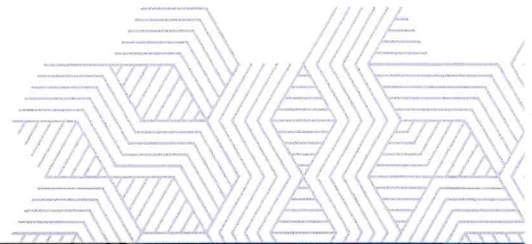




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Construct
Furnish

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samuelsgroup.net



BUILDING TOGETHER

Structures. Interiors. Relationships. Trust.

REQUEST FOR PROPOSALS

VILLAGE OF KRONENWETTER
NEW EQUIPMENT GARAGE

Design / Build Services

May 20 , 2026



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Furnish

May 20, 2026

Greg Ulman, Director of Public Works
Village of Kronenwetter
1582 Kronenwetter Drive
Kronenwetter, WI 54455

Dear Greg,

On behalf of the Samuels Group, we are pleased to submit our proposal for the design and construction of the Village of Kronenwetter's new equipment garage. We appreciate the opportunity to partner with the Village on this important investment that will support both Public Works operations and Police Department needs.

We understand the Village is seeking a qualified design-build partner to deliver a six-bay, approximately 65' x 120' facility with functional separation for police and public works operations, durable construction, and efficient mechanical systems all within a defined budget and on an expedited timeline. Our team is well-positioned to meet these goals through an integrated approach that emphasizes early collaboration, cost control, and practical, performance-driven design solutions.

Our design-build methodology provides a single point of accountability and fosters real-time coordination between design and construction. This allows us to align scope, budget, and schedule from the outset minimizing risk and ensuring transparency throughout the process. We are particularly focused on delivering value through efficient building systems, constructible detailing, and proactive communication with Village stakeholders.

We recognize the importance of meeting the Village's evaluation criteria, including demonstrated experience with similar municipal facilities, strong client service, qualified staffing, and the ability to meet project timelines. Our team brings extensive experience delivering garages, maintenance facilities, and public safety buildings, with a proven track record of responsive service and successful project delivery for municipal clients.

In addition, we understand that the Village intends to move forward quickly and is seeking a collaborative partner to refine design details while maintaining alignment with the project's approximately \$800,000 budget. Our team is prepared to engage immediately, working alongside Village staff to develop a practical, cost-effective solution that meets operational needs and long-term durability expectations.

We are excited about the opportunity to contribute to the Village of Kronenwetter and to deliver a facility that enhances daily operations and serves the community for years to come. Thank you for your consideration of our proposal.

THE SAMUELS GROUP, INC.
Respectfully Submitted,

Sid Samuels, President
715.218.0001 | ssamuels@samuelsgroup.net

WISCONSIN
311 Financial Way
Suite 300
Wausau, WI 54401
715.842.2222

IOWA
2929 Westown Parkway
Suite 200
West Des Moines, IA 50266
515.288.0467

BUILDING TOGETHER

Construction Management
General Contracting
Design / Build
Furniture Solutions

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samuelsgroup.net



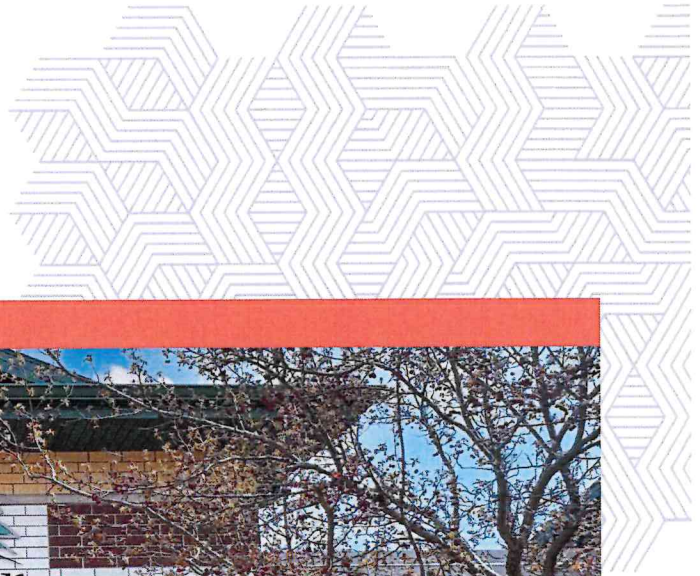
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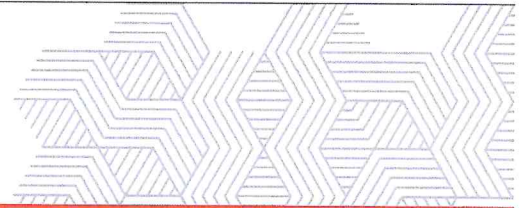
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01

COVER SHEET

COVER SHEET



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: THE SAMUELS GROUP, INC.

Address: 311 FINACIAL WAY, SUITE 300, WAUSAU, WI 54401

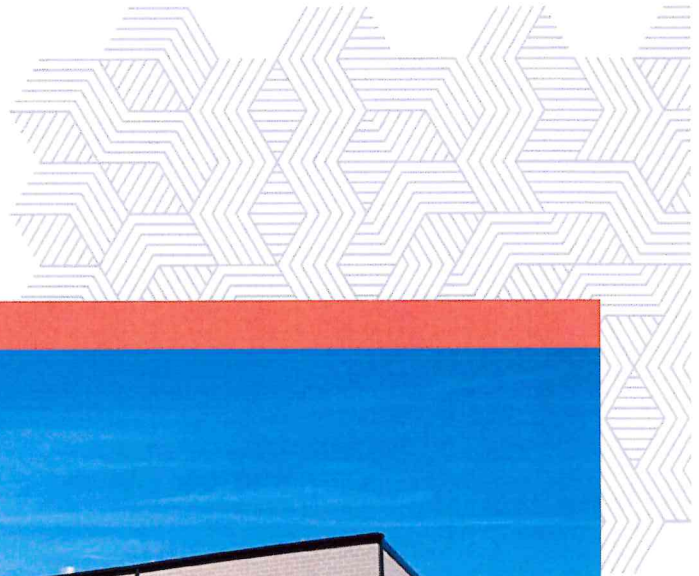
Telephone Number: 715.842.2222 Fax Number: N/A

Contact Person: SID SAMUELS

Title: PRESIDENT



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02

**COMPANY EXPERIENCE
& SIMILAR PROJECTS**

COMPANY OVERVIEW

CONTACT INFORMATION

The Samuels Group, Inc.
311 Financial Way, Suite 300
Wausau, WI 54401
715.842.2222
samuelsgroup.net

Sid Samuels
President
715.218.0001
ssamuels@samuelsgroup.net



DESIGN ■ CONSTRUCT ■ FURNISH

Samuels Group is a preferred Midwest commercial construction company. Our team has decades of experience and provides a true turnkey approach to your building needs. From pre-construction, to design, construction, and commercial furniture solutions, our team will work with you from conception to completion. The Samuels Group leads the way in providing project cost savings and environmentally sound solutions.

WHAT MAKES US DIFFERENT

Samuels Group is not your typical contractor, we are Innovators and Over Achievers! We offer our clients trusted and personalized solutions by learning about their project and approaching it based on their specific needs. Each project is evaluated so that the right team is assembled to deliver an exceptional project experience to all stakeholders. Our team will bring experience and passion to your project and we will go the extra mile to meet your needs.

OFFICE LOCATIONS

CONTRACT OFFICE

WISCONSIN

Established 2005

311 Financial Way

Suite 300

Wausau, WI 54401

715.842.2222

BRANCH OFFICE

IOWA

Established 2010

2929 Westown Parkway

Suite 200

West Des Moines, IA 50266

515.288.0467

SERVICES

Project Planning

Design-Build

Negotiated General Contracting

Integrated Project Delivery

Pre-Construction Services

Construction Management

Pre-Referendum

Facilities Maintenance

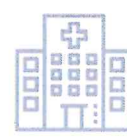
Sustainable Design / LEED

Furniture Solutions

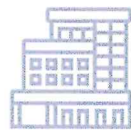
MARKETS WE SERVE



GOVERNMENT



HEALTHCARE



COMMERCIAL



EDUCATION



MANUFACTURING



UNIQUE

SIMILAR PROJECTS



WAUSHARA COUNTY NEW HIGHWAY GARAGE 1001 EAST MAIN STREET, WAUTOMA, WI 54982-9613

SCOPE

The new 107,000 SF Waushara County Highway Garage includes spaces for administrative and staff offices, locker room, boardroom, break / training room, sign shop, parts, fabrication, wash bay, and brine accommodations. Six repair bays and approximately 52-vehicle garage are also included with the project. Additional scope to the project includes updates to an existing fuel island. A communications plan (including direct mail, website, and community information meetings) was developed to help educate and inform the public about the project.

SERVICES PROVIDED

Samuels Group provided project planning, architectural design, pre-construction, estimating, community communications plan, construction management, interior design, and furniture solutions

SIZE 107,000 SF

COST \$27 Million

SCHEDULE

Construction Start: 05/2022

Completion Date: 03/2024

OWNER

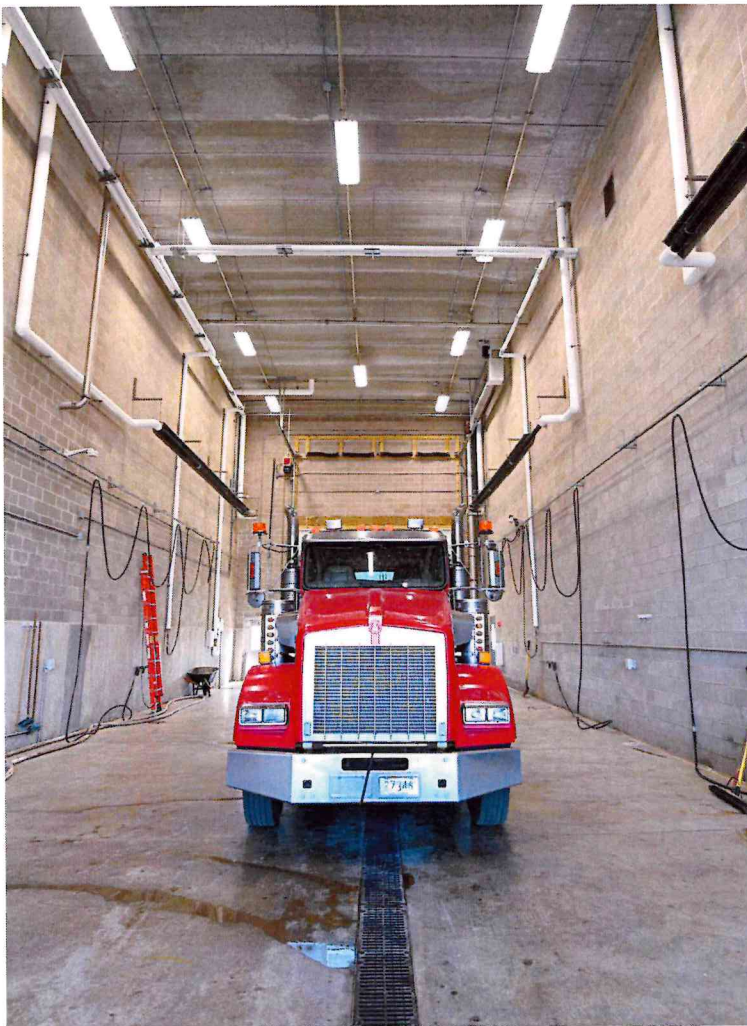
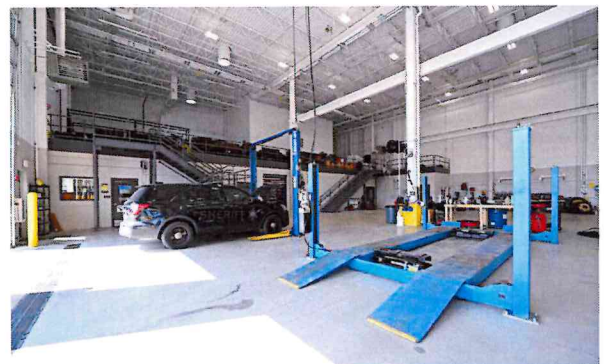
Waushara County
Shawn Schoenstene, Shop Foreman
920.787.3327 office
shawn.schoenstene@co.waushara.wi.us

SIMILAR PROJECTS

WAUSHARA COUNTY NEW HIGHWAY GARAGE (cont.) 1001 EAST MAIN STREET, WAUTOMA, WI 54982-9613

PROJECT COMPLEXITY

The project was developed during the COVID-19 pandemic, which presented challenges such as material shortages, plant shutdowns, and rising costs. To address these issues, the design team, estimators, and project management worked in close collaboration to align the project's functional requirements with the evolving constraints. By leveraging this teamwork, the team was able to provide the client with the most cost-effective solution at the time. We believe that the ongoing collaboration between the design team, estimators, and project management is crucial to the success of any project.



SIMILAR PROJECTS



WAUSHARA COUNTY EMS STATION NO. 1 N2400 SOUTH TOWNLINE ROAD, WAUTOMA, WI 54982

SCOPE

The 6,000 SF single-story facility serves as a multi-functional EMS hub for Waushara County, combining both administrative and operational spaces in a 50/50 split. The building includes administrative offices, a flexible training room for staff development and emergency exercises, a central supply area, and a three-bay garage for emergency vehicles and equipment. Crew quarters are designed to accommodate four EMTs and include a living room, kitchen, and a storm shelter for severe weather protection. The exterior was designed to align with the color palette of other EMS stations in the county, maintaining a consistent brand identity. Additionally, the building's mechanical systems are integrated with the county's existing automation controls, allowing for efficient centralized monitoring and management.

SERVICES PROVIDED

Samuels Group provided pre-construction, cost estimating, architectural design, space planning, interior design, community communications plan, commercial furniture solutions, and self-perform carpentry work. Samuels Group served as the Construction Manager at Risk.

SIZE: 6,000 SF

COST \$2.6 Million

SCHEDULE

Construction Start: 04/2023

Completion Date: 11/2023

OWNER

Waushara County EMS Team

401 Ruth's Way

Wautoma, WI 54982

Keith Melvin

EMS Chief

920.765.9561

keith.melvin@co.waushara.wi.us

SIMILAR PROJECTS



WAUSHARA COUNTY EMS STATION NO. 5 AND SENIOR DINING CENTER N4258 STATE ROAD 49, POY SIPPI, WI 54967

SCOPE

New mixed-use facility with about 1/3 of the building dedicated to a County operated Senior Dining Center and the remaining building dedicated to the new Poy Sippi EMS Station. Featured in the EMS portion was the 2 bay pull through apparatus garage a masonry storm shelter, EMT day room with kitchen and two offices/sleeping rooms. The owner wished to find a more cost-effective alternative to providing building code required fire suppression throughout the building so a petition for variance was pursued that utilized additional fire-resistant construction around the sleeping rooms among other enhanced life safety features. The overall exterior design is meant to have a residential feel and scale that blends into the surrounding neighborhood. A communications plan (including direct mail, website, and community information meetings) was developed to help educate and inform the public about the project.

SERVICES PROVIDED

Samuels Group provided project planning, architectural design, interior design, pre-construction, cost estimating, community communications plan, commercial furniture solutions, and construction management services.

SIZE 4,241 SF

COST \$2.1 Million

SCHEDULE

Construction Start: 07/2022

Completion Date: 06/2023

OWNER

Waushara County
Barry West, IT Manager
920.787.6586
barry.west@waushara.co.wi.us

SIMILAR PROJECTS



DOOR COUNTY HISTORIC DAIRY NEW EMS RENOVATION & ADDITION 1309 RANGE LINE ROAD, WASHINGTON ISLAND, WI 54246

SCOPE

The Door County Historic Dairy project transformed a historic agricultural structure into a modern Emergency Medical Services (EMS) facility serving Washington Island. Purchased by Door County in 2020, the existing dairy building was thoughtfully renovated and expanded to support critical emergency response operations while preserving the character of the original structure.

The project included both renovation of the existing two-story dairy and the addition of a new apparatus garage to accommodate emergency vehicles. The design integrates modern functionality with the building's historic materials, including stone veneer and board-and-batten siding, maintaining a strong connection to the island's rural heritage.

The first floor is organized to support rapid response and daily operations, featuring two rescue squad bays, a public lobby, offices, locker rooms, decontamination space, laundry, and sleeping quarters for EMS personnel. Support spaces such as a lounge, kitchenette, and conference areas enhance staff comfort and operational efficiency. The second floor provides flexible training space, additional support areas, and storage to accommodate ongoing staff development and community needs.

Site improvements include updated access drives, parking, and infrastructure to support emergency vehicle circulation and response times. The project required careful coordination due to the island location, including ferry access logistics and material transport considerations.

SERVICES PROVIDED

Samuels Group provided project planning, pre-construction, estimating services, architectural design and interior design for complete architectural services.

SIZE 8,960 SF

COST \$1 Million

SCHEDULE

Design Start: 01/2021

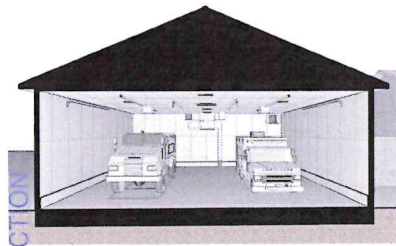
Construction Start: 05/2021

Completion Date: 12/2021

OWNER REFERENCE

Door County
Wayne Spritka
Director of Facilities & Parks
920.746.2211 Office
920.495.2131 cell
wspritka@co.door.wi.gov

SIMILAR PROJECTS



INTERIOR PERSPECTIVE - FOR REFERENCE ONLY



EXTERIOR PERSPECTIVE - FOR REFERENCE ONLY

Samuels Group
www.samuelsgroup.net
COMMERCIAL SERVICE
3115 Financial Way, Suite 202
Durham, NC 27603
Phone 719.842.2222
Fax 719.842.0060
EMAIL OFFICE
2029 Veterans Parkway
Durham, NC 27603
West Des Moines, IA 50325
Phone 515.288.5842
Fax 515.288.5877



VILAS COUNTY STORAGE GARAGE 330 COURT STREET, EAGLE RIVER, WI 54521

SCOPE

Vilas County required an affordable storage solution to accommodate two large emergency management and law enforcement vehicles near the existing courthouse. The chosen solution was a 1,600-square-foot, wood-framed building with a raised concrete stem wall. To keep costs within budget while maintaining a cohesive look, vinyl siding and asphalt shingles were selected for the exterior, matching a nearby storage building. The interior features durable OSB sheathing, designed to be both practical and adaptable for potential future modifications to the garage.

PROJECT COMPLEXITY

This project had a fixed budget and tight timeline, requiring close collaboration between design, estimators, and construction teams to ensure design changes stayed within budget and on schedule. Anticipating an 8-week State plan review, we submitted an early footing foundation approval to begin construction and avoid winter delays. This coordination was key to meeting the County's deadline for project completion by the end of 2024.

SERVICES PROVIDED

Samuels Group provided project design, pre-construction, estimating services, construction management services, and self-performed studs, concrete, doors, roofing, and rough and finish carpentry. Samuels Group served as construction manager on this project.

SIZE 1,600 SF

COST \$228,000

SCHEDULE

Design Start: 09/2024

Design Completion Date: 12/2024

Construction Start: 08/2024

Completion Date: 12/2024

OWNER

Vilas County

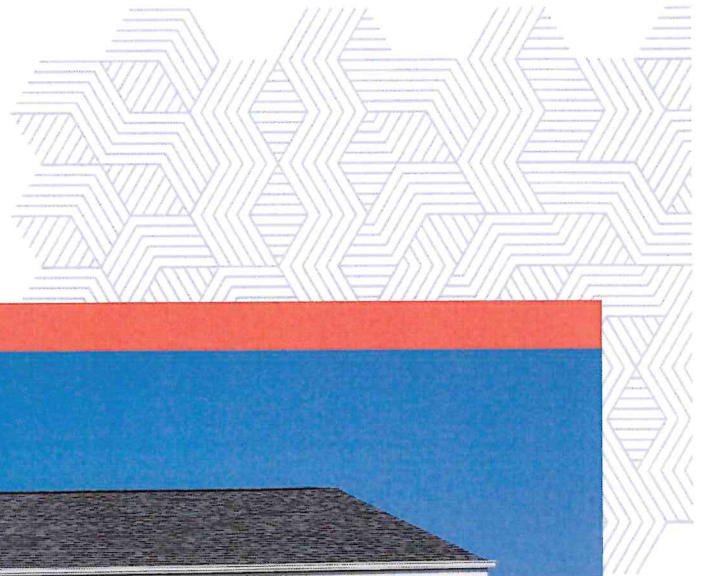
Tom Fredrick, Maintenance Supervisor

715.891.3808

thfred@vilascountywi.gov



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03

REFERENCES & COMPETENCY

CLIENT REFERENCES

WAUSHARA COUNTY

KEITH MELVIN, EMS Chief

401 Ruth's Way
Wautoma, WI 54982
920.765.9561
keith.melvin@co.waushara.wi.us

WAUSHARA COUNTY

SHAWN SCHOENSTENE, Shop Foreman

Highway Department
403 Ruth's Way
Wautoma, WI 54982
920.787.3327
shawn.schoenstene@co.waushara.wi.us

DOOR COUNTY

WAYNE SPRITKA, Director of Facilities & Parks

Government Center
421 Nebraska Street, 3rd Floor
Sturgeon Bay, WI 54235
920.746.2211 Office
920.495.2131 Cell
wspritka@co.door.wi.gov

VILAS COUNTY

TOM FREDRICK, Maintenance Supervisor

330 Court Street
Eagle River, WI 54521
715.479.3680
thfred@vilascountyiwi.gov

LEIGH YAWKEY WOODSON ART MUSEUM

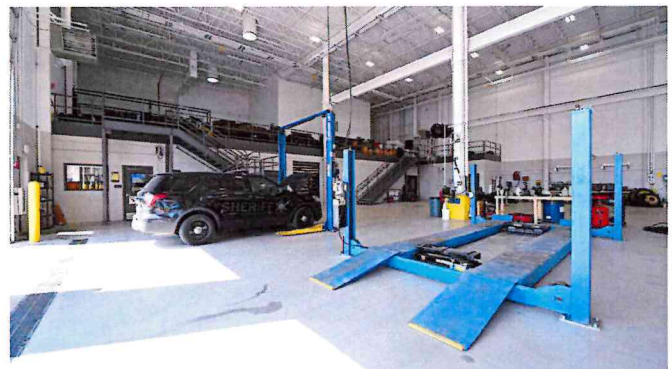
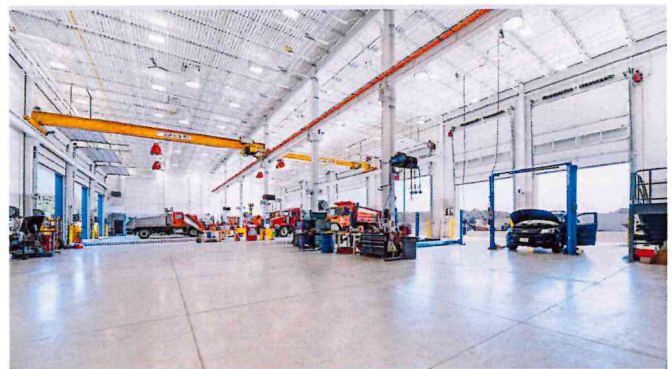
MATT FOSS, Museum Director

700 North 12th Street
Wausau, WI 54403
715.845.7010
mfoss@lywam.org

WAUSAU WOODCHUCKS

MARK MACDONALD, Owner

2401 North Third Street
Wausau, WI 54403
715.845.5055
mark@woodchucks.com



LETTERS OF REFERENCE



700 North Twelfth Street | Wausau, WI 54403-5007 | T 715.845.7010 | lywam.org

Accredited by



July 12, 2024

On behalf of the Leigh Yawkey Woodson Art Museum in Wausau, Wisconsin, it is my pleasure to write a letter in support of The Samuels Group.

Over the past fourteen years, The Samuels Group has provided the Woodson Art Museum with exceptional work through numerous capital projects, ranging from major building additions to small re-imaginings of interior spaces. With each project, the attention to detail, care, foresight, and customer service that are hallmarks of The Samuels Group's work has been evident.

No doubt after reading this recommendation, you will research the Leigh Yawkey Woodson Art Museum. I encourage you to do so, and if you are lucky, you will see photos of the Museum's campus before and after 2010. What you will hopefully see is the transformation of a beautiful building into an even more beautiful complex which reflects reverence for our past but helps us better serve our visitors for the future. Most of this is due to the talents of The Samuels Group. Whether it was the Museum's expansive 2012 addition, renovations in the Museum's main entrance and visitor services area, the creation of the Museum's Rooftop Sculpture Garden, or the construction of our purpose-built space for visiting artists dubbed "The Glass Box Studio," The Samuels Group's influence and fine work cannot be missed visiting the Museum.

Before I became the Woodson Art Museum's Director, I served as the Assistant Director, and Project Coordinator. In those two former roles, one of my responsibilities was to act as the liaison between the Museum and The Samuels Group during each one of the aforementioned capital projects. I had the pleasure to work with many different architects, designers, project managers, site superintendents, carpenters, interior designers, safety coordinators, estimators, marketing professionals, and others through the years who all treated me, the Museum, and our projects with the utmost respect, sincerity, hard-work, and dedication. Simply put, they are an important partner for the Museum, and they have repeatedly answered the bell, allowing us to better serve our community.

I hope you will see the quality of their work and jump at the chance to collaborate with them. It's a decision you won't regret.

Sincerely,

A handwritten signature in blue ink that reads "Matt".

Matt Foss

Director, Leigh Yawkey Woodson Art Museum

LETTERS OF REFERENCE

WISCONSIN WOODCHUCKS

July 9th, 2016

Sid Samuels, President
The Samuels Group
311 Financial Way, Suite 300
Wausau, WI 54401

Sid,

I am very proud to write this reference letter for the work The Samuels Group has completed at Athletic Park. If I had a nickel for every compliment that I have received on the Athletic Park Renovations, I could have paid the bill. Every night several fans approach me and compliment me on the transformation of Athletic Park. Your team at the Samuels Group took on the challenge of building new facilities, inside a historic park, and knocked the ball out of the park.

In August 2013, the challenge we presented you was huge. The Samuels Group was asked to build a new modern grandstand inside Historic Athletic Park with a short lead time and in the dead of winter. The winter of 2013/2014 turned out to be the coldest in Wisconsin since 1909. Your team struggled through 70 days of sub-zero temperature to complete a project that needed warm days to pour concrete. The Grandstand that your group designed was not only more comfortable with great premium seating options, but it enhanced the historic look at Athletic Park. When fans approach the entrance to Athletic Park they make comparisons to Wriggley Field and Fenway Park. At the same time your team designed and built a Neighborhood Park that was attached to the stadium. This new park, which is the first built in Wausau in 20 years, now serves as the entrance to Athletic Park and has received compliments from fans for its design and the enhancements it brings to the atmosphere.

The work continued in the fall of 2015 with Phase 2. Phase 2 was a complete reconstruction of the 3rd base side of Athletic Park. It was challenging, again, because of the narrow work area and the need to bring all the materials over the Historic Wall. The Samuels Group brought the project in on time and under budget. The new Concession Stand and Ministry Health Care Terrace have added to the historic charm of Athletic Park and have received many compliments all over town. The project included a complicated bleacher design that needed to incorporate new bathrooms and cold storage. The Samuels Group creative team accepted the challenge and created a bleacher design that is both functional and attractive.

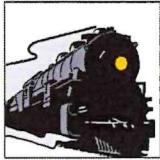
With both Phases of the Renovation of Athletic Park, The Samuels Group has shown creativity, cost awareness and a genuine pride in the finished project. I have been very impressed with The Samuels Group's response to my concerns, complaints and requests.

Sincerely,



Mark Macdonald
Owner

LETTERS OF REFERENCE



**National
Railroad
Museum**

October 14, 2025

I would like to recommend the Samuels Group for the BUILD Wisconsin Award. Throughout the process they worked to "get it right" and have succeeded. It has changed the look of our facilities to align with our national museum designation, but more importantly the final product allows us to better serve our community and meet our mission.

Throughout the construction of the National Railroad Museum's Fox River Expansion, the Samuels Group acted as an engaged partner of the National Railroad Museum. As early as the inception of the project in 2015, the Samuels Group stepped up to provide a rendered fly-over of the project that the Museum used throughout its planning, its communications with the community and governmental agencies as well as financial stakeholders who donated funds to support the project. They also contribute construction activities to our annual family Paw Patrol-themed event that teaches children about the "doers" of the community as well as serves as a fundraiser for the Museum.

That engagement continued as construction began in May 2024. I was given the opportunity to attend all of the weekly owner and the subcontractor meetings, and we continued with nearly daily communications as the Samuels Group included me as part of their team. The Museum was fully operating and open to the public throughout the construction, making these meeting extremely valuable as we were able to work together addressing the changing site, visitor and safety issues. Samuels Group's project manager and site supervisor were highly responsive to any special requests ranging from providing a barrier to protect children using our playground to working around our family event schedule to creating safety procedures for the subcontractors as they navigated between construction spaces on tourist-congested grounds.

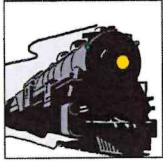
The Fox River Expansion is a unique addition that required one-of-a-kind manufacture and assembly of its truss system. The manufacture of the steel required the creation of new shop drawings, followed by a wait before the trusses could be formed and then brought to the site, slid into position and welded together in place. The design required collaboration between the architect and Samuels Group as well as input from the Museum. From the concept to shop drawings to the final truss joined 40 feet in the air, the process took nearly half of the 16-month project.

The Samuels Group did not allow the rest of the project to sit idle during the truss manufacture process, however. After the standard site preparation and underground facilities were put into place, they found ways to move the project forward by pouring the floor and starting upward construction in more traditionally designed areas. They were also excellent in addressing unusual site problems during this time including establishing whether a newly discovered 100+ year drainage old pipe was active, developing a protocol for the stabilization of a historic cistern, and followed State guidelines regarding discovering a potential cultural site. Despite what could have been setbacks, I was impressed that the project was completed in a timely manner.

The Samuel Group's willingness to collaborate and think about the project differently allowed a non-traditional project to move forward with minimal impact to the more than 100,000 who visited the Museum during the construction. The real impact happened as the Fox River Expansion opened to the public on September 20, 2025. The finished result is exceptional. On the first day it was open 1039 people visited – more than 300% our normal Saturday visitation, and the numbers continue to be double what they normally might be for each day since.

2 2 8 5 S . B r o a d w a y
G r e e n B a y ■ W i s c o n s i n ■ 5 4 3 0 4
9 2 0 . 4 3 7 . 7 6 2 3
F a x : 9 2 0 . 4 3 7 . 1 2 9 1
www.nationalrrmuseum.org

LETTERS OF REFERENCE



**National
Railroad
Museum**

The Museum has hosted multiple corporate events in the space already, and we are booking weddings in 2026 and 2027. As a 501 c3 privately funded Congressionally designated Museum, these events allow us to financially support the operations of the Museum and lower the cost of admission to the families who visit.

At its core, the new Fox River Expansion was built to preserve and display historic train cars for public use and provide a better place for the more than 12,000 students who take part in our educational programs each year. Supporting educators through our immersive programs help them reach students with special needs, have surpassed what is offered in the classroom, or those who simply do not thrive in a classroom. This building provides a space for even more students to take part in educational activities that move them outside on the covered terrace or require active movement inside during the winter. The space that they are immersed in inspires students far more than a desk in a classroom can and delivers accessibility to all learners.

The building also has a positive economic impact to the community. Tourists are curious about what they are looking at as they cross the near-by Hwy. 172 bridge and visit to the Museum. The media has already found us with the Hallmark Channel filming onsite and ESPN scheduled to do the same. We had been receiving calls and emails asking about when the new building opens and those who come to the community for a Green Bay Packers game, stay longer to view the Museum and consequently spend money with other businesses, supporting the livelihoods of those living here. We expect our \$20 million impact to grow to \$35 million within the first few years of operation and the number of visitors will only grow as the Museum's reputation does.

Through building the Fox River Expansion, the National Railroad Museum is now able to meet its educational mission, grow as an organization and serve the community. Samuels Group's dedication to the project demonstrated their commitment to serve the community, establishing that their excellence is not only in the build but how they serves others.

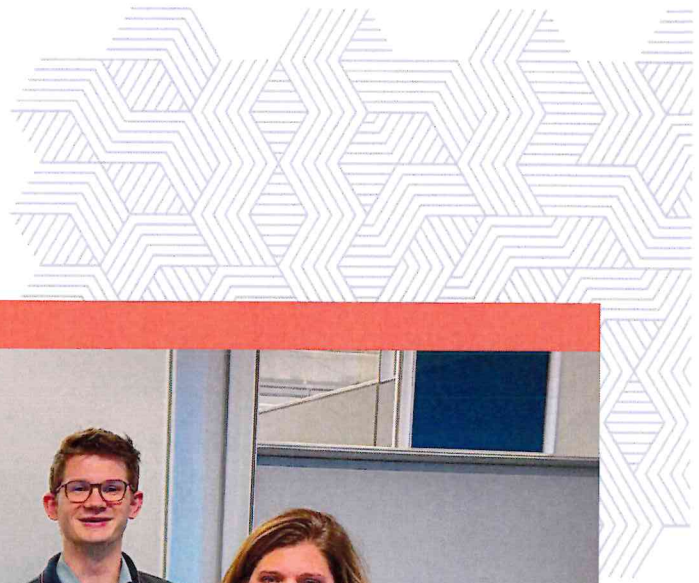
With Regard,

Jacqueline D. Frank, CEO
National Railroad Museum

2285 S. Broadway
Green Bay ■ Wisconsin ■ 54304
920.437.7623
Fax: 920.437.1291
www.nationalrrmuseum.org



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04

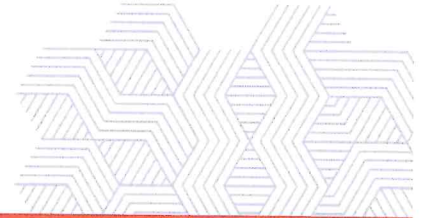
STAFFING

TEAM RESUMES



Sid Samuels

President



Sid Samuels will work with the entire project team overseeing and managing the relationship between all parties. Sid will have a strong presence from the inception of the project to ensure the adherence to your budget and schedule requirements.

Sid's supervisory and management skills combined with the overall construction team will bring your project to a successful completion

32 YEARS OF EXPERIENCE

EDUCATION

Bachelors of Technology Degree,
University of Northern Iowa

AFFILIATIONS

Marshfield Clinic Health System Foundation
- Board Member
Carpenters Health and Pension Plan, Trustee
AGC Board Member - President (2020-2021)
AGC Board Member - Vice President (2019)
AGC Board Member (2006-2007)
AGC Instructor - Superintendent Training
(2000-2005)
Leadership Wausau Graduate (2002)
Habitat for Humanity
Board Member (2003-2004)
Junior Achievement
Board Member (2009 - 2010)
Downtown Des Moines Chamber Board
Member (2012 - 2015)

SIGNIFICANT EXPERIENCE

Adams County Law Enforcement Center - Friendship, WI
Ames Public Library Renovation, Ames, IA
Clarinda Correctional Facility New Kitchen, Bakery, and Laundry Addition
- Clarinda, IA
Chippewa County Law Enforcement Center - Chippewa Falls, WI
Chickasaw County Jail Study - New Hampton, IA
Clinton County Law Enforcement Center - Clinton, IA
Dallas County Law Enforcement Center - Adel, IA
Dubuque County Pre-Construction Services - Jail Study - Dubuque, IA
Dubuque County Jail Dormitory Demolition and Renovation - Dubuque, IA
Floyd County Law Enforcement Center - Charles City, IA
Gogebic County New Jail - Bessmer, MI
Green Lake County Justice Facility - Green Lake, WI
Guthrie County New Law Enforcement Center - Guthrie Center, IA
Guthrie County Pre-Construction Services for Jail Study - Guthrie Center, IA
Iowa Correctional Institution for Women Expansion - Mitchellville, IA
Marathon County Jail - Wausau, WI
Page County New Jail, Sheriff's Office, and 911/Dispatch Center - Clarinda, IA
Page County Jail Study - Clarinda, IA
Rock County Justice Center - Janesville, WI
St. Croix County Government Center - Hudson, WI
St. Croix County Department of Corrections Addition - Hudson, WI
State of Iowa DAS State Construction Management Services - Des Moines, IA
Vilas County Courthouse - Eagle River, WI
Walsh County Jail Study - Grafton, ND
Walsh County New Jail and Sheriff's Office - Grafton, ND
Waukesha County Justice Center - Waukesha, WI
Webster County Law Enforcement Center Study - Fort Dodge, IA

TEAM RESUMES



Justin Keller

Director of Estimating

Justin Keller is the Director of Estimating for Samuels Group. He will work closely with your team in the pre-construction phase of the project and investigate your needs and perform the pre-construction services necessary for further design work. His responsibilities include developing budget analyses, construction costs, and scheduling requirements. His daily estimating activities provide him with the relationships, resources, and knowledge of current construction costs, supply, and demand of specialty contractors, construction materials, and their required lead times.

SIGNIFICANT EXPERIENCE

Vilas County Storage Garage - Eagle River, WI
 Waushara County Government Center - Wautoma, WI
 Waushara County New Poy Sippi EMS & Senior Dining - Poy Sippi, WI
 Waushara County Wautoma Highway Shop - Wautoma, WI
 Waushara County Wide Facilities Master Plan and Space Needs Assessment - Wautoma, WI
 Wausau Woodchucks Multiple Projects - Wausau, WI
 Leigh Yawkey Woodson Art Museum Multiple Projects - Wausau, WI
 National Railroad Museum Renovation and Expansion - Green Bay, WI
 Wood County Law Enforcement Center - Wisconsin Rapids, WI
 Calumet County Courthouse / Jail Expansion - Chilton, WI
 Clarinda Correctional Facility New Kitchen, Bakery, and Laundry Addition - Clarinda, IA
 Clinton County Law Enforcement Center - Clinton, IA
 Dallas County Law Enforcement Center - Adel, IA
 Douglas County Jail Study - Superior, WI
 Floyd County Law Enforcement Center - Charles City, IA
 Fond du Lac County Jail Study - Fond du Lac, WI
 Green Lake County Government Center - Green Lake, WI
 Guthrie County Law Enforcement Center - Guthrie Center, IA
 Lac Du Flambeau Natural Resources - Lac Du Flambeau, WI
 Marathon County Courthouse - Wausau, WI
 Oconto County Law Enforcement Center - Oconto, WI
 Oshkosh Correctional Pre-Construction Services - Oshkosh, WI
 Page County New Jail, Sheriff's Office, and 911/Dispatch Center - Clarinda, IA
 Rock County Jail Expansion - Janesville, WI
 Rock Haven Skilled Nursing Facility - Janesville, WI
 St. Croix County Government Center - Hudson, WI
 Trempealeau County Government Center - Whitehall, WI

19 YEARS OF EXPERIENCE

EDUCATION

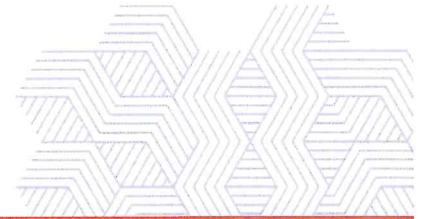
Bachelor of Science in Construction Management, University of Wisconsin-Stout

TEAM RESUMES



Henry Kropp, AIA

Architect



Henry Kropp is an Architect at Samuels Group, where he specializes in designing and producing construction documents for a diverse range of facilities, including commercial, healthcare, educational, and government projects. He excels in helping clients visualize their concepts through advanced computer graphics and videos. In addition to his visualization expertise, Henry leverages Building Information Modeling (BIM) to create detailed building models and facilitate coordination and clash detection across multiple design disciplines. This proactive approach identifies potential issues before construction begins, ultimately saving both time and money on projects.

16 YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science in Architectural Studies,
University of Wisconsin-Milwaukee, 2013

Associates Degree in Architectural
Residential Design, Northcentral Technical
College, 2008

PROFESSIONAL REGISTRATION

Wisconsin Licensed Architect, #13570-5

AFFILIATIONS

American Institute of Architects (AIA) -
Wisconsin Chapter

SIGNIFICANT EXPERIENCE

Waushara County EMS and Senior Dining Center - Poy Sippi, WI
Waushara County EMS Station No. 1 - Wautoma, WI
Waushara County Highway Shop - Wautoma, WI
Vilas County Storage Garage - Eagle River, WI
Sokaogon Chippewa Community Chief Willard Ackley Memorial Health Clinic
Expansion and Community Flexible Facility - Crandon, WI
Leigh Yawkey Woodson Art Museum Multiple Projects - Wausau, WI
Wausau Woodchucks Multiple Projects - Wausau, WI
National Railroad Museum Renovation and Expansion - Green Bay, WI
Dubuque County Jail Pod B - Dubuque, IA
Forest County Master Planning - Crandon, WI
Grant County Master Planning - Lancaster, WI
Iowa Department of Corrections - Mitchellville, IA
Page County Law Enforcement Center - Clarinda, IA
Rib Mountain Town Hall - Wausau, WI
Shawano County Master Plan - Shawano, WI
Wausau City Hall Security Upgrades - Wausau, WI
Worth County Master Planning - Northwood, IA

TEAM RESUMES



Jennifer Schommer, IIDA, WRID

Design Manager
Interior Designer

Jennifer Schommer is the Design Manager who oversees the planning, coordination, and execution of our design projects to ensure they meet client expectations, budgets, and deadlines. Jennifer collaborates closely with architects, designers, and clients to develop creative concepts and maintain design quality. Her key responsibilities include managing project timelines, resource allocation, and team communication, while ensuring compliance with industry standards and regulations. Additionally, Jennifer plays a vital role in problem-solving, mentoring junior staff, and fostering a culture of innovation and efficiency within the Samuels Group. Jennifer is a Wisconsin Registered Interior Designer at Samuels Group. She specializes in interior space planning, renovations, Revit and provides design-build services for government, commercial, education, religious, and various commercially driven projects.

31 YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science Degree, Interior Architecture, Interior Design, University of Wisconsin-Stevens Point, 1996

PROFESSIONAL REGISTRATIONS

Registered Wisconsin Interior Designer
#496-109, Issued 2006
Registered Iowa Interior Designer #ID00158,
Issued 2024
National Council for Interior Design
Qualification (NICIDQ) #21338, Issued 2006

PROFESSIONAL TRAINING

Procore Technologies Certification: Architect
Revit Architecture/ 3D Renderings
Space Planning
WHEA Healthcare Construction Certificate
Color, Design and Material Selection
Furniture Selection and Specification

AFFILIATIONS

International Interior Design Association
Wisconsin Healthcare Engineering
Association
Central Wisconsin Contractors Association

SIGNIFICANT EXPERIENCE

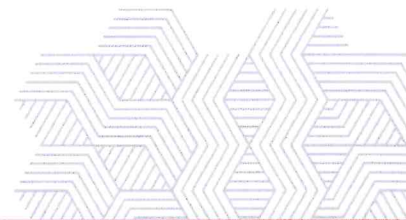
Waushara County EMS and Senior Dining Center - Poy Sippi, WI
Waushara County EMS Station No. 1 - Wautoma, WI
Waushara County Highway Shop - Wautoma, WI
Vilas County Storage Garage - Eagle River, WI
Door County Historic Dairy New EMS Renovation & Addition
- Washington Island, WI
Sokaogon Chippewa Community Chief Willard Ackley Memorial Health Clinic
Expansion and Community Flexible Facility - Crandon, WI
Wausau Woodchucks Multiple Projects - Wausau, WI
Leigh Yawkey Woodson Art Museum Multiple Projects - Wausau, WI
National Railroad Museum Renovation and Expansion - Green Bay, WI
One Everest Place Exterior Renovation - Rothschild, WI
Clinton County Law Enforcement Center Furniture Specification - Clinton, IA
Dubuque County Jail Pod Renovations - Dubuque, IA
Guthrie County Law Enforcement Center Furniture Specification - Guthrie
Center, IA
Vilas County Courthouse Renovations - Eagle River, WI
Vilas County Land and Water Renovations - Eagle River, WI
Vilas County New Hearing Room Renovations - Eagle River, WI
Wood County Law Enforcement Center Furniture Specification
- Wisconsin Rapids, WI
Samuels Group Tenant Build-Out - West Des Moines, IA
Walkabout Orthotics & Prosthetics - Wausau, WI

TEAM RESUMES



John Felker, LEED GA

Architectural Designer III



John Felker is an Architectural Designer with Samuels Group. His responsibilities include preparing documents to be used for the design and construction of commercial buildings; creation of 3D BIM models for coordination and construction documentation; collaboration with clients and professionals through the design process from preliminary design to construction completion. John works closely with clients to provide a functional and attractive design that provides the most ideal solution for their needs.

13 YEARS OF EXPERIENCE

EDUCATION

Associate Degree, Civil/Structural Engineering, Chippewa Valley Technical College, 2011

LICENSES & CERTIFICATIONS

U.S. Green Building Council, LEED Green Associate, #10918060, 2014

SIGNIFICANT EXPERIENCE

Chickasaw County Sheriff's Office Addition and Remodel - New Hampton, IA
Chickasaw County EMS - New Hampton, IA

Grease Lightning Addition and Remodel - Onalaska, WI

ENT and Allergy Associates New Clinic and Office Space - Wausau, WI*

First Presbyterian Church Partial Demolition, Addition, and Remodel of Historic Church - Springfield, IL

Gander Mountain New Construction and Remodel of Retail Stores
- Multiple Locations*

Greater Wausau Chamber of Commerce Historic Powerhouse - Wausau, WI

Hilton Garden Inn New Hotel, Conference Center and Restaurant
- Wausau, WI*

Marshfield Clinic Demolition and Reconstruction of Main Entrance Canopy
- Wausau, WI

Mt. Olive Lutheran Church Remodel of Worship Center - Weston, WI*

Nicolet Bank Demolition of Existing Building and New Construction of Satellite Office - Minocqua, WI*

People's State Bank Remodel of Lobby, Teller Stations, and Offices
- Wausau, WI

St. Leonard Church Addition of New Education Space - Laona, WI

Surgical Associates New Multi-Tenant Clinic and Office Space - Wausau, WI*

VA Clinic New construction of Outpatient Facility - Huntsville, AL*

Woodson YMCA Addition and Remodel - Wausau, WI*

Manitowish Waters Airport Hangar Expansion - Manitowish Waters, WI

Northwoods Dentistry, SC Renovations - Prentice, WI

Wausau County YMCA - Wautoma, WI

Marshfield Clinic renovations - Various Locations, WI

Aspirus Renovations - Various Locations, WI

Leigh Yawkey Woodson Art Museum Print Addition - Wausau, WI

Leigh Yawkey Woodson Art Museum Terrace - Wausau, WI

Page County Jail & LEC - Clarinda, IA

* Experience at previous employer

TEAM RESUMES



Eric Engstrom

General Superintendent

Eric Engstrom, General Superintendent, directs the project management field team to provide quality, technical, and responsive services to clients, at profits that meet corporate financial expectations. Eric will be the primary client interface, maintain community relations, contribute to corporate long-range planning, and support all corporate policies and standards. Eric will lead superintendents, assistant superintendents, and other field staff to deploy the project strategy, communicate expectations and direction regarding schedules, construction methods, policies and standards. Eric makes regularly scheduled visits to assigned job sites, performs thorough walkthroughs, monitors construction progress and quality control, and ensures compliance to the Samuels Group and OSHA safety standards. His expertise and knowledge of the industry has assisted in completing numerous projects under budget and delivered on schedule.

22 YEARS OF EXPERIENCE

TRAINING AND CERTIFICATIONS

Carpenter Apprenticeship Program (4 years)
OSHA 10 & 30 Hour Training / WHEA
Certified

AFFILIATIONS

United Way of Marathon County

SIGNIFICANT EXPERIENCE

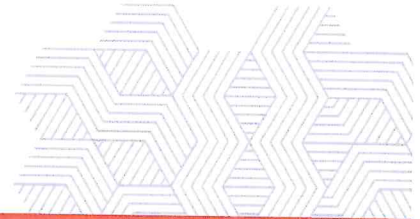
Wausara County Government Center - Wautoma, WI
Wausara County Poy Sippi EMS and Senior Dining Center - Poy Sippi, WI
Wausara County Wautoma Highway Shop - Wautoma, WI
Vilas County Maintenance Garage - Eagle River, WI
Sokaogon Chippewa Community Chief Willard Ackley Memorial Health Clinic Expansion and Community Flexible Facility - Crandon, WI
St. Croix County Government Center - Hudson, WI
Wood County Law Enforcement Center - Wisconsin Rapids, WI
Trempealeau County Courthouse Renovation - Whitehall, WI
Trempealeau County Justice Center - Whitehall, WI
Forest County 911 Call Center and Lobby Renovation - Crandon, WI
Kewaunee County Public Safety Facility - Kewaunee, WI
Vilas County Courthouse Expansion - Eagle River, WI
Vilas County Land & Water Office Build-out - Eagle River, WI
JB Holland Construction New Shop and Office - Decorah, IA
Ascension St. Clare's Hospital CT Upgrade and Remodel - Weston, WI
Ascension St. Clare's Hospital Oncology CT Upgrade - Weston, WI
Ascension St. Clare's Ministry Connect Expansion - Weston, WI
Aspirus Air Handler Upgrade - Stevens Point, WI
Bone & Joint Center Radiology Room Renovation - Rib Mountain, WI

TEAM RESUMES



Rob Johnson

Superintendent



Rob Johnson serves as the on-site superintendent responsible for daily field operations at your project site. This includes correspondence with the owner, architects, and trade contractors. Rob also maintains the schedule, safety program, budget, and quality of work in accordance with the plans and specifications. He will work closely with the project managers and on-site construction managers to advise on field progress, maintain on-site records, and facilitate safety requirements. His expertise and knowledge of the industry has assisted in completing projects under budget and delivered on schedule.

35 YEARS OF EXPERIENCE

EDUCATION

Associate in Carpentry, Kansas City Trade School, Kansas City, MO. 1992

Associate in Business Management, Johnson County Community College, Overland Park, KS, 1988

SIGNIFICANT EXPERIENCE

Wausara County Highway Shop – Wautoma, WI
 Wausau Chamber WPS Powerhouse Historical Transformation – Wausau, WI
 Douglas County Jail Direct Supervision Renovation – Superior, WI
 St. Croix County Government Center – Hudson, WI
 One Everest Place Exterior Renovation – Rothschild, WI Barnes and Noble
 – Various locations nationwide*
 Block Buster – Various locations nationwide*
 Church Mutual, Various Projects – Merrill, WI*
 Home Depot – Various Southeast locations*
 Kohl's Department Stores – Various West coast locations*
 Lens Crafters – Various Southeast locations*
 Macy's Department Stores – Various East coast locations*
 Menards – Various Mid-West locations*
 Mercedes Benz – Washington DC*
 Mercedes Benz – Dallas, TX*
 Mercedes Benz – Richmond, VA*
 Mercedes Benz – Los Angeles, CA*
 Pearl Vision – Various West coast locations*
 Target – Various nationwide locations
 TGI Fridays – Various East coast locations*
 Walgreens Pharmacy – Various locations nationwide*
 Walmart – Various locations nationwide*
 Whitman Airforce Base – Knobnoster, MO*

**experience at previous employer*

TEAM RESUMES



Curt Schleicher

Senior Project Manager

Curt Schleicher serves as a Senior Project Manager and will work with your team in executing the daily management of your project. He also works with the on-site construction manager, project architect and trade contractors to ensure adherence to your schedule and budget requirements. Curt will review bids, supervise contract administration, coordinate design change requests, supervise field engineering support, provide planning and scheduling services, prepare project status reports, budgeting and cash flow projections, and supervise material and equipment requirements.

29 YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science, Building Construction Management, Business Administration
Minor, University of Wisconsin-Platteville

TRAINING AND CERTIFICATIONS

Indoor Air Quality / University of Minnesota
WHEA Certified

AFFILIATIONS

Wisconsin Healthcare Engineering Association (WHEA)

SIGNIFICANT EXPERIENCE

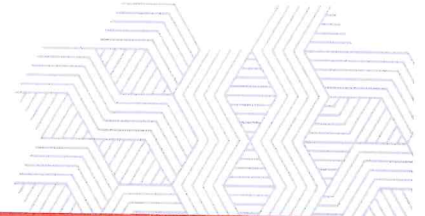
Auburndale Town Hall - Auburndale, WI
Calumet County Law Enforcement Center - Chilton, WI
Calumet County Third Floor Administration Alterations - Chilton, WI
Clinton County Law Enforcement Center - Clinton, IA
Green Lake County Government Center - Green Lake, WI
Green Lake County Government Center Vestibule Remodel - Green Lake, WI
Jackson County Courthouse - Black River Falls, WI
Jackson County Jail & Sheriff's Office - Black River Falls, WI
Oconto County Law Enforcement Center - Oconto, WI
Pierce County Jail Expansion Study - Ellsworth, WI
Plover Town Hall - Plover, WI
St. Croix County Jail Department of Corrections Addition - Hudson, WI
St. Croix County Government Center - Hudson, WI
Trempealeau County Courthouse Renovation - Whitehall, WI
Trempealeau County Government Center - Whitehall, WI
Vilas County Courthouse - Eagle River, WI
Wausau Woodchucks Office Renovations - Wausau, WI
Wausau Woodchucks Athletic Park Renovation Phase 1 - Wausau, WI

TEAM RESUMES



Nick Madson, CHST

Safety Director



Nick Madson is the Safety Director for Samuels Group. He works closely with the project manager and superintendent to ensure all necessary support of the field operations at your project site are met. He also works with the entire project team to maintain our commitment to zero injuries. He will communicate with the project superintendent and review work procedures and conditions to ensure safety on your project site. Nick's extensive construction experience and communication skills will assist your construction team in bringing your project to a successful completion.

15 YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science, Occupational and Environmental Health and Safety, University of Wisconsin-Whitewater, 2010

TRAINING AND CERTIFICATIONS

CHST - Construction Health and Safety Technician
Crosby Competent Rigger (Train the Trainer)
OSHA Authorized Construction Trainer
Wisconsin Asbestos Operations and Maintenance
Wisconsin Lead Abatement Supervisor
HAZWHOPPER Site Worker

AFFILIATIONS

AGC of Wisconsin Safety Committee
American Society of Safety Professionals
Nicolet College - Construction Health and Safety Program, Adjunct Instructor

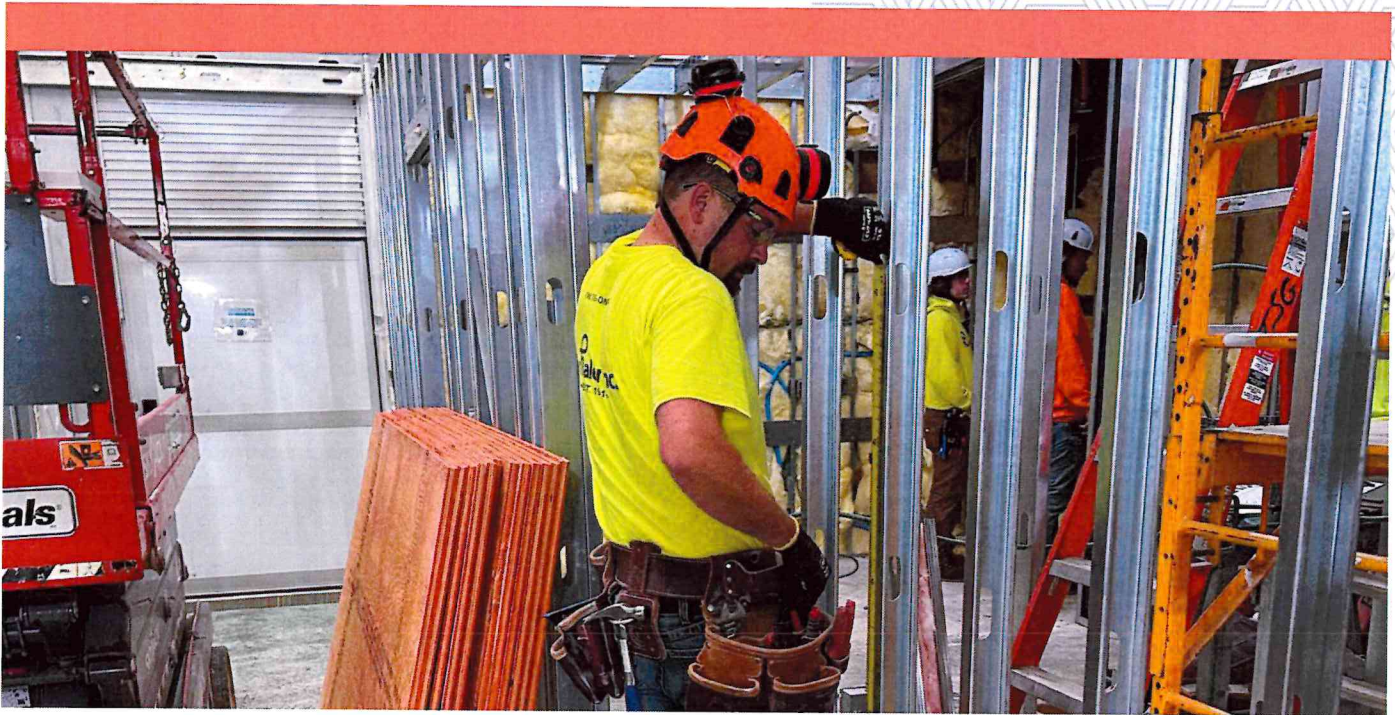
SIGNIFICANT EXPERIENCE

Waushara County Government Center - Wautoma, WI
Leigh Yawkey Woodson Art Museum Glass Box Studio - Wausau, WI
National Railroad Museum Fox River Expansion - Green Bay, WI
Sokaogon Chippewa Community Mole Lake Band Health Clinic Expansion and New Flexible Community Facility - Crandon, WI
B Holland Construction New Office & Shop - Decorah, IA
Floyd County Law Enforcement Center Addition and Courthouse Renovation - Charles City, IA
State of Iowa Department of Corrections Clarinda Correctional Facility Kitchen and Laundry Addition - Clarinda, IA
JB Holland Construction New Office & Shop - Decorah, IA
Keweenaw Bay Indian Community Health System Dental Clinic - Baraga, MI
Page County New Jail, Sheriff's Office, and 911/Dispatch Center - Clarinda, IA
St. Croix County Government Center - Hudson, WI
Stockbridge-Munsee Community Health and Wellness Center - Nurses' Station Remodel - Bowler, WI
Trempealeau County Courthouse Renovation - Whitehall, WI
Trempealeau County Government Center - Whitehall, WI
Wood County Law Enforcement Center - Wisconsin Rapids, WI

**experience at previous employer*



Design
Construct
Furnish



05

LIST OF SUBCONTRACTORS

SUBCONTRACTORS



The full scope of subcontractors required for construction-related trades (e.g., rough carpentry, electrical, plumbing) has not yet been determined. Subcontractor selection will be refined during later phases of design and in coordination with the Village.

Specialty subcontractors and trade contractors (e.g., electrical, plumbing, carpentry) are not applicable to the design phase and will be identified during construction procurement. As noted in discussions with the Village, these may be omitted at this stage.

All future subcontractors will be prequalified based on experience, licensing, insurance, and past performance. The project team will coordinate with the Village to ensure all subcontractors meet or exceed project requirements.

SELF-PERFORM WORK



Samuels Group can self-perform portions of its construction projects including:

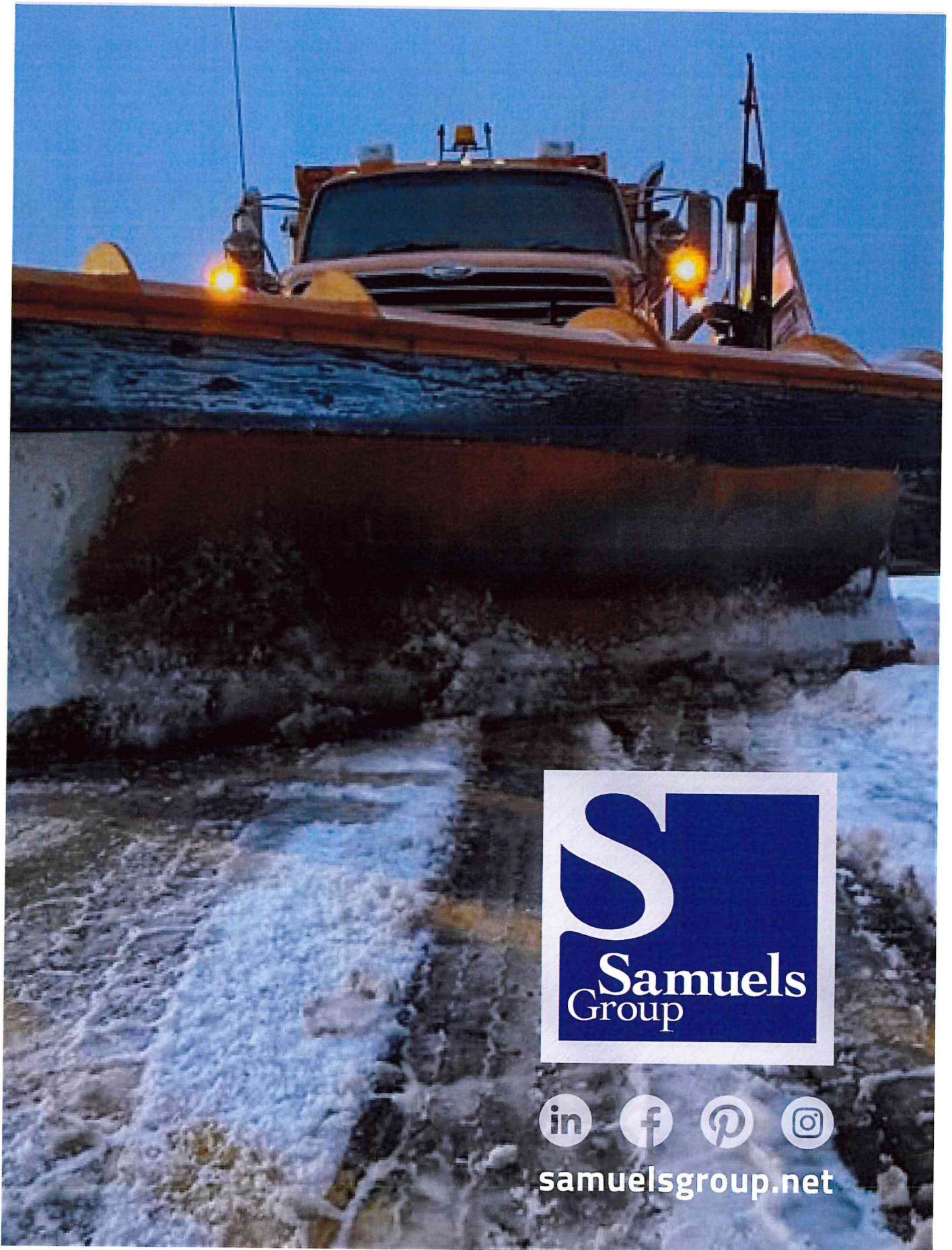
- Construction Management
- Rough Carpentry
- Finished Carpentry
- Concrete
- Demolition
- Drywall
- Commercial Furniture

To assure our self-performance costs are competitive, we provide sealed bid 24 hours in advance.

We have the skilled labor, specialized equipment and hands-on experience to complete the job but we also feel it is important to discuss with the Owner how involved they want us to be. This is a topic we can discuss in greater detail during our interview.

Self-performing offers owners substantial benefits:

- Allows us to quickly identify and solve any challenges
- Implement changes orders
- Efficiently reduce or eliminate subcontractor delays
- Better control of the schedule
- Sets craftsmanship standards



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