

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: **8PINE. INC.**

Address: **101 N. MAIN ST., SUITE #2, SHAWANO, WI 54166**

Telephone Number: **715-574-8708** Fax Number:

Contact Person: **KURT WOLFGRAM**

Title: **CHIEF GROWTH OPERATIONS OFFICER**



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May 20, 2026

Village of Kronenwetter

Attn: Greg Ulman

1582 Kronenwetter Drive Kronenwetter, WI 54956



Re: Village of Kronenwetter Request for Proposals: New Equipment Garage

Dear Greg:

8PINE. Inc. is extremely excited to submit our proposal for the design and construction management services for the New Equipment Garage Project in Kronenwetter. We are confident that we will be a valued partner throughout the process, offering several significant advantages to your team.

-LOCAL EXPERIENCE: With 8PINE. being a close neighbor in Shawano, we consider ourselves right next door. Our team is currently managing a project at Central Wisconsin Airport, working with the Wittenberg-Birnamwood School District, and has been trusted with several projects with the DC Everest School District. We are already in your backyard and hope to continue building this amazing community.

-TEAM: We have assembled a strong and collaborative team to work on this project. Project Executive Rick Berken and Project Superintendent Luke Fochs have worked on several municipality projects. The team is local, with Luke Fochs just a few minutes down the road in Mosinee and dedicated to this project and ready to hit the ground running.

-SUPPORT: As your design and construction manager, our priority is to support your goals and vision for the Village of Kronenwetter. With several community and non-profit based projects in our portfolio, we know how to construct these facilities both on time and on budget. We also understand our role in ensuring we get the Village of Kronenwetter in their new facility as soon as possible. The Village of Kronenwetter is a core value for many families in the area, and ensuring the team maintains a tight budget will be priority #1.

Thank you for the opportunity to submit our qualifications for this exciting project. After reviewing our submission, we hope you will agree that our experience, relationships, innovative services, and-most importantly-our **PASSION** make 8PINE. INC. the best choice for your team. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, reading 'Kurt Wolfgram'.

Kurt Wolfgram

Chief Growth Operations Officer

8PINE. INC.

WWW.8-PINE.COM



8PINE. INC.

REFERENCE LIST

Jason Jablonski, Director of Buildings and Grounds
D.C Everest School District
jajablonski@dce.k12.wi.us
715-359-4221 ext. 4103

James Pestka, President
Industrial Construction Specialists, LLC
jpestka@icssteel.com
715-577-0132

Mark Cihlar, Assistant Airport Director
Central Wisconsin Airport
mcihlar@fly-cwa.org
715-693-2174 Ext. 7212

Project Experience



WISCONSIN DAIRY STATE CHEESE COMPANY

Industrial



SIMPSON ELECTRIC

Industrial



NEW LONDON PUBLIC LIBRARY

Civil



SHAWANO COMMUNITY HIGH SCHOOL

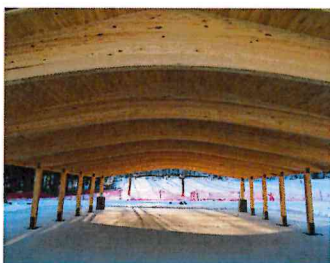
Education

Project Experience



SHIOCTON HIGH SCHOOL

Education



PAMPERIN PARK

Civil



SHAWANO RECREATION CENTER

Civil



CENTRAL WISCONSIN AIRPORT

Aviation

PROJECT TEAM RESUMES

LEADERSHIP, EXPERIENCE, COMMITMENT

8
PINE.
VENTURE FURTHER

At 8PINE., our strength is rooted in the people behind the work. Our leadership team brings deep industry expertise, a commitment to safety, and a passion for building lasting partnerships and exceptional projects.



PLANNING

THOUGHTFUL PREPARATION & PROACTIVE STRATEGIES DRIVE SUCCESSFUL OUTCOMES



INNOVATION

WE EMBRACE NEW IDEAS AND SMARTER SOLUTIONS TO BUILD BETTER



NOBILITY

WE LEAD WITH INTEGRITY, RESPECT, AND A COMMITMENT TO DOING WHAT'S RIGHT, WE PRIORITIZE SAFETY IN EVERYTHING WE DO, AND BUILD THROUGH OUR ACTIONS



EXECUTION

DISCIPLINED TEAMS, CLEAR COMMUNICATION, RELENTLESS FOLLOW-THROUGH DELIVER ON OUR PROMISES



BERT PIEPER FOUNDER & CEO

Provides executive leadership and strategic oversight for the project while ensuring alignment with 8PINE.'s core values, operational standards, safety culture, and client expectations.

NOTABLE PROJECTS

Menominee Nation High School
Keshena, WI

New Waupaca County Law Enforcement
Waupaca, WI

One Menasha Center - One 8 Story Building and Parking Ramp
Menasha, WI

EDUCATION & CERTIFICATIONS

AGC Supervisory Training Program Associated General Contractors (AGC) of Wisconsin

Carpentry Apprenticeship Program
North Central Technical College/Carpenters Training Center

OSHA 30 Certification

WHEA Certification

Certified Field Auditor
Prestressed Concrete Institute



KURT WOLFGRAM PRINCIPAL IN CHARGE

Leads overall client relations, executive coordination, and high-level project oversight. Serves as the primary leadership contact to ensure project objectives, communication, and performance expectations are achieved.

NOTABLE PROJECTS

Menominee Nation High School
Keshena, WI

UW Stevens Point - Science Building
Stevens Point, WI

Greater Green Bay Convention & Visitors Bureau
Green Bay, WI

EDUCATION & CERTIFICATIONS

University of Wisconsin - Stout
Bachelor of Science - Construction Management

Northeast Wisconsin Technical College
Associate's Degree - Architectural Design

OSHA 30-Hour Certification



RICK BERKEN PROJECT EXECUTIVE

Provides executive-level management and support throughout preconstruction and construction operations. Oversees project execution strategy, coordination, scheduling alignment, and team performance.

NOTABLE PROJECTS

Menominee Nation High School
Keshena, WI

United Health Group
De Pere, WI

Green Bay Fabick CAT
Green Bay, WI

EDUCATION & CERTIFICATIONS

Michigan Technology University -
Bachelor Civil Engineering

OSHA 30 Certification

LEED GREEN ASSOCIATE

Leadership 10 Certification

Dale Carnegie Certification



LUKE FOCHS SUPERINTENDENT

Leads field activities, subcontractor coordination, safety enforcement, quality assurance, schedule execution, and overall jobsite management to ensure successful project delivery.

NOTABLE PROJECTS

Wisconsin Dairy State Cheese Company
Rudolph, WI

Aspirus Riverview Hospital
Wisconsin Rapids, WI

Marshfield Clinic Medical Center
Minocqua, WI

EDUCATION & CERTIFICATIONS

OSHA 30-Hour Certification

**VILLAGE OF KRONENWETTER NEW EQUIPMENT GARAGE
CONSTRUCTION BID PROPOSAL
MAY 20, 2026**



SUBCONTRACTORS

8PINE. partners with trusted, prequalified subcontractors who share out commitment to safety, quality, integrity, and schedule performance. The following subcontractors have been selected for this project based on their expertise and proven track record.

BUILDING STRUCTURE/ENVELOPE

Urban Construction Co.
5909 N. 39th Ave.
Wausau, WI 54401
715-675-9425
Contact: Brec Ohrmundt

ELECTRICAL

Krueger's Sign & Electric Inc.
300 Industrial Ave.
Clintonville, WI 54929
715-823-5121
Contact: Dustin Kunschke

HVAC

Northern Heating & Electric
3535 E. Richmond St.
Shawano, WI 54166
715-526-9319

CONCRETE & GENERAL TRADES

8PINE. INC.
101 N. Main St.
Suite #2
Shawano, WI 54166
715-574-8708
Contact: Bert Pieper

OVERHEAD DOORS

EZ Glide Garage Doors
1700 E. North Ave.
Little Chute, WI 54140-003
920-788-3561
Contact: Dave Schommer



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
M3 Insurance Solutions, Inc.
1872 Mid Valley Drive
De Pere WI 54115

CONTACT
NAME: Brandi NiederhauserPHONE
(A/C, No, Ext):FAX
(A/C, No):E-MAIL
ADDRESS: brandi.Niederhauser@m3ins.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A : CNA Insurance Company

20443

INSURER B :

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
8 Pine Inc.
101 Main St, Suite 2
Shawano WI 54166

8PINEIN-01

COVERAGES

CERTIFICATE NUMBER: 1879475727

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO- JECT ☐ LOC OTHER:	Y	Y	8033112156	6/24/2025	6/24/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	8033112139	6/24/2025	6/24/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000	Y	Y	8033112142	6/24/2025	6/24/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	8033112173	6/24/2025	6/24/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment	Y	Y	8033112156	6/24/2025	6/24/2026	Per Item 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brandi L. Niederhauser

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