal, accounting and insurance counseling services as may be required for the project for the Owner's purpose. All unresolved claims, disputes and other matters in question between the Owner and McMAHON shall be submitted to mediation, if an agreement cannot be reached by Owner and McMAHON.

8. Termination of this Agreement by the Owner or McMAHON shall be effective upon 7-days written notice to the other party. The written notice shall include the reasons and details for termination; payment is due as stated in paragraph 1. If the Owner defaults in any of the Agreements entered into between McMAHON and the Owner, or if the Owner fails to carry out any of the duties contained in these terms and conditions, McMAHON may, upon 7-days written notice, suspend its services without further obligation or liability to the Owner unless, within such 7-day period, the Owner remedies such violation to the reasonable satisfaction of McMAHON.

9. Re-use of any documents or AutoCAD representations pertaining to this project by the Owner for extensions of this project or on any other project shall be at the Owner's risk and the Owner agrees to defend, indemnify and hold harmless McMAHON from all claims, damages and expenses, including attorneys' fees arising out of such re-use of the documents or AutoCAD representations by the Owner or by others acting through the Owner.

10. Purchase Orders - In the event the Owner issues a purchase order or other instrument related to the Engineer's services, it is understood and agreed that such document is for Owner's internal accounting purposes only and shall in no way modify, add to or delete any of the terms and conditions of this Agreement. If the Owner does issue a purchase order, or other similar instrument, it is understood and agreed that the Engineer shall indicate the purchase order number on the invoice(s) sent to the Owner.

11. McMAHON will provide all services in accordance with generally accepted professional practices. McMAHON will not provide or offer to provide services inconsistent with or contrary to such practices nor make any other warranty or guarantee, expressed or implied, nor to have any Agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, McMAHON will not accept those terms and conditions offered by the Owner in its purchase order, requisition or notice of authorization to proceed, except as set forth herein or expressly accepted in writing. Written acknowledgment of receipt, or the actual performance of services subsequent to receipt, of any such purchase order, requisition or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

12. McMAHON intends to serve as the Owner's professional representative for those services, as defined in this Agreement, and to provide advice and consultation to the Owner as a professional. Any opinions of probable project costs, approvals and other decisions made by McMAHON for the Owner are rendered on the basis of experience and qualifications and represent our professional judgment. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action, in favor of a third party against either the Architect or McMAHON.

13. This Agreement shall not be construed as giving McMAHON the responsibility or authority to direct or supervise construction means, methods, techniques, sequence or procedures of construction selected by Contractors or Subcontractors, or the safety precautions and programs incident to the work of the Contractors or Subcontractors.

14. The Owner shall be responsible for maintenance of the structure, or portions of the structure, which have been completed and have been accepted for its intended use by the Owner. All structures are subject to wear and tear, and environmental and man-made exposures. As a result, all structures require regular and frequent monitoring and maintenance to prevent damage and deterioration. Such monitoring and maintenance is the sole responsibility of the Owner. McMAHON shall have no responsibility for such issues or resulting damages.

McMAHON
ENGINEERS ARCHITECTS

FEE SCHEDULE | 2022

McMahon Associates, Inc.

Effective: 01/01/2022

LABOR CLASSIFICATION	HOURLY RATE
Principal	$186.00
Senior Project Manager	$186.00
Project Manager	$131.00 - $173.00
Senior Engineer	$164.00 - $173.00
Engineer	$87.00 - $156.00
Senior Engineering Technician	$119.00 - $132.00
Engineering Technician	$83.00 - $109.00
Senior Architect	$158.00 - $177.00
Architect	$123.00 - $147.00
Senior Land Surveyor	$118.00 - $155.00
Professional Administrator Services	$84.00 - $122.00
Public Management Specialist	$119.00 - $130.00
Public Safety Specialist	$119.00 - $130.00
Building Inspector Specialist	$119.00
Land Surveyor	$110.00
K-12 Administrative Specialist	$112.00
Land Surveyor Technician	$76.00 - $98.00
Surveyor Apprentice	$62.00
Senior Account Executive	$62.00
Erosion Control Technician	$83.00
Senior Hydrogeologist	$186.00
Senior Ecologist	$178.00
Environmental Scientist	$89.00 - $101.00
Senior G.I.S. Analyst	$150.00
G.I.S. Analyst	$82.00 - 101.00
Wetland Delineator	$101.00
Senior Designer	$129.00
Designer	$82.00 - $110.00
Senior On-Site Project Representative	$111.00
On-Site Project Representative	$74.00 - $93.00
Plan Review	$131.00
Certified Grant Specialist	$133.00
Graphic Designer	$98.00
Senior Administrative Assistant	$95.00
Administrative Assistant	$75.00
Intern	$40.00 - $61.00
Professional Witness Services	$340.00

This Fee Schedule is subject to revisions due to labor rate adjustments and interim staff or corporate changes.

NEENAH, WISCONSIN
CORPORATE HEADQUARTERS

Street Address:
1445 McMAHON DRIVE
NEENAH, WI 54956

Mailing Address:
P.O. BOX 1025
NEENAH, WI 54957-1025

Ph 920.751.4200 | Fax 920.751.4284

Email: MCM@MCMGRP.COM
Web: WWW.MCMGRP.COM

1700 HUTCHINS ROAD
MACHESNEY PARK, IL 61115

Ph 815.636.9590 | Fax 815.636.9591

Email: MCMAHON@MCMGRP.NET
Web: WWW.MCMGRP.COM

952 SOUTH STATE ROAD 2
VALPARAISO, IN 46385

Ph 219.462.7743 | Fax 219.464.8248

Email: MCM@MCMGRP-IN.COM
Web: WWW.MCMGRP.COM

McMAHON
ENGINEERS ARCHITECTS

REIMBURSABLE EXPENSES SCHEDULE | 2022

McMahon Associates, Inc.

Effective: 01/01/2022

DESCRIPTION	RATE
REIMBURSABLE EXPENSES:	
Commercial Travel	1.1 of Cost
Delivery & Shipping	1.1 of Cost
Meals & Lodging	1.1 of Cost
Review & Submittal Fees	1.1 of Cost
Outside Consultants	1.12 of Cost
Photographs & Models	1.1 of Cost
Misc. Reimbursable Expenses & Project Supplies	1.1 of Cost
Terrestrial Laser Scanner	$1,500.00
REIMBURSABLE UNITS:	
Photocopy Charges - Black & White	$0.08/Image
Photocopy Charges - Color / 8½" x 11"	$0.45/Image
Photocopy Charges - Color / 8½" x 14" and 11" x 17"	$0.75/Image
Mileage	$0.65/Mile
Mileage - Truck/Van	$0.85/Mile
All-Terrain Vehicle	$60.00/Day
Global Positioning System (GPS)	$21.00/Hour
Global Positioning System (GPS) Mobilization	$100.00/Hour
Hand-Held Global Positioning System (GPS)	$15.00/Hour
Robotic Total Station	$20.00/Hour
Survey Hubs	$0.45/Each
Survey Lath	$0.75/Each
Survey Paint	$4.50/Can
Survey Ribbon	$2.50/Roll
Survey Rebars - 1¼"	$10.00/Each
Survey Rebars - ¾"	$3.00/Each
Survey Rebars - 5/8"	$2.50/Each
Survey Iron Pipe - 1"	$3.25/Each
Survey Plastic or Fiberglass Fence Post - 1"	$2.75/Each
Survey Steel Fence Post - 1"	$4.25/Each
Control Spikes	$1.75/Each

Services subcontracted will be billed to the Owner at invoice cost plus 12%.

Use of special equipment, such as computers, television and sewer cleaning devices, soil density testers, flow meters, samplers, dippers, etc., will be charged to the project per the standard Equipment Rate Schedule, which is available upon request.

NEENAH, WISCONSIN
CORPORATE HEADQUARTERS

Street Address:
1445 McMAHON DRIVE
NEENAH, WI 54956

Mailing Address:
P.O. BOX 1025
NEENAH, WI 54957-1025

Ph 920.751.4200 | Fax 920.751.4284

Email: MCM@MCMGRP.COM
Web: WWW.MCMGRP.COM

1700 HUTCHINS ROAD
MACHESNEY PARK, IL 61115

Ph 815.636.9590 | Fax 815.636.9591

Email: MCMAHON@MCMGRP.NET
Web: WWW.MCMGRP.COM

952 SOUTH STATE ROAD 2
VALPARAISO, IN 46385

Ph 219.462.7743 | Fax 219.464.8248

Email: MCM@MCMGRP-IN.COM
Web: WWW.MCMGRP.COM