

Village of Kronenwetter Request for Proposals

New Equipment Garage

Mail out: April 17, 2026

Proposal Due Date: May 20, 2026 at 1:30 PM

Anticipated Award: June 1, 2026 CLIPP Committee Meeting

SUBMITTED BY:

Contractor: Brickl Bros., Inc.

Address: 400 Brickl Rd, West Salem, WI 54669

Telephone Number: (608) 786 - 0890 **Fax Number:**

Contact Person: Estimating Dept. (estimating@bricklbros.com)

Title:



Designers | Construction Managers | Builders

DESIGN-BUILD BID FOR:

**Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455**

New Equipment Garage

05/20/2026

**COMPANY EXPERIENCE**

Headquartered in West Salem, WI, Brickl Bros., Inc. is a true design/build general contractor. Founded in 1970 by brothers Karl, Jim and Stan Brickl, over the course of the past half-century, Brickl Bros., Inc. grew from the three founding owners to over 100 skilled construction professionals. Family-held for the first 49 years in business, the company entered 2020 – its 50th anniversary year – a newly transitioned, employee-owned company. Brickl Bros., Inc. has completed several projects throughout the tri-state area (Wisconsin, Minnesota, and Iowa) and has earned its reputation as an outstanding general contractor. The company's vast and comprehensive project history has given Brickl Bros., Inc. the ability to complete this project efficiently and effectively to the highest of professional standards.

See the below listed contract references for projects of similar size and complexity which Brickl Bros., Inc. has completed within the last two calendar years as the prime contractor.

Project 1: Village of Holmen Plow Storage

Village of Holmen

750 Amy Drive, Holmen, WI 54636

Design-build 50'x100' heated storage building for equipment maintenance.

Year Completed: 2025

Project Dollar Value: \$730,000.00

Project Size: 5000 SF

Project 2: Town of Strongs Prairie Addition

Town of Strongs Prairie

1588 WIS-21, Arkdale, WI 54613

New Build 60'x70' addition to the existing shop building with interior restroom.

Year Completed: 2025

Project Dollar Value: \$450,000.00

Project Size: 4200SF

Project 3: Town of Viroqua Storage Bldg.

Town of Viroqua

E7560 County BB, Viroqua, WI 54665

New Build 50'x80' cold storage building for vehicle storage.

Year Completed: 2023

Project Dollar Value: \$280,000.00

Project Size: 4000 SF

Project 4: Vernon County Hwy Dept. Bldg.

Vernon County Highway Dept.

1335 Railroad Ave, Viroqua, WI 54665

New build 50'x80' heated storage building with interior office and restroom.

Year Completed: 2023

Project Dollar Value: \$350,000.00

Project Size: 4000 SF

KEY PERSONNEL**General Superintendent:**

Jeremy Pryne

Years with Brickl Bros., Inc.: 18

Years in Construction Industry: 24

As the General Superintendent, Jeremy is responsible for ensuring the quality, timeliness, efficiency, and safety for all construction projects at Brickl Bros., Inc. Jeremy is engaged in all projects from the planning stages through to completion, and his primary objective is to achieve maximum client satisfaction. Jeremy may assign project-specific site superintendents/supervisors as he deems necessary for different projects. These appointed site superintendents/supervisors report directly to Jeremy on all aspects of the on-going projects and will act to ensure that all project activities are carried out according to Brickl Bros., Inc. standards for work and excellence.

Construction Operations Manager:

Wade Olson

Years with Brickl Bros., Inc.: 29

Years in Construction Industry: 32

As the Construction Operations Director, Wade is responsible for managing logistics, field operations and project management/superintendent staff. He also directs resource planning for all Brickl Bros., Inc. projects. Wade's role is instrumental in ensuring the professionalism and capability of the Brickl Bros., Inc. workforce, the timely and efficient execution of projects, and the quality of work. He is OSHA 30 certified and has hazards certifications such as: Fall, Caught-in or -between, Struck-by, Electrocution Hazards, Scaffold Competent Man, Forklift Rough Terrain, Rigging and Signaling, 1st Aid, and CPR/AED. He has a B.A. from the University of Wisconsin at River Falls and an M.B.A. from Viterbo University.

Project Manager:

Mitch Romens

Years with Brickl Bros., Inc.: 8

Years in Construction Industry: 25

As a Project Manager, Mitch is responsible for managing all day-to-day and onsite activities needed to complete the project. Mitch has decades of experience across the residential and commercial sectors, and He has managed ground-up builds ranging from custom homes and commercial developments. He has experience coordinating architects, engineers, and trade subcontractors under both traditional and design-build delivery methods. His hands-on experience with site coordination, permitting, scheduling, procurement, and owner communication makes him well-equipped to guide a design-build vehicle storage project from early concept through final turnover.



Brickl Bros., Inc. proposes the following for materials, labor, project management, site supervision, and equipment necessary to construct a new 65'x120' six bay garage per the RFP provided by the Village of Kronenwetter. Based on the attached Schematic Design Drawings dated 05/18/2026 and details below.

SCOPE OF WORK

Division 01 – General Conditions

- Includes Engineering and Design to produce Architectural, Civil, Mechanical, Electrical, and Plumbing 'For Construction' drawings.
- Includes Construction Management Services to host a public bid for the project work.
- Includes Project Management, Supervision, Equipment, Temporary Facilities, and Dumpsters as needed to complete this scope of work.

Division 03 – Concrete

- Furnish and Install 7800 SF of 6" thick (4000 psi) concrete floor w/ #4 rebar 18" OCEW.
- Furnish and Install 24"x18" grade beam below perimeter walls and firewall.
- Includes 2" foam insulation, 6mil vapor barrier underneath slab, and (1) coat of sealer.
- Furnish and Install 1200 SF of 10' wide 6" thick concrete apron at South side of building.
- Furnish and Install (4) pipe bollards at each overhead door opening, with bollard covers.

Division 04 – Masonry

- Furnish and Install 65 LF of 8" thick Light-weight CMU wall, to be a 3-HR Firewall, built to underside of steel roofing.

Division 06 – Woods and Plastics

- Furnish and Install 4-ply 2x6 48" OC Ladder Frame Walls, 16' high, for perimeter walls.
- Furnish and Install 2x4 16" OC Stud Frame Walls, 8' high, for interior walls.
- Furnish and Install 2x10 16" OC Joist Frame Mezzanine, above interior walls.
- Furnish and Install 2x4 24" OC Pre-Engineered Roof Trusses, 65' wide, with bracing for roof framing.

Division 07 – Thermal and Moisture Protection

- Furnish and Install 7/16" Zip System R-Sheathing (R-3) on exterior walls.
- Furnish and Install 5/8" CDX Plywood Sheathing for roof sheathing.
- Furnish and Install 29ga. Corrugated Steel Siding with exposed fasteners on exterior walls.
- Includes a 4' high steel siding wainscot in second color on exterior walls.
- Furnish and Install 24ga. Snap-Loc Standing Seam Steel Roofing with concealed fasteners.
- Furnish and Install 6" Unfaced Batt Insulation (R-21) for exterior walls.
- Furnish and Install Blown-in Insulation (R-49) for attic space.

Division 08 – Openings

- Furnish and Install (6) 14'x14' "Clopay 3720" Overhead Doors, or equal, with operators and remotes.
- Furnish and Install (4) Exterior Hollow Metal Doors and Frames with standard hardware.
- Furnish and Install (2) Fire-Rated Hollow Metal Doors and Frames with standard hardware.

Division 09 – Finishes

- Furnish and Install 29ga. Corrugated Steel Liner with exposed fasteners for Garage walls and ceilings.
- Furnish and Install E.P.I. Liner with trims for Restroom walls and ceilings.
- Furnish and Install ½” Plywood Wall Liner for Utility Room walls and Ceilings.

Division 10 – Specialties

- Furnish and Install (1) Standard set Toilet Accessories for Restroom.
- Furnish and Install (3) Bracket-mounted #10 Fire Extinguishers for Garage Areas.

Division 22 – Plumbing

- Furnish and Install Trench Drains and Catch Basin for Garage Areas.
- Furnish and Install (1) Floor Mounted Toilet Fixture.
- Furnish and Install (1) Wall Mounted Sink Fixture.
- Furnish and Install (1) 24”x24” Mop Basin.
- Includes Connections for Water and Sewer Services.

Division 23 – Heating, Ventilating, and Air Conditioning

- Furnish and Install (2) Electric Unit Heaters, rated at 100,000 BTU for Village Garage.
- Furnish and Install (1) Electric Unit Heater, rated at 100,000 BTU for Police Garage.
- Furnish and Install (1) Electric Wall Heater, rated at 3500 BTU for Restroom.
- Furnish and Install (1) Electric Wall Heater, rated at 3500 BTU for Utility Room.
- Furnish and Install (2) Wall Mounted Exhaust Fans, for Village Garage.
- Furnish and Install (1) Wall Mounted Exhaust Fan, for Police Garage.
- Furnish and Install (1) Ceiling Mounted Exhaust Fan, for Restroom.
- Furnish and Install (1) Ceiling Mounted Exhaust Fan, for Utility Room.
- Includes gas piping, ducting, and thermostats for HVAC systems.

Division 26 – Electrical

- Furnish and Install (10) Exterior Light Fixtures.
- Furnish and Install (10) Wall Mounted Duplex Outlets for Village Garage.
- Furnish and Install (4) Wall Mounted Duplex Outlets for Police Garage.
- Furnish and Install (8) Ceiling Mounted LED Shop Light Fixtures for Village Garage.
- Furnish and Install (4) Ceiling Mounted LED Shop Light Fixtures for Police Garage.
- Furnish and Install (1) Ceiling Mounted LED Can Light Fixture for Restroom.
- Furnish and Install (1) Ceiling Mounted LED Can Light Fixture for Utility Room.
- Includes 200-amp Service and Connections for Electrical Service.

Division 31 – Earthwork

- Excavation and Backfill for building foundations.
- Trenching and Backfill for Utilities and Electrical Service.



BID AMOUNT:

Project Budget:

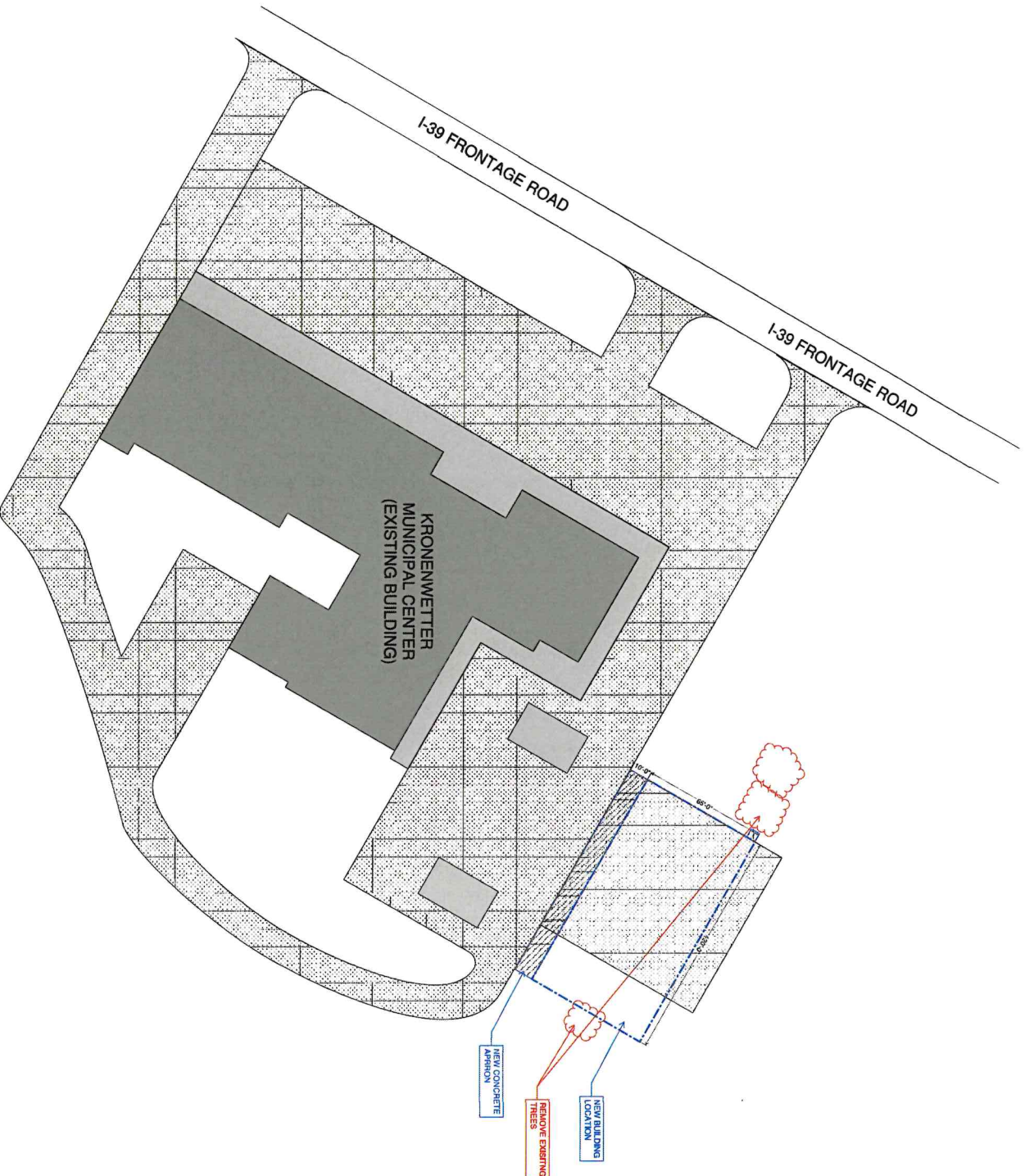
\$1,030,500.00

Price is good for 30 days, subject to change based on final design, construction drawings, and specifications.

EXCLUSIONS

This proposal excludes the following:

- Owner to pay for any and all special inspections.
- Builders risk insurance.
- Permit applications and permit fees.
- Septic Systems and/or Wells, assumed to be on sanitary sewer and domestic water services.
- Site preparation, clearing, and grubbing.
- Unsuitable soils remediation, including rock blasting/removal and/or dewatering.
- Seeding or sodding.
- All other items not specified.



Village of Kronenwetter – New Garage Building

General Notes:

- The Village Public Works Department will prep the site to any specific grade needed for construction and will do the fine restoration of the site.
- The exterior/interior construction materials of the building will vary throughout the design process, which Village staff will plan out with the designer.

Concrete Scope:

- Building slab to be 6" (4000 PSI) Finished Concrete, with rebar grid at 18" OCEW.
- Building slab to have 24"x18" grade beam at perimeter and firewall.
- Building apron to be 6" (4000 PSI) Broomed Concrete, with rebar grid at 18" OCEW.
- Building apron to have 9"x9" thickened edge at perimeter.
- 2" under-slab foam insulation, 6 mil. Poly vapor barrier, and (1) coat of sealer.
- Pipe Bollards located at each overhead door, with bollard covers.

Mechanical Scope:

- (2) Electric Powered Unit Heaters, rated at 100,000 BTU for Village Garage.
- (1) Electric Powered Unit Heater, rated at 100,000 BTU for Police Garage.
- (1) Electric Wall Heater, rated at 3500 BTU for Restroom.
- (1) Electric Wall Heater, rated at 3500 BTU for Utility Room.
- (2) Wall Mounted Exhaust Fans, for Village Garage.
- (1) Wall Mounted Exhaust Fan, for Police Garage.
- (1) Ceiling Mounted Exhaust Fan, for Restroom.
- (1) Ceiling Mounted Exhaust Fan, for Utility Room.

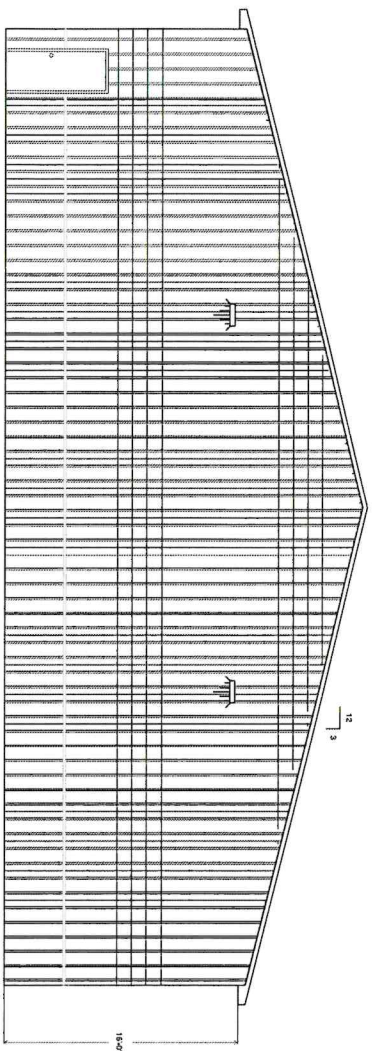
Plumbing Scope:

- Trench Drains and Catch Basin for Garage Areas.
- (1) Floor Mounted Toilet Fixture.
- (1) Wall Mounted Sink Fixture.
- (1) 24"x24" Mop Basin.
- Connections for Water and Sewer Services.

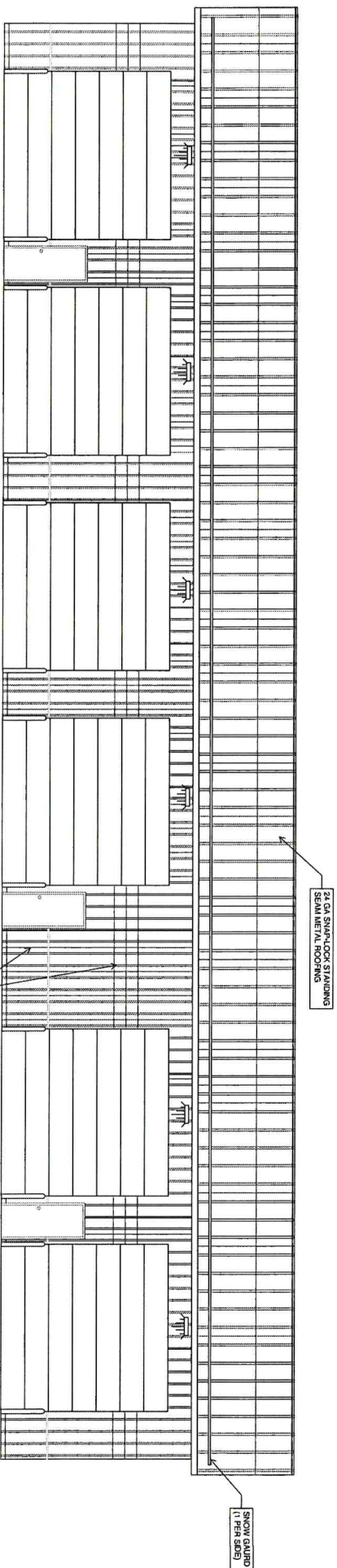
Electrical Scope:

- (10) Exterior Light Fixtures.
- (4) Wall Mounted Duplex Outlets for Village Garage.
- (8) Ceiling Mounted LED Shop Light Fixtures for Village Garage.
- (4) Ceiling Mounted LED Shop Light Fixtures for Police Garage.
- (1) Ceiling Mounted LED Can Light Fixture for Restroom.
- (1) Ceiling Mounted LED Can Light Fixture for Utility Room.
- 200-amp Service and Connections for Electrical Service.





SIDEWALL ELEVATION



SOUTH ELEVATION