

VIII

R. C. No. 15 - 22 - 23. By PUBLIC WORKS COMMITTEE. June 6, 2022.

Your Committee to whom was referred Res. No. 14-22-23 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to enter into a contract with Barrientos Design and Consulting Inc. for the Public Works Department and Transit Garages Renovation and Expansion Study; recommends adopting the Resolution.

_____	_____
_____	_____
_____	_____
	Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

III

Res. No. 14 - 22 - 23. By Alderpersons Dekker and Perrella.
May 16, 2022.

A RESOLUTION authorizing the appropriate City Officials to enter into a contract with Barrientos Design and Consulting Inc. for the Public Works Department and Transit Garages Renovation and Expansion Study.

RESOLVED: That the appropriate City officials are hereby authorized to enter into a contract with Barrientos Design and Consulting Inc. for the Public Works Department and Transit Garages Renovation and Expansion Study.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds not to exceed \$51,729 from Account #40033110-621200 (Capital Project Fund - Building Improvements) upon the agreement being fully executed by all parties, to pay for the Renovation and Expansion Study.

BE IT FURTHER RESOLVED: That the director of public works or the director's designee is appointed as the City's Authorized Representative pursuant to the contract with Barrientos Design and Consulting Inc.

Dean Dekker

Alyssa Grace Perrella

Public Works

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

**AGREEMENT
BETWEEN THE CITY OF SHEBOYGAN, WISCONSIN AND
BARRIENTOS DESIGN & CONSULTING**

**FOR ARCHITECTURAL/ ENGINEERING SERVICES RELATED TO THE DPW &
TRANSIT GARAGES RENOVATION & EXPANSION STUDY & DESIGN**

This Agreement ("Agreement") is made and entered into effective this ____ day of _____, _____ (the "Effective Date"), by and between the City of Sheboygan (the "City"), a municipal corporation, and Barrientos Design & Consulting, Inc., a subchapter S Corporation, with a principal office at 205 W, Highland Ave, Suite 303, Milwaukee, WI 53203 ("Consultant").

WITNESSETH:

WHEREAS, the City owns a Department of Public Works Garage located at 2026 New Jersey Ave., Sheboygan, Wisconsin and a Transit Garage located at 608 Commerce St., Sheboygan, Wisconsin; and

WHEREAS, the City desires to renovate and expand these garages based upon a comprehensive study and design as detailed in Exhibit A ("Services"), which is attached to this Agreement and incorporated as though fully set forth here; and

WHEREAS, the City has issued a Request for Proposals for the necessary design and engineering services, and has determined that it is in the best interest of the City for Consultant to provide those necessary services; and

WHEREAS, Consultant desires to provide the City with the necessary design and engineering services, pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

Article 1. Scope of Services

Consultant shall provide the necessary engineering services related to the Improvements, as set forth in more detail in Exhibit A, pages 42-44, which is attached and incorporated to this Agreement as though fully set forth here (the "Services").

Article 2. Standard of Care

Consultant shall be responsible for completion of the Services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances ("Standard of Care"). The City designated project manager, identified in Article 3 of this Agreement, shall be the sole judge of the adequacy of Consultant's work in meeting the Standard of Care; however, the City shall not unreasonably withhold its approval as to the

adequacy of Consultant's performance. Upon notice to Consultant and by mutual agreement between the parties, Consultant will, without additional compensation, correct or replace any and all Services not meeting the Standard of Care.

Article 3. The Parties' Project Managers

Consultant designates Norman Barrientos, AIA as its designated project manager with primary responsibility for the performance of this Agreement. In the event of the death, disability, removal, or resignation of the person designated as the Consultant's designated project manager, the City—through its designated project manager—may accept another person as the designated project manager or terminate this Agreement. Consultant shall provide the City with notice within seven (7) days in the event its designated project manager dies, becomes disabled, is removed, or resigns.

The City designates David Biebel as its designated project manager for purposes of this Agreement.

Article 4. Compensation

The City shall pay Consultant—for all fees and expenses related to the Services—an amount not to exceed fifty-one thousand, seven hundred and twenty-nine dollars, (\$51,729).

Consultant shall submit an invoice to the City on a monthly basis which shall be based on the percentage the Services described in Article 1 are complete. Invoices may be sent via first class mail postage prepaid or via email. The invoice shall include a progress report documenting the extent of completed services.

Payment will be remitted to Consultant within sixty (60) days of receipt of invoice. Payment shall not be construed as acceptance of unsatisfactory or defective services. The City may withhold payment of an invoice due to unsatisfactory or defective services.

The invoice shall be sent to:

David Biebel
Director of Public Works
City of Sheboygan
2026 New Jersey Ave.
Sheboygan, Wisconsin 53081

Additional services not set forth in Article 1, or changes in the Services must be authorized in writing by the City or its designated project manager prior to such work being performed, or expenses incurred.

The City shall not make payment for any unauthorized work or expenses.

The submission of any request for payment shall be deemed a waiver and release by Consultant of all liens and claims with respect to the work and period to which such payment request pertains except as specifically reserved and noted on such request.

Article 5. Appropriation of Funds

Notwithstanding any other provision of this Agreement, if funds for the continued fulfillment of this Agreement by the City are at any time not forthcoming or are insufficient, through failure of any entity, including the City itself, to appropriate funds or otherwise, then the City shall have the right to terminate this Agreement without penalty. The City agrees that it will make its best effort to obtain sufficient funds for the Agreement to meet its obligations hereunder in full.

Article 6. Schedule

Services under this Agreement shall commence promptly upon the full execution of this Agreement by the Parties and a written Notice to Proceed from the City's project manager to Consultant, unless another date for the commencement of the Services is set forth in Exhibit A.

Consultant shall complete the Services in accordance with the Schedule & Workload identified in Exhibit A, page 49, or within such extra time as may have been allowed by a mutually agreed extension. Consultant's services are completed when the City's project manager notifies Consultant in writing that the services are complete and are acceptable.

The Parties agree that no charges or claims for damages shall be made by Consultant for any delays or hindrances, from any cause whatsoever, during the progress of any portion of the services specified in the Agreement. Such delays or hindrances, if any, may be compensated for by an extension of time for a reasonable period as may be mutually agreed upon between the Parties, it being understood however, that permitting Consultant to proceed to complete any service, or any part of the services / project, after the date to which the time of completion may have been extended shall, in no way operate as a waiver on the part of the City of any of its rights herein.

Article 7. Document Retention

- a. Both parties understand that the City is bound by the Wisconsin Public Records Law and, as such, this contract is subject to that law. Consultant acknowledges that it is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law, and that the failure to do so shall constitute a material breach of the contract, and that Consultant must defend and hold the City harmless from liability under that law. Except as otherwise authorized, those records shall be maintained for a period of seven (7) years after receipt of final payment under the Agreement.
- b. Consultant shall maintain proper accounting records for the Services performed pursuant to this Agreement, and shall provide an accounting for all charges and expenditures as may be necessary for audit purposes. All such records shall be subject to inspection and examination by City representatives during reasonable business hours.

Article 8. Termination

The City may terminate or suspend performance of this Agreement at the City's prerogative at any time upon written notice to Consultant. Consultant shall terminate or suspend performance of the Services on a schedule acceptable to the City and the City shall pay Consultant for all the Services

performed up to the date that written notice is received. If the performance is restarted, an equitable adjustment shall be made to Consultant's compensation and the schedule of services.

In the event Consultant breaches this Agreement, including any covenant, agreement, commitment, or condition contained in this Agreement, the City shall have the right—in addition to all other rights and remedies which it may have at law or in equity—to terminate the Agreement upon written notice. Consultant shall have ten (10) calendar days from the receipt of the termination notice to cure or to submit a plan for cure acceptable to the City. In the event that the City terminates this Agreement due to a breach of this Agreement, and enters into a subsequent agreement with another party to complete the Services, and such expense plus any expenditure made under this Agreement exceeds the sum which would have been payable under the Agreement, Consultant shall be liable and shall pay to the City the amount of said excess.

Article 9. Ownership of Documents and Intellectual Property

All documents, drawings, and specifications, including digital format files, prepared by Consultant and furnished to the City as part of the Services shall become the property of the City. Consultant shall retain its ownership rights in its databases, computer software, and other proprietary property. Intellectual property developed or utilized in the performance of the Services shall remain the property of Consultant.

Consultant shall have the right to include photographic or artistic representations of the design of the Project among the Consultant's promotional and professional materials. The Consultant shall be given reasonable access to the completed Project to make such representations. However, Consultant's materials shall not include the City's confidential or proprietary information if the City has advised the Consultant in writing of the specific information considered by the City to be confidential or proprietary. The City shall provide professional credit for the Consultant in the City's promotional materials for the project.

Article 10. Identity of Consultant

Consultant acknowledges that one of the primary reasons for its selection by the City to perform the Services is the qualifications and experience of Consultant. Consultant thus agrees that the Services to be performed pursuant to this Agreement shall be performed by Consultant. Consultant shall not subcontract any part of the Services without the prior written permission of the City. The City's project manager shall have the ability to provide this written permission. The City reserves the right to reject any of Consultant's personnel or proposed outside professional sub-consultants, and the City reserves the right to request that acceptable replacement personnel be assigned to the project.

Article 11. Independent Contractor Status

During the entire term of this Agreement, Consultant shall be an independent contractor, and in no event shall any of its personnel, agents or sub-contractors be construed to be, or represent themselves to be, employees of the City. Consultant shall be solely responsible for the payment and reporting of all employee and employer taxes, including social security, unemployment, and any other federal, state, or local taxes required to be withheld from employees or payable on behalf of its employees.

Article 12. Indemnification

Consultant hereby agrees to indemnify, defend, and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of Consultant or of anyone acting under its direction or control or on its behalf, even if liability is also sought to be imposed on the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers. The obligation to indemnify, defend and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, and each of them, shall be applicable unless liability results from the sole negligence of the City, its appointed officials, officers, employees, agents, representatives and volunteers.

Consultant shall reimburse the City, its elected and appointed officials, officers, employees, agent or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

In the event that Consultant employs other persons, firms, corporations or entities (collectively Subcontractor) as part of performing its obligations under this Agreement, it shall be Consultant's responsibility to require and confirm that each Subcontractor enters into an Indemnity Agreement in favor of the City, its elected and appointed officials, officers, employees, agents, representatives and volunteers, which is identical to this Indemnity Agreement.

This indemnity provision shall survive the termination or expiration of this Agreement.

Article 13. Insurance

Consultant shall not commence work under this Agreement until it has obtained all insurance required under this Article. Additionally, Consultant shall not allow any approved subcontractor to commence work on its subcontract until the subcontractor has obtained all insurance required under this Article.

During the performance of any and all Services under this Agreement, Consultant shall maintain the following insurance in full force and effect, and shall provide proof of insurance to the City's designated project manager listing the City of Sheboygan as an additional insured:

- a. Commercial General Liability Insurance – Consultant shall acquire and maintain, for the duration of the Agreement, Commercial General Liability Insurance of at least \$1,000,000 per occurrence and \$3,000,000 in the aggregate.
- b. Automobile Liability Insurance – Consultant shall acquire and maintain, for the duration of the Agreement, Automobile Liability Insurance of at least \$1,000,000.
- c. Workers' Compensation Insurance – Consultant shall acquire and maintain, for the duration of the Agreement, Workers' Compensation Insurance that meets all statutory requirements. In the event this Agreement authorizes any work to be sublet, Consultant shall require any

contractor to similarly provide Workers' Compensation Insurance in accordance with all statutory requirements.

- d. Umbrella Liability Insurance – Consultant shall acquire and maintain, for the duration of the Agreement, Umbrella Liability Insurance of at least \$10,000,000 per occurrence.
- e. Professional Errors and Omissions Insurance – Consultant shall acquire and maintain, for the duration of the Agreement, Professional Errors and Omissions Insurance of at least \$1,000,000 per claim, with a deductible of no more than \$100,000. If such policy is a "claims made" policy, all renewals thereof during the life of this Agreement shall include "prior acts coverage" covering at all times all claims made with respect to Consultant's work performed under the Agreement. This Professional Liability coverage must be kept in force for a period of six (6) years after the services have been accepted by the City.

All insurance must be primary and non-contributory to any insurance or self-insurance carried by the City.

The insurance coverage required must be provided by an insurance carrier with the "Best" rating of "A-VII" or better. All carriers shall be admitted carriers in the State of Wisconsin.

Approval of the insurance by the City shall not relieve or decrease the extent to which Consultant may be held responsible for payment of damages resulting from Consultant's provision of the Services or its operations under this Agreement. If Consultant fails or refuses to procure or maintain the insurance required by these provisions, or fails or refuses to furnish the City the required proof that the insurance has been procured and is in force and paid for, the City shall have the right at its election to terminate the Agreement.

Article 14. Conflict of Interest

Consultant declares that it has no present interest, nor shall it acquire any interest, direct or indirect, which would conflict with the performance of Services under this Agreement. Consultant agrees that no person having any such interest shall be employed in the performance of this Agreement.

Article 15. Waiver

No failure of either party to enforce a term of this Agreement against the other shall be construed as a waiver of that term, nor shall it in any way affect the party's right to enforce that term. Any waiver of any term of this Agreement must be in writing. No waiver by any party of any term of this Agreement shall be considered to be a waiver of any other term or breach thereof.

Article 16. Severability

The invalidity, illegality, or unenforceability of any provision of this Agreement, or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement, and the balance of the Agreement shall be construed and enforced as if it did not contain the particular provision to be held void. The parties further agree to amend this Agreement to replace any stricken provision with a valid provision that comes as close

as possible to the intent of the stricken provision. The provisions of this Article shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.

Article 17. Assignment

Neither the City nor Consultant shall assign any rights or duties under this Agreement without the prior written consent of the other party.

Article 18. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and Consultant.

Article 19. Governing Law and Venue

This Agreement shall be governed by the laws of the State of Wisconsin. Venue of any disputes arising under this Agreement shall be in the Sheboygan County Circuit Court, Wisconsin.

Article 20. Non-Discrimination

In connection with the performance of work under this Agreement, Consultant agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability (as defined in Wis. Stat. 51.01(5)), sexual orientation (as defined in Wis. Stat. 111.32(13m)), or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Consultant further agrees to take affirmative action to ensure equal employment opportunities.

Article 21. Compliance with Laws

In performing the Services under this Agreement, Consultant shall comply with any and all applicable federal, state and local statutes, ordinances, plans, and regulations.

The City reserves the right to cancel this Agreement if Consultant fails to follow the requirements of Wis. Stat. 77.66 and related statutes regarding certification for collection of sales and use tax.

Consultant affirms that it is not presently listed on any debarment list or similar list prohibiting it from contracting with a governmental entity of any kind. In the event that Consultant shall become listed on any debarment list or similar list, the City may terminate this Agreement.

Consultant shall have any and all licenses and permits required to perform the work specified, and shall furnish proof of such licensing authorization and permits upon request.

Article 22. Notices

Any notice required by this Agreement shall be made in writing to the individuals/addresses specified below:

City:**Consultant:**

City Clerk		
City of Sheboygan		
828 Center Ave.		
Sheboygan, Wisconsin 53083		

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of the City and Consultant.

Article 23. Intent to be Bound

The City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners to the other party to this Agreement, and to the successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement.

Article 24. Force Majeure

Neither party shall be in default by reason of any failure in performance of this Agreement in accordance with reasonable control and without fault or negligence on their part. Such causes may include, but are not restricted to, acts of nature or the public enemy, acts of the government in either its sovereign or contractual capacity, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather. In every case, the failure to perform must be beyond the reasonable control and without the fault or negligence of the party.

In the event the Consultant believes the time for completion of the Services in this Agreement should be extended under this Article, Consultant shall provide written notice to the City as soon as possible, but not later than seven (7) calendar days after such an event. The notice shall include any justification for an extension of time and shall identify the extension the Consultant believes is necessary as a result of the force majeure event.

Article 25. Integration and Modification

This Agreement, including all Exhibits incorporated by reference, represents the entire and integrated agreement between the City and the Consultant. It supersedes all prior and contemporaneous communications, representations and agreements, whether oral or written, relating to the subject matter of this Agreement. This Agreement may be modified only by a written amendment signed by both parties hereto.

Article 26. Non-Collusion

Consultant is certifying, under penalty of perjury, that to the best of its knowledge and belief:

- a. The prices in its quote were arrived at independently, without collusion, consultation, communication, or agreement, for the purpose of restricting competition as to any other matter relating to such prices with any other competitor.
- b. No attempt was made to induce any other person, partnership, or corporation to submit or not submit a quote to the City for these Services for the purpose of restricting competition.

Article 27. Other Provisions

- a. Advertising and News Releases. Reference to or use of the City, or any of its departments, officials, or employees, for commercial promotion is prohibited. News releases pertaining to this procurement shall not be made without prior approval of the City. Release of broadcast e-mails pertaining to this procurement shall not be made without prior written authorization of the City.
- b. Foreign Corporation. A foreign corporation (any corporation other than a Wisconsin corporation) which becomes a party to this Agreement is required to conform to all the requirements of Wis. Stat. 180 relating to a foreign corporation, and must possess a certificate of authority from the Wisconsin Department of Financial Institutions, unless the corporation is transacting business in interstate commerce or is otherwise exempt from the requirement of obtaining a certificate of authority.
- c. Authority. Each person executing this Agreement on behalf of a party hereto represents and warrants to the other party: That the execution and delivery of this Agreement has been duly authorized, that the person or persons executing this Agreement have the full power, authority, and right to do so, and that such execution is sufficient and legally binding on such party to enable this Agreement to be enforceable in accordance with its terms.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first written above.

CITY OF SHEBOYGAN, WISCONSIN

CONSULTANT

BY: _____
Ryan Sorenson, Mayor

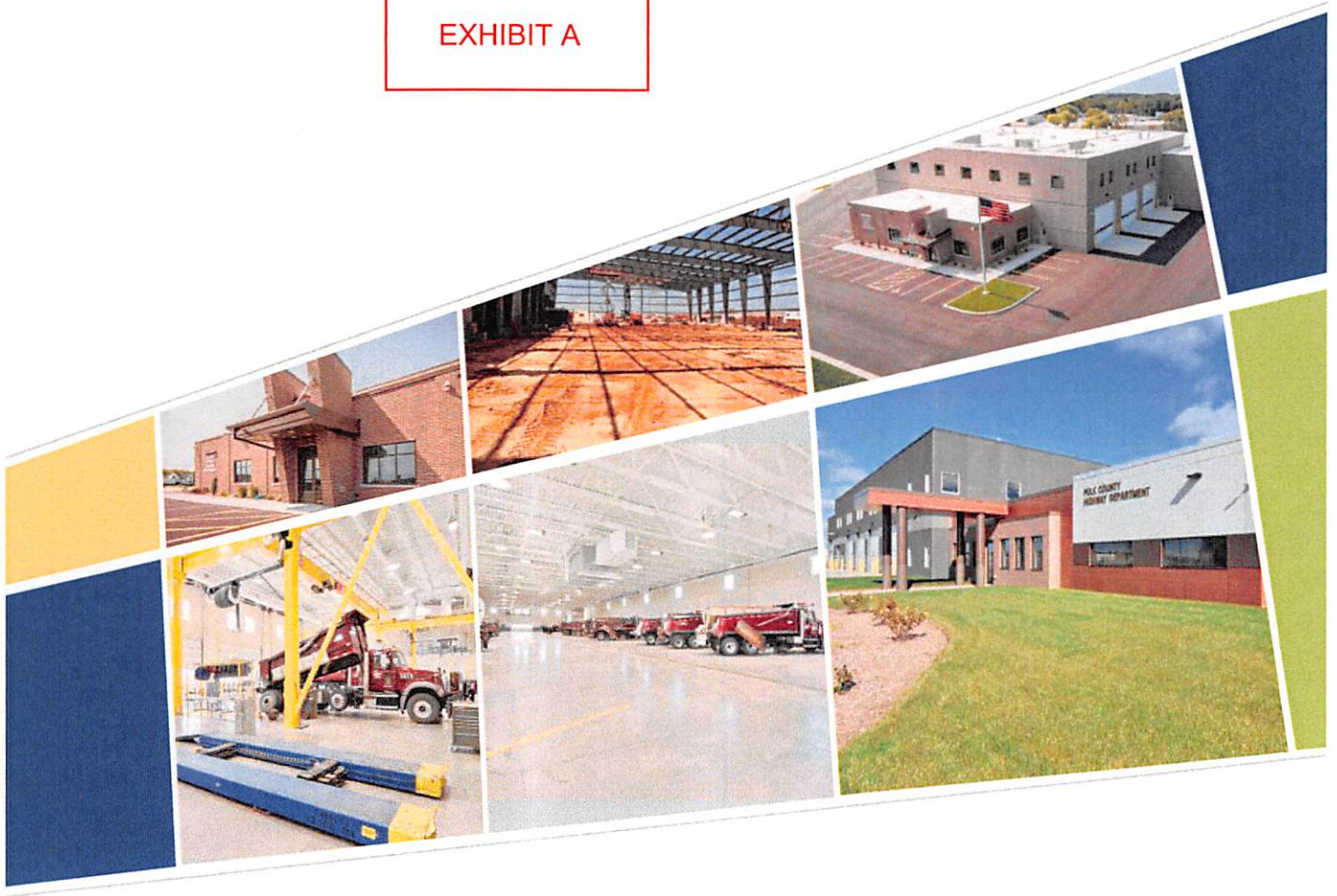
BY: _____
Norman Barrientos, AIA
Barrientos Design & Consulting, Inc.

ATTEST: _____
Meredith DeBruin, City Clerk

DATE: _____

DATE: _____

EXHIBIT A



**CITY OF SHEBOYGAN
DPW & TRANSIT GARAGES RENOVATION &
EXPANSION STUDY**

ARCHITECTURAL/ENGINEERING PROPOSAL

Barrientos Design & Consulting, Inc.

March 14, 2022



205 W. Highland Avenue, Suite 303, Milwaukee, WI 53203
414.271.1812 • www.barrientosdesign.com



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March 11, 2022

Mr. David
Biebel Public
Works Director
Sheboygan Public Works
Department 2026 New Jersey
Avenue
Sheboygan, WI 50381

RE: DPW & TRANSIT GARAGE RENOVATIONS & EXPANSION STUDY
Proposal of Architectural Design Services

David,

Barrientos Design & Consulting is pleased to present this proposal for developing a renovation and expansion study for the Public Works facility on New Jersey Avenue and the Shoreline Metro Transit Garage on Commerce Street.

This study will focus on the following for both the DPW and Transit Garages:

1. Identifying building and site renovations needed to maintain the facilities over the next 10 years.
2. Facility performance analysis following renovations, identifying any deficiencies still remaining such as, spatial needs, circulation, public/vendor interface, security, equipment layouts and operational workflow.
3. Current space needs in terms of building and site functions, along with a projection of future space needs 10 years out.
4. Developing expansion options within the current parcel boundaries
5. Developing more significant expansion and realignment options assuming adjacent parcels could be purchases
6. Designing an optimal floor plan that incorporates the space needs for each agency alone.
7. Creating an optimal floor plan that combines the two agencies on one site. This will develop an approach where the two agencies share one Main Garage building and share various building functions together while also having separate Yard buildings.

Barrientos Design is unique in our intense focus on the fleet garage building type. We have executed designs on over 70 Garages and Shops and 80% of our overall design work has been with Garages and Shops. Barrientos has been designing these buildings continuously for over two decades, and our staff focuses their professional development on the design of garage and fleet-related facilities. This is our practice area, and we are committed to continually learning more about these building types as a distinct body of knowledge.



We understand that this study is more than just about sizing the buildings. The planning effort needs to support and enhance the operational mission of the two Departments. We will start with documenting your operational mission, functional goals, staffing organization, vehicle composition, shop practices, parts inventory and controls and needs for security. We will then engage your staff at the Director, Superintendent, and foremen level for a 360-degree assessment of how operations best flow throughout the day. Once these broad operational issues are defined, we will intake, document and tabulate the key facility design criteria that support your mission and goals for a streamlined operation.

In the end, our planning goal will be to deliver to the City, a building and site plan that supports daily operations, captures the flow and sequence of activities, provides space that is right-sized, configured for time-efficient operations, and allows for the flexibility of change and growth. Moreover, we will pinpoint where the functions can be best grouped to share common building resources and logical workflow adjacencies.

1. COMPANY INFORMATION

Our company information and contact are as follows:

Barrientos Design & Consulting, Inc.
205 W. Highland Avenue
Milwaukee, WI 53203

Contact: Norman Barrientos, AIA
414-271-1812
www.barrientosdesign.com
norman@barrientosdesign.com

We appreciate the City's consideration of our company's services and we look forward to identifying your expansion options for enhancing the DPW and Transit Garages.

Sincerely,

BARRIENTOS DESIGN & CONSULTING, INC.

A handwritten signature in dark ink that reads 'Norman Barrientos' with a long, horizontal flourish extending to the right.

Norman Barrientos, AIA, LEED AP



2. GENERAL STATEMENT OF QUALIFICATIONS

Barrientos Design specializes in the planning and design of Public Works Facilities and Garages with the functions of fleet maintenance garages repair shops, vehicle parking, parts and bulk storage, crew support, field supervision offices, and yard facilities. We are Wisconsin's experts and leaders in the design of fleet and operations garages, and we will provide this for the benefit for City's long-term operational goals.

The firm was founded in 1997 by Norman Barrientos, AIA, and has since gone on to design many of Wisconsin's newest Public Works and public works garages. These projects have involved long-planning cycles of space needs, facility assessments, expansion analysis, new site selection, city planning, utility design, stormwater management applications, building design and finally construction administration.

Our expertise in garage design has positioned us to provide seminars to many professional industry associations such as WCHA, NACE and APWA, both locally and nationally. We have distilled seven design principles that govern for effective outcome of a garage and yard facility. These principles are; robust facility definition, operational efficiency and flow, staff productivity and safety, asset control, lines of communications, building performance, sustainability and future trends integration.

Our garages have many complex and process driven functions including heavy vehicle parking, truck wash, vehicle repair bays, welding and fabrication shops, parts storage, bulk warehousing, fueling, salt storage shed, brine making tanks, truck scales and general yard bulk storage. For each of these areas, Barrientos Design has established industry guideline and practices that will better serve your daily garage operations.

Internally, Barrientos Design provides architecture and interior design services. We have a staff of ten professionals in our Milwaukee office.



STATEMENT OF QUALIFICATIONS

Firm History

For more than 24 years, award-winning Barrientos Design & consulting has specialized in architectural design, planning and consultation. The company is in its second generation of family ownership. It was founded in 1972 by Julian Barrientos and in 1997 Norman Barrientos took over full ownership. The company is registered as a corporation in the State of Wisconsin and maintains professional licenses to practice architecture.

We are a Milwaukee-based design firm that has worked extensively with public works, county engineering, transportation, parks and utility departments. Our specialty is the design of operation garages where efficiency, safety and order are key for enhancing operations.

Experience

Barrientos Design's has designed many operations garages including for these clients:

- Milwaukee County
- City of Milwaukee
- City of Sun Prairie
- Jefferson County
- Polk County
- We Energies
- Madison Gas & Electric
- City of Madison Parks
- Manitowoc County
- City of New Berlin





Organization & Resources

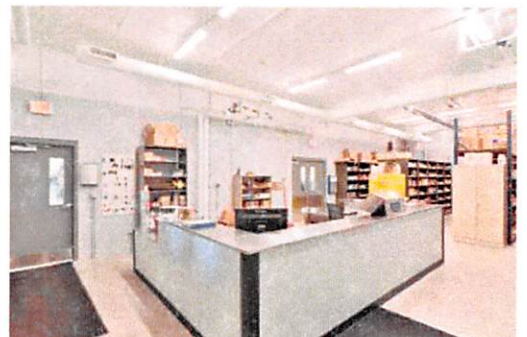
Norman Barrientos, AIA is the lead designer and Principal-in-Charge for all projects. The company has a professional staff of eight with one interior designer. The design staff all have project experience with higher education facility design. We have three senior project managers in the office that are fully capable of executing and overseeing your design projects from start to finish.

Our resources beyond our staff include our working studio in downtown Milwaukee where each team member has a Revit license. All of our projects are designed within a BIM framework allowing us to model out the architecture and engineering for comprehensive coordination.

Teamwork

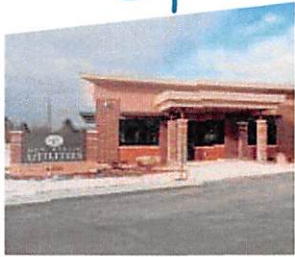
At Barrientos Design we believe that every great design project starts with great teamwork. We engage committee members, user groups and consulting engineers early in the process to get a comprehensive understanding of the project. Defining the scope early with the entire team allows us to understand the challenges and work together to find the most appropriate solutions.

Working with your internal team and other external consultants we will aim to develop a plan that creates a functional and aesthetic design that fits within your designated budget. We understand that each individual team member brings a unique perspective to a project and we search to find balance in a project that will meet the needs of all stakeholders.



Polk

Operations Garage Design Expertise



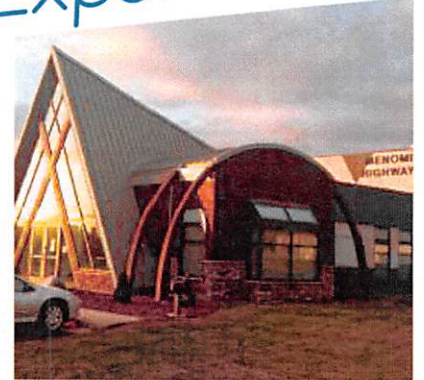
New Berlin



Calumet



Jefferson



Menominee

Building Programming & Sizing
Operations Analysis
Equipment Selection
Site Facilities Definition
Site Selection
Building Design & Engineering
Governmental Reviews, Approvals & Permits
Cost Estimating
Visualization & Renderings
Construction & Bid Documents
Construction Administration
Facility Move-in Assistance

Barrientos Design & Consulting is a leader in the design of Field Operations Garages. We focus on the operational, planning and logistical needs of Operations Garages for the betterment of our client's needs.

Since the 1980's, our firm has developed planning and design documents for over 60 Garage operations including:

- Public Works Garages
- Highway & Transportation Garages
- Parks Maintenance Shops
- Utility Garages
- Field Operation Centers
- Trades Shops
- Fleet Repair Garages
- Buildings Maintenance Shops

The design of Operation Garages involves understanding the operations of repair of heavy vehicles, fabrication, parts storage and warehousing, fueling, truck washing and crew support and training areas.

Operation Garage D



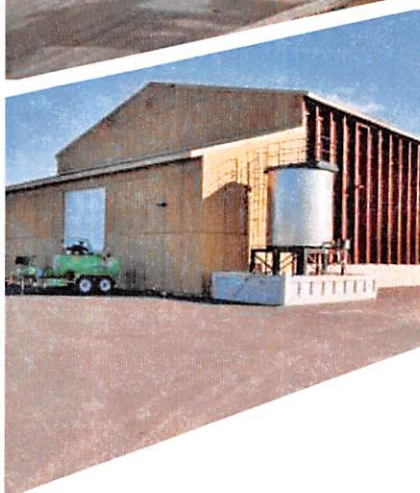
REPAIR BAYS & FABRICATION

We have integrated the design issues of: overhead cranes, vehicle lifts, bulk fluid dispensing, workbenches, tail-pipe exhaust reels and parts cleaning. Our design expertise also covers skilled-trade shops including: Welding, Fabrication, Carpentry, Paint, Hydraulics and Sign-making. These interiors are well lit for high color definition, ventilated, surfaced with high-friction and high-resistance coatings and of sufficient clearance for truck widths and heights.



FUELING SALT, BRINE SHEDS

Fueling and salt sheds are primary functions in the design of many maintenance garage yards spaces. It is important not only to design the correct sized shed or fuel storage tanks but also for appropriate turning radii and locate them in proper sequence. Locating the salt shed to allow clear areas of loading is important along with adding brine making sheds.

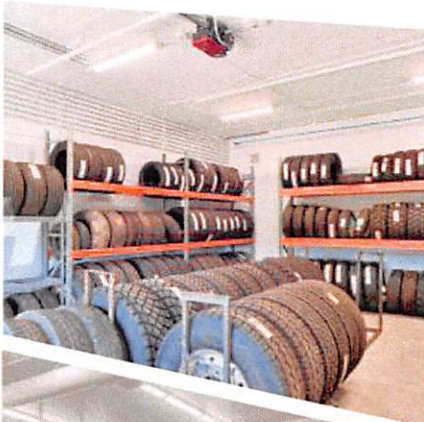


Design Components



TRUCK WASH & PARKING

Our team takes time to understand each piece of your equipment that has a storage need to ensure that we are appropriately sizing your garage to meet current needs and future growth. Truck washing is a key component to fleet maintenance and longevity. We have designed locations for manual wash with pressure wands, underbody rinse systems, and fully automated designs.



PARTS, & FLUIDS STORAGE

Indoor storage of the fleet is important to retain asset value and ensure vehicle performance. Our design knowledge covers the proper sizing and height clearance so large vehicles can efficiently move in and out of storage. In addition, storage of vehicle replacement parts, field supplies, bulk items, fluids and fueling are integrated into our designs. These storage functions integrally support maintenance operations and require close adjacency to repair bays.





3. PERSONNEL

LIST OF PERSONNEL

Barrientos Design will provide qualified architectural staff to thoroughly engage in this study. Our team participants will be as follows:

Principal-in-Charge, Norman Barrientos, AIA

Project Architect, Patrick Wesley, AIA

Design Architect, Taylor Korslin

Design Architect, Neil Bierwirth

The resumes and qualifications for each staff member follow this page.

CLIENT REFERENCES

For references on our staff's client contacts, please refer to this list of contacts:

1. Todd Every, Kewaunee County Highway Commissioner, 920-388-3707
2. Brian Glaeser, Calumet County Highway Commissioner, 920-849-1463
3. Eric Lindman, Wausau City DPW Director, 715-261-6745
4. William Bannach, Milwaukee County DPW AE Manager, 414-278-4854
5. Peter Nelson, Fabick Catepillar, Facilities Director, 414-461-9100

USE OF PROFESSIONAL CONSULTANTS

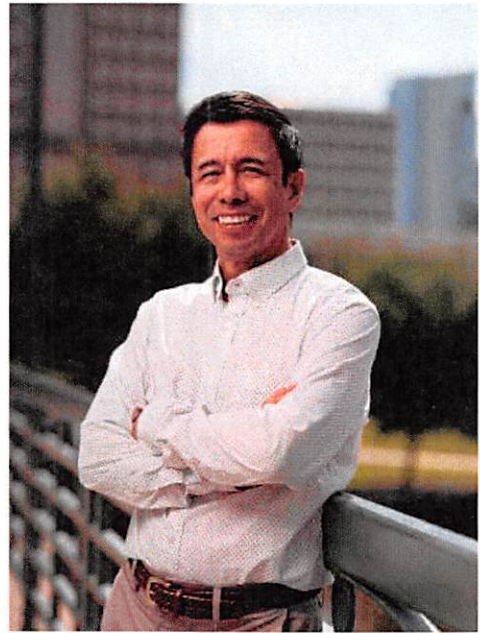
For this study stage of the work, we anticipate not employing any engineering consultants and we will perform all the analysis and documentation with our own staff.



NORMAN BARRIENTOS
 president, principal architect

Norman Barrientos brings 40 years of architectural design experience focusing on the design of fleet maintenance facilities which involve fleet repair garages, fabrication shops, parts storage, heavy vehicle parking, crew quarters and extensive Yard facilities. The first building Mr. Barrientos designed under his licensed supervision was a maintenance facility for a water utility. That was back in 1988 and since then he has gone onto design and plan over 70 maintenance facilities. He has become Wisconsin's leading expert on the design of fleet facilities and he has delivered seminars on the subject at professional trade events.

norman@barrientosdesign.com



registration

Professional Architect:
 WI, MN, IL, IA, MI, MA, NCARB, LEED A

education

Bachelor of Architecture, 1984
 University of Minnesota

project experience

Pepin County Highway Garage
 Pewaukee Public Works Garage
 Vernon County Central Highway Garage
 New Berlin Utilities Garage
 City of Oconomowoc Utilities Shop Expansion
 Polk County New Central Maintenance Garage
 Jefferson County Central Maintenance Facility
 Village of Fox Point Hall & Public Works Garage
 Milwaukee County North Garage
 City of West Allis City Hall & Public Works Garage
 Manitowoc County New Maintenance Facility
 City of Sun Prairie New Fleet Repair Garage
 Milwaukee Electric/Traffic Operations Garage
 Door County New Maintenance Facility
 Menominee County New Maintenance Facility
 Milwaukee County Central Fleet Garage, Master Plan
 City of Marshfield Public Works Garage

years experience

40 years in the profession

awards & seminars

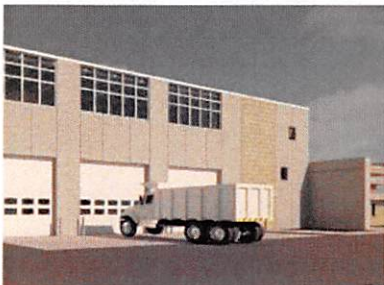
AIA WI Design Excellence, La Causa Charter School
 APWA National Conference Seminar 2019, 7
 Principle of Highly Effective Garage



JEFFERY JANETKA
senior project architect

Jeff brings 26 years of architectural design and project management experience. He has designed and managed many successful projects with an emphasis on progressive and sustainable architectural design with attention to detail. Jeff has performed as project manager on many of our operations and maintenance facilities including Pewaukee, Pepin, Ladysmith and Milwaukee. Jeff is well versed in CAD, SketchUP, & Revit BIM software along with 3D visualization.

jjanetka@barrientosdesign.com



education:

Master of Architectural Design, 2004
University of Wisconsin - Milwaukee

B.S. Architectural Studies, 1999
University of Illinois at Urbana-Champaign

project experience

Milwaukee County North Garage
Pewaukee City Hall & Public Works Garage
Pepin County Highway Garage
La Crosse Co. Highway Garage St. Joe's
City of Ladysmith Public Works Garage
MATC Green Roof Building C
TJ Hale Corporation - Germantown, WI
Glory Global - Watertown, WI
Monterrey Market - Milwaukee, WI
Mleczo Professional Office Building -
Brookfield, WI
AV Waterjet - Mequon, WI
Casablanca Restaurant - Brookfield, WI
Continental Properties - Mequon, WI
Legends Clubhouse - Wales, WI
Steel Craft - Hartford, WI
Sno-Way - Hartford, WI
Kabel Schlepp - Saukville, WI
Triad Corp - Hartland, WI
Hartford Fishing - Hartford, WI

years experience

26 years in the profession



PATRICK WESLEY
project architect

Patrick Wesley is a project architect with ten years experience with the capacity to handle a complete project from design through construction. He has worked on a diverse range of architectural projects including; highway garages, municipal offices, hospitality, secondary and higher education, large-scale healthcare facilities, and campus master plans. He values developing collaborative relationships with clients and other experts while working on a project. Patrick has led the planning of multiple banks, churches, and high schools across Wisconsin. He works in Revit BIM modeling software and also develops rendered imagery.

pwesley@barrientosdesign.com



education:

Masters of Architecture, 2015
University of Wisconsin - Milwaukee

B.S. Architecture, 2014 University of Wisconsin - Milwaukee

project experience

Pewaukee Public Works Garage
Milwaukee County North Garage
Pepin County Highway Garage
La Crosse County Highway Garage St. Joe's
Stevens Point DPW Garage
City of Marshfield DPW Garage
Wood County Highway Garage
Advocate Mequon Clinic Pharmacy
Advocate Grafton IV Therapy Room
Milton High School
North Shore Bank
Educator's Credit Union
Lumen Christi Parish
Madison Area Technical College
Beaver Dam High School
Maine Veterans Homes
Saint Stanislaus

years experience

10 years in the profession

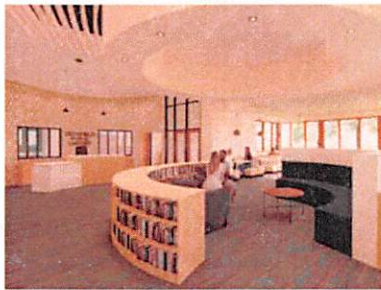


TAYLOR KORSLIN

project architect

Taylor is a project design architect with six years of experience in building planning, studies, design and documentation. He has worked on a variety of industrial and office projects, at every stage of the design process. His experience includes Highway and Public Works Garages, Village and City Halls, Fire Stations, Libraries, and Commercial projects. He has experience representing building and spatial conditions for analysis. Taylor is versed in Revit BIM software and the Adobe Suite, allowing her to develop a variety of visualization techniques.

tkorslin@barrientosdesign.com



education:

Masters of Architecture, 2017, University of Michigan

B.S. Architecture, 2012 University of Wisconsin - Milwaukee

project experience

Waupaca City DPW Garage
Green County Highway Garage
Kewaunee County Highway Garage
Pepin County Highway Garage
City of Marshfield Public Works Garage
Milwaukee County North Garage
Deerfield Village Library Expansion
Franklin Park Pavilion

years experience

6 years in the profession

4. GARAGE DESIGN EXPERIENCE

LIST OF GARAGES DESIGNED

Barrientos Design's Public Works Facility design experience covers numerous County and City Garages including these built projects:

- Ladysmith Public Works Garage
- New Berlin Utilities Garage
- Sun Prairie Central Services Garage
- Brown County Public Works Greenleaf Satellite Shop
- New Berlin Utilities Garage
- Sun Prairie Fleet Services Garage
- Oconomowoc Utilities Garage
- Pepin County Central Public Works Garage
- Polk County Central Public Works Garage
- Vernon County Central Public Works Garage
- Jefferson County Central Public Works Garage
- Calumet Central Public Works Garage
- Milwaukee County, North Public Works Shop
- Manitowoc Central Public Works Garage
- Door County Central Public Works Garage
- Menominee Central Public Works Garage
- Fond du Lac County Campbellsport Satellite Garage
- La Crosse County Satellite Public Works Garage
- City of Pewaukee Public Works Garage

We have also conducted numerous space needs, renovation and new site selection efforts for the following governments:

- City of South Milwaukee DPW Yard Facilities
- City of Marshfield Streets Garage
- City of Wausau Public Works Garage
- City of Stevens Point Public Works Garage
- City of West Allis Public Works Garage
- Village of Fox Point Public Works Garage
- Village of Cudahy Public Works Garage
- Village of Bellevue Public Works
- City of Janesville Municipal Garage
- City of Verona DPW Garage
- City of Chilton Public Works Garage
- Marathon County Central Public Works Garage



- Kewaunee County Central Public Works Garage
- Rusk County Central Public Works Garage
- Lincoln County Central and Satellite Public Works Garages
- Green County Central Highway Garage
- Taylor County Central Highway Garage
- Oneida County Central Highway Garage
- Iron County Mercer Satellite Highway Garage
- City of Milwaukee DPW Salt Brine Shed

On the following pages we present graphics, plans and a brief scope of work for our many garages and fleet facilities.

RECENT GARAGE DESIGN INFORMATION

Our exemplary garage experience from design through construction is exemplified by this project:

1. Polk County Central Highway Garage
2. Contact: Emil Norby
3. Owner's Initial budget: \$11 million
4. Total Project Cost: \$10.8 million
 - a. Number of change orders, five
 - b. Total cost of change orders, \$113,600
5. Date of bid: September 2017
6. Scheduled completion date: August 2018
7. Actual completion date: August 2018

LIST OF THREE BEST PROJECTS

Barrientos Design's three best Garage projects include:

1. Polk County Central Highway Garage
2. Jefferson County Central Highway Garage
3. Calumet County Central Highway Garage

EXCEPTIONAL FEATURES OF OUR GARAGE DESIGN

Our garages are a great balance of cost efficiency with long-term operational efficiency and ease of maintenance. We thoroughly understand a Garage's operational work-flow and design our buildings to maximize your staff's productivity and longevity of your assets.

Our in-depth knowledge of maintenance facilities covers industry specific knowledge of fleet parking and maintenance, repair equipment, inventory of parts, truck washing, salt storage and yard layouts.

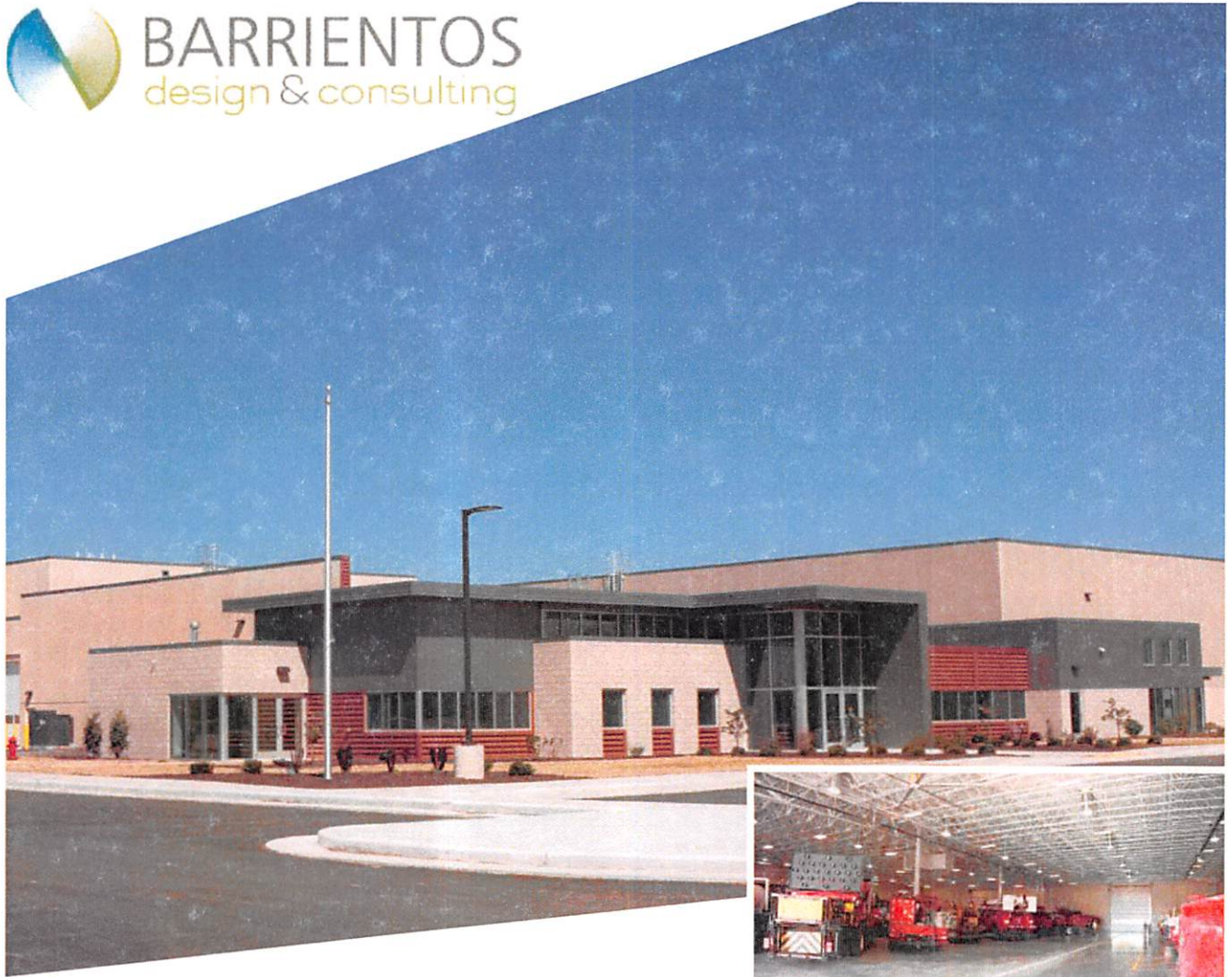


When Barrientos Design is your architect, we lead the client through the design process with our industry knowledge on the many past garage we have developed.

FIRM EXPERTISE WITH GOVERNMENT FACILITIES

The majority of our design work is for municipalities, and we therefore understand the nature of working with local governments, their organization, their decision making process and their procurement procedures.

Building consensus and educating the team participants is key in developing a building design that meets both the Departments' needs as well as the general citizenry of Sheboygan.



JEFFERSON COUNTY CENTRAL HIGHWAY GARAGE

Jefferson, WI

The new main shop of 83,500 facility was designed to house 40 plow trucks and other field equipment. In addition, the building also includes 8 repair bays, a sign & carpentry shop, crew lockers, a lunchroom for a staff of 45 people and offices for the entire department.

Site facilities include: 30,000 SF Cold Storage Building, 8,000 ton salt shed, 4,000 SF Salt Brine Building, 20K gallon fueling station and canopy, outdoor stock storage, and truck scales. Barrientos Design was hired to design full architectural plans and oversee construction administration.

A video-surveillance system, key card access system, site fencing and overall building design provide security for this project.

Size: 133,500 SF

Cost: \$19.2M

Completion: 2015

Client: Jefferson County Highway Department

Contact: Bill Kern, County tel 920-674-7390





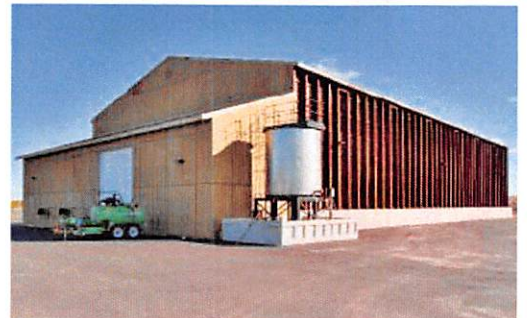
POLK COUNTY HIGHWAY GARAGE

Balsam Lake, WI

Polk County's new Highway Garage consists of a new 60,000 SF Main Shop, a 45,000 remodeled storage and shop building, a fueling station and a salt shed. The complex is located on 9 acres of land situated in an industrial park near the County Courthouse

Within the new main shop a heated parking garage houses 40 plow and field trucks and other field equipment. In addition, the shop will house a repair garage with 6 repair bays, part storage, truck wash, crew lockers, a lunchroom for a staff of 40 people and offices for the entire department.

Barrientos Design developed the construction documents in a fast-track approach with a foundation package being developed within seven weeks. Following that, the remainder of construction documents were issued three weeks later.



Size: 60,000 SF new, 45,000 remodeled

Cost: \$12M

Completion: October 2018

Client: Polk County Highway Department



CALUMET COUNTY HWY MAINTENANCE FACILITY

Chilton, WI

Barrientos Design and Consulting Inc. was hired to develop a complete site master plan, building programming and the design of a 52,770 sf highway maintenance facility for Calumet County.

Site functions include: salt shed, fueling station, outdoor stock storage, cold storage building, and a truck scale. The site will also have a rain garden for storm water management.

Building functions include: heated storage for 29 vehicles, 4 vehicle service bays, 2 truck wash bays, welding shop, sign shop, striping shop, carpentry shop, tire storage, bulk fluid storage, parts storage, lunch room, locker rooms, and administrative offices.

Size: 52,770 SF

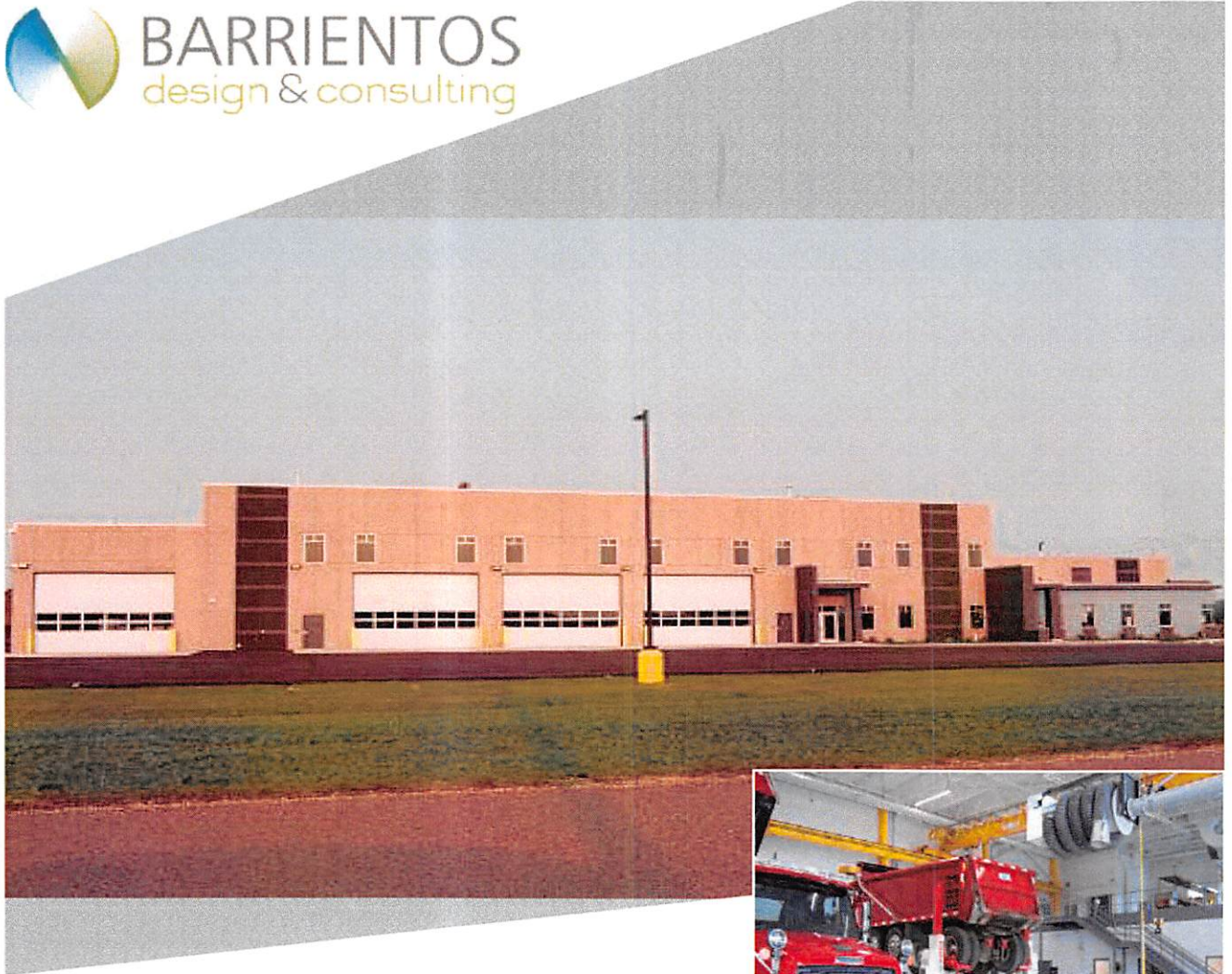
Cost: \$10.9M

Completion: 2017

Client: Calumet County Highway Commission,

Contact: Brian Glaeser (920) 849-1463





PEPIN COUNTY HIGHWAY DEPARTMENT PRELIMINARY DESIGN

Durand, WI

Barrientos Design created Preliminary architectural and engineering designs for a new Highway Garage that will be approximately 53,000 square feet in size and house the following functions: Heated vehicle storage garage, Repair Garage, Welding Shop, Truck Wash, Parts Storage, Crew support, Administration.

Yard facilities will include: Cold Storage, Salt Shed, Fuel Station, Truck Scale, parking and general site development.

This Preliminary Design effort advanced the Schematic Design into 30% architectural and engineered plans where major design elements are sized, selected, located and quantified.

Size: 53,000 SF

Cost: \$11 M

Completion: 2021

Client: Pepin County

Contact: Chris Bates





VERNON COUNTY CENTRAL HIGHWAY GARAGE

Viroqua, WI

The new main shop of 44,700 facility was designed to house 25 vehicles including 14 plow trucks. In addition, the building also includes 3 large vehicle repair bays and 2 small vehicle repair bays, a sign shop, a parts storage room, a fully automated truck wash, crew lockers, a lunchroom, and offices for the entire department.

The site includes 12K gallon fueling station and canopy, outdoor stock storage, stormwater, and parking. Master planning for salt sheds and cold storage was incorporated into the design to be completed as needed in the future. Barrientos Design was hired to design full architectural plans and oversee construction administration.

The Highway Garage is currently under construction and progress can be seen in the images on this sheet.

Size: 44,700 SF

Cost: \$10.6M

Completion: 2018

Client: Vernon County Highway Department

Contact: Phil Hewitt, County tel 608-637-5452





DOOR COUNTY MAINTENANCE FACILITY

Sturgeon Bay, WI

The Barrientos Design team completed the design and structural engineering for the Door County Fleet Maintenance Facility that was designed to house 41 trucks, field equipment storage, bulk fluids and house lockers and a lunchroom for a staff of 45 people.

Site functions include: salt shed, fueling station and canopy outdoor stock storage, equipment storage buildings and truck scales. Barrientos Design was hired to design full architectural plans, complete structural engineering of the facility, and oversee construction administration.

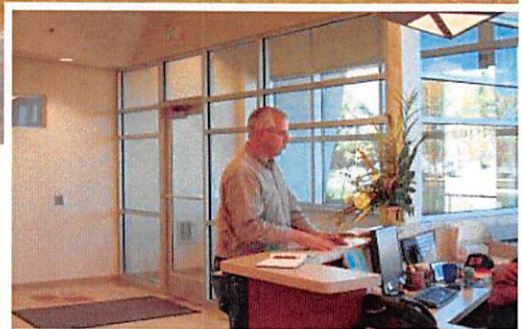
Size: 90,000 SF

Cost: \$17 M

Completion: 2005

Client: Door County Highway Dept.

Contact: John Kolodziej (920) 746-2203





KEWAUNEE COUNTY HIGHWAY & PARKS GARAGE FCA/SPACE NEEDS

Kewaunee, WI

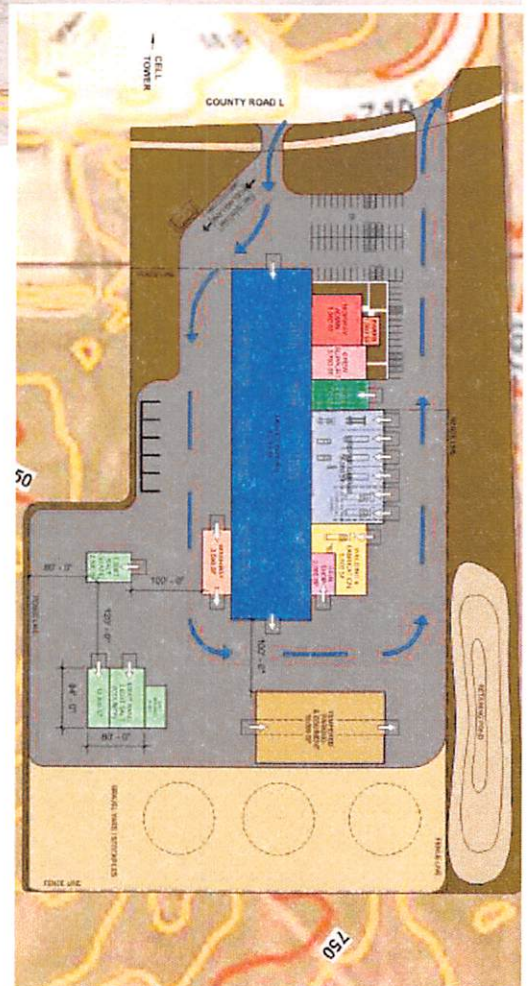
This study identified the costs to maintain and repair the existing County Highway facilities, tabulate future space needs for the building and yard facilities, and develop concept plans and costs for expanding and rearranging the Highway Facility. The solution time-frame for this study was out 50 years and thus, it takes a long-term look at building performance, merits of continued investment and the operational benefits gained over time.

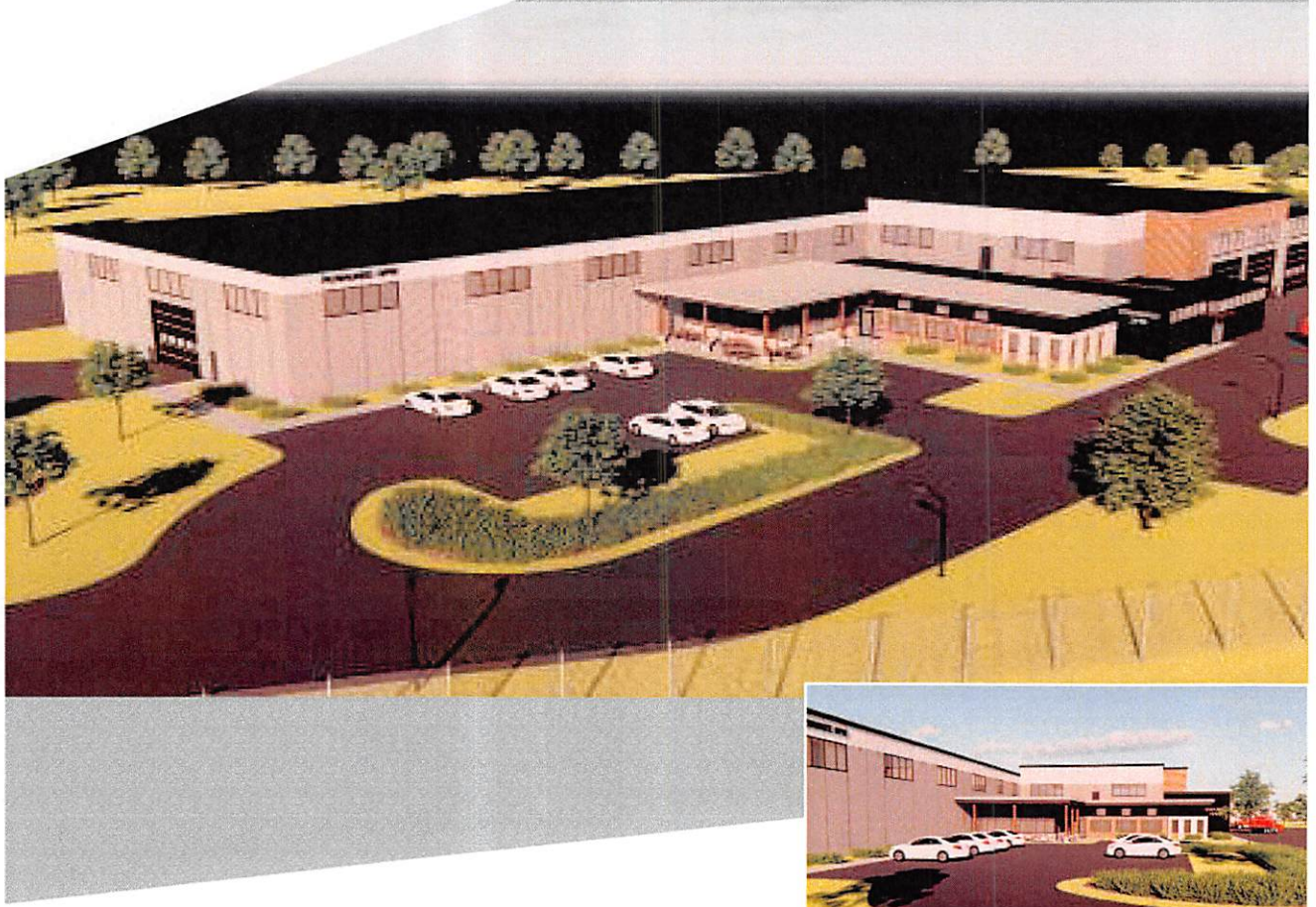
Barrientos Design, along with Ayres Associates, provided architectural and engineering services. The team conducted onsite interviews with the staff and toured the facility to observe usage, equipment, storage and general architectural needs.

Completion: 2020

Client: Kewaunee County

Contact: Todd Every





CITY OF PEWAUKEE PUBLIC WORKS GARAGE

Pewaukee, WI

The objective of this design was to establish costs to maintain and repair the existing City Hall/DPW facilities on Pewaukee Road, tabulate future space needs for the building and yard facilities, and develop concept plans and costs for expanding and rearranging the municipal complex. The buildings involved in this study were the City Hall, Highway Garage, Storage buildings and the DPW Yard facilities.

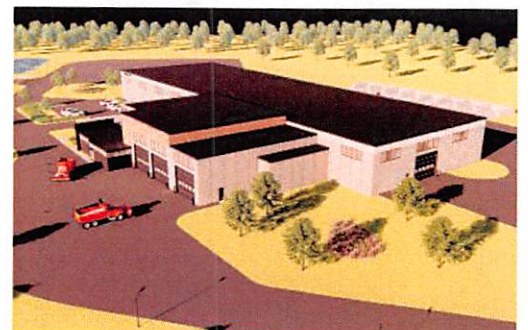
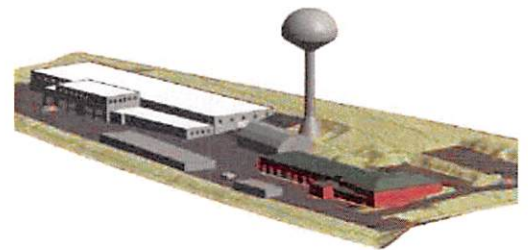
The Barrientos Design team conducted onsite interviews with the staff and toured the facility to observe usage, equipment, storage and general architectural needs. Information from interviews and analysis was used to provide a recommendation to the city on how to best capitalize on available space.

Size: 50,000 SF

Cost: \$14 Million

Completion:

Client: City of Pewaukee





MENOMINEE COUNTY MAINTENANCE FACILITY

Keshena, WI

Barrientos Design completed the design of a new 35,000 square foot fleet maintenance facility that houses patrol trucks in heated parking, three mechanic's bays, truck wash, parts storage, lube fluids, staff lockers and a lunch room.

Administrative areas include: Commissioner's office, County Meeting Room, lobby and administrative offices. Site functions include: cold storage building, salt shed, fueling station, truck scale, stockpile bins and separate parking for staff and visitors.

Barrientos Design was hired to design full architectural plans and oversee construction administration.

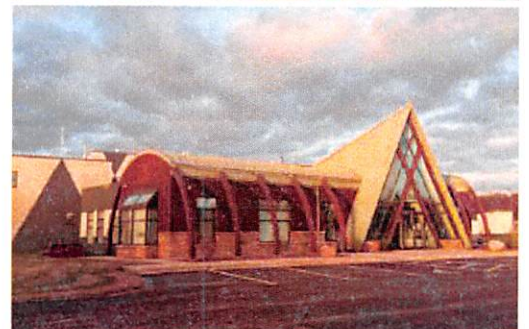
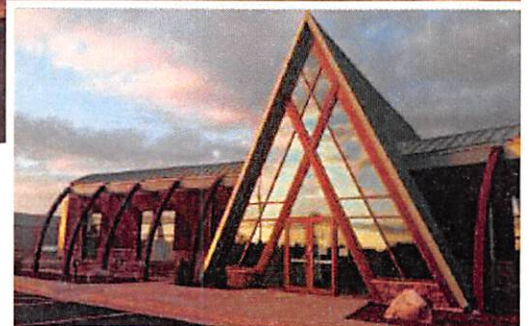
Size: 35,000 SF

Cost: \$12M

Completion: 2003

Client: Menominee Highway Dept.

Contact: Jeremy Weso, (715) 799-3369





MANITOWOC COUNTY MAINTENANCE FACILITY

Manitowoc, WI

Barrientos Design completed the design of this 76,000 square foot Highway Maintenance Facility located at a new site that previously functioned as a gravel quarry. Barrientos Design was hired to develop a complete site master plan to delineate all the ultimate facilities on the site over a three-year period.

Site functions include: operations building, salt dome, fueling station, compost pad, outdoor stock pile storage, equipment storage buildings, truck scales and asphalt plant machinery layout areas.

Building functions include: 7 vehicle service bays, steam wash bay, welding shop, sign shop, tire storage, fluid storage, parts storage, steel storage, lunchrooms, locker rooms and administrative offices.

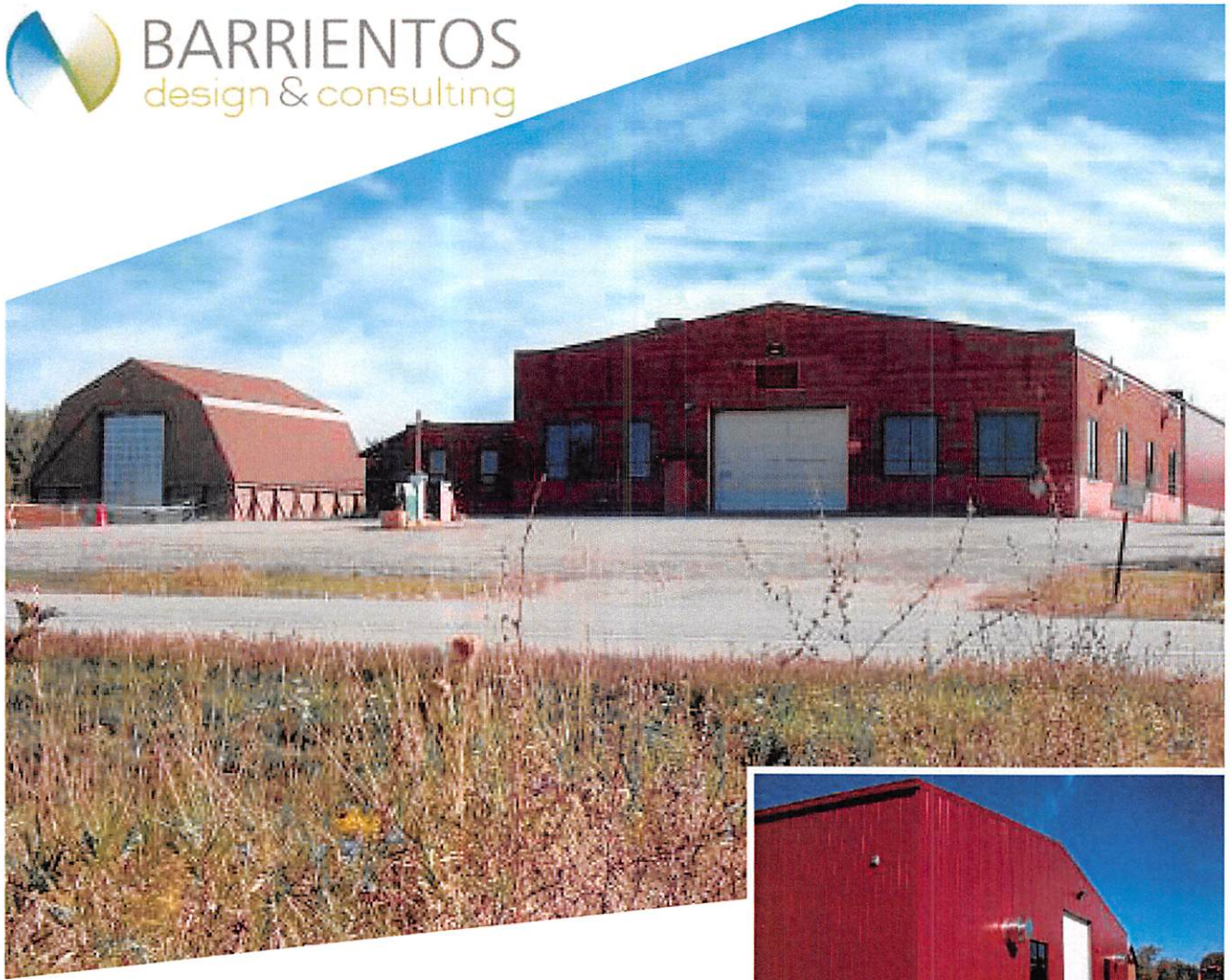
Cost: \$15M

Completion: 2002

Client: Manitowoc Highway Dept.

Contact: Wayne Sleger, (920) 683-4354





GREENLEAF MAINTANANCE FACILITY

Greenleaf, WI

Barrientos Design completed the addition of a new vehicle storage bay to the existing maintenance shop of 50 years. The new storage bay provides storage for 14 large vehicles including salting and snowplow trucks.

Exterior construction involved a new metal paneled enclosure, new windows, new roofing, and flooring refinishing. Interior renovation involved an accessible entry, new lockers, lunch room, offices, replacement of the entire HVAC systems, and modernization of electrical and plumbing systems.

Completion: 2004

Client: Brown County Highway Dept.
Doug Marsh, (920) 662-2154





NEW BERLIN STREETS & UTILITIES GARAGE

New Berlin, WI

For the City of New Berlin, Barrientos Design is designing two public works facilities: the Utilities Garage and the Streets/Parks/Building's Garage. Barrientos Design developed a space needs and master plan for implementing both facilities by reusing the existing sites.

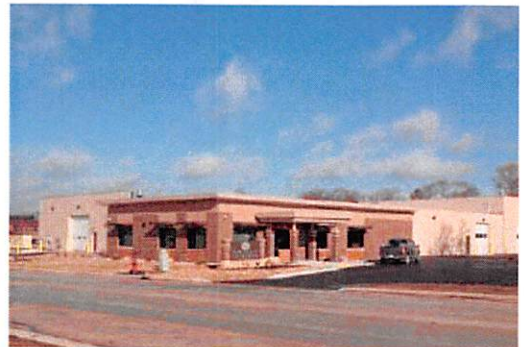
The recommended plan consists of a combined Streets/Parks/Buildings Garage of 74,000 SF along with a central repair garage. The Utilities Garage is a separate 30,000 SF building which involves partial demolition of the existing structure and creating a significant addition in place.

Size: 30,000 SF (Utilities Building)

Cost: \$4M

Completion: Fall 2018

Client: City of New Berlin





SUN PRAIRIE DPW FLEET REPAIR FACILITY

Sun Prairie, WI

Barrientos Design & Consulting was commissioned by the City of Sun Prairie to assist in the building of a new fleet repair maintenance facility with administration wing. The facility, with a steel frame and pre-cast panels, covers 15,000 square feet. The garage portion of the building features a mezzanine over the one-story facility. The administration wing includes lockers, bathroom facilities, washers and dryers, and lunch room/training space.

Barrientos Design provided a Siting Study, Master Planning, Schematic Design, Design Development, Construction Documentation, Bidding, Construction Administration and Management for the project.

Size: 15,000 SF

Cost: \$7.2M

Completion: 2007

Client: City of Sun Prairie

Contact: J.R. Brimmer 608-837-0712





WINNEBAGO CTY VEHICLE STORAGE ADDITION

Oshkosh, WI

Barrientos Design was hired to design full architectural plans and oversee construction administration for a 15,000 SF Storage Addition designed to house 15 trucks.

The building utilizes insulated metal panels for walls and roof. The existing building was analyzed and reinforced for additional snow drift loadings. Water and air are available at every other stall for convenient use.

Size: 15,000 SF

Cost: \$1.4M

Completion: 2002

Client: Winnebago Highway Dept.
John Haese, Hwy Commissioner
Tel: 920-232-1700





FOND DU LAC COUNTY CAMPBELLSPORT SATELLITE GARAGE Campbellsport, WI

Barrientos Design was selected by Fond du Lac County to design a new satellite garage in Campbellsport, WI. Before beginning the design of this facility we were tasked with reviewing and documenting all of the County Highway buildings, vehicles and equipment. After compiling this information we made a recommendation on the appropriate size of the new Campbellsport Garage.

The new 17,700 SF garage features solar panels, a wash bay, natural day-lighting, a mezzanine and a small office component consisting of a ready room, locker/toilet rooms and storage and mechanical space. Additionally, the site contains a 3,500 ton salt shed, 10,000 gallon fuel tank and storage for bulk materials.

Size: 17,700 SF

Cost: \$4.6M

Completion: 2014

Client: Fond du Lac County Highway Department

Contact: Tom Janke, 920-929-3488





MILWAUKEE COUNTY DEPARTMENT OF TRANSPORTATION NORTH GARAGE

Milwaukee, WI

The existing MCDOT garage on the north side of Milwaukee was old and undersized. The County was also interested in combining the Parks Forestry Division into the DOT building. Barrientos provided space planning, schematic-level drawings, and cost estimates for both scenarios. Option 1 was a 48,000 s.f. garage with 28 parking stalls and three repair bays, just for the DOT. Option 2 was a 72,000 s.f. garage for both Parks and DOT.

The challenge was to fit the garage, a 21,000 s.f. cold storage building, fuel island, an existing 12,000 ton salt shed, and yard storage for both departments on an eight acre site. An adjacent property purchase would be required. Barrientos was able to produce a site option with adequate vehicle circulation as well as accommodating all of the programmatic requirements.

Client: Milwaukee County





CITY OF SUN PRAIRIE PUBLIC WORKS GARAGE

Sun Prairie, WI

Barrientos Design and Consulting was retained by City of Sun Prairie to design a new Public Works Garage that involved a 25,000 heated parking garage and a 4,000 SF administration wing on a tight urban site. The Heated Parking Garage houses 32 large street maintenance vehicles along with parts storage, repair shop and truck wash bay.

The 4,000 SF Administration wing contains the Public Works Director's offices, accounting staff, crew lockers, lunchroom, laundry, communications and records archives.

The structure is a pre-engineered, metal-paneled building with a split-face block base for vehicle impact resistance. An entry canopy was added for rain and snow protection and to enhance the urban character of the building.

Cost: \$7M

Client: City of Sun Prairie Public Works

Contact: J.R. Brimmer 608-837-0712





LADYSMITH DPW ARMORY CONVERSION

Ladysmith, WI

After completing a Preliminary Design Study for the reuse of an existing Armory building and yard complex, Barrientos Design was hired to provide Final Design Documents, as well as Bidding and Construction Administration for the City of Ladysmith.

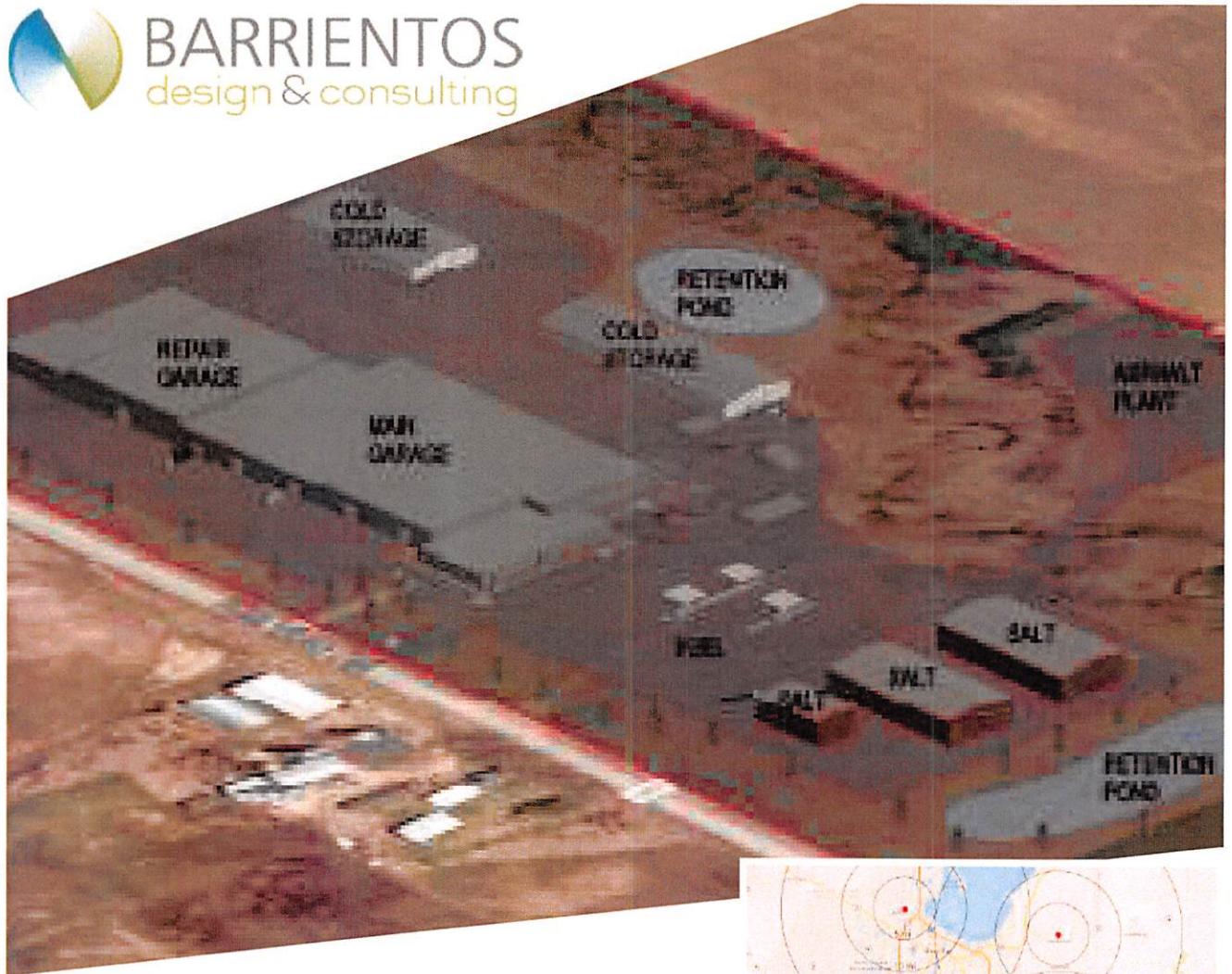
Renovation to the existing Armory building included converting an Assembly/Drill Hall into a Streets vehicle parking garage with one repair bay, a Unit Storage room into Water vehicle and equipment parking garage, a Kitchen into a Mechanic's office and parts storage, and a Rifle Range into bulk storage. A new fire sprinkler system was added throughout to provide compliance with State Building codes for reuse of this building for vehicle storage and office functions together.

Completion: 2020

Client: City of Ladysmith

Contact: Kurtis Gorsenger





BROWN COUNTY REDEVELOPMENT/RELOCATION STUDY Green Bay, WI

The intent of this study was to determine the optimal building and site needs for a new Public Works facility assuming a relocation effort and identify candidate sites for the new facility and then at one recommended site, provide the County with a capital budget for a completely relocated facility.

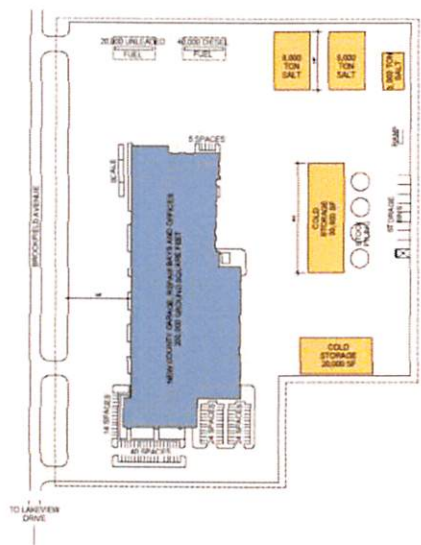
The operational groups incorporated in this new facility include: Highway Operations, Facilities Management, Parks, Land Conservation/Planning and Solid Waste. The Highway Operations' asphalt plant though is assumed to be relocated to a separate parcel.

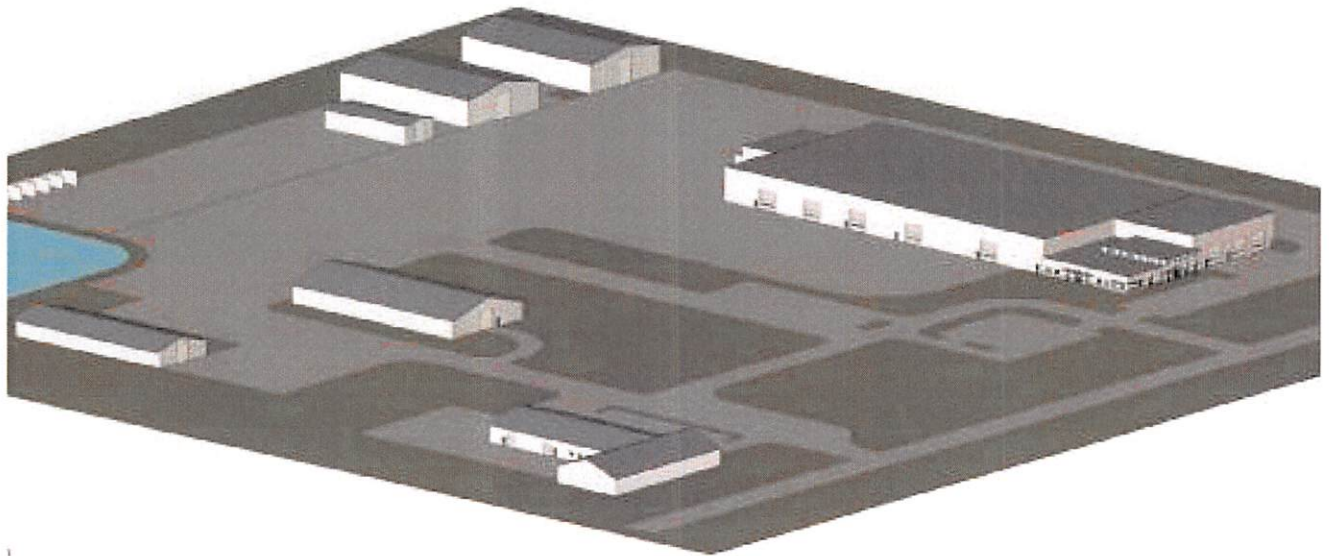
Size: 225,000 SF

Costs: \$46,000,000 Est

Completion: ongoing

Client: Brown County DPW, Doug Marsh, (920) 370-3587





Site 3D
Scale

Fond du Lac County Highway Dept.
Facility Development
3/2015

FOND DU LAC COUNTY EXISTING BUILDING ANALYSIS AND SITE SELECTION STUDY

Fond du Lac, WI

Barrientos Design and Consulting was retained by Fond du Lac County to analyze the options that the Highway Department has for constructing a new main garage to replace their current undersized facility. Two options were considered for staying on and expanding the existing site in Fond du Lac. Twelve sites were looked at as possible replacement sites for the main garage with five of those being closely studied to determine a best fit for a new main garage.

A new site has been selected and we are currently completing another study before the County proceeds with the purchase of the land.

Size: 135,000

Cost: \$27,000,000 Est

Completion: Preliminary Design Completed

Client: Fond du Lac County Tom Janke, 920-929-3488



 **BARRIENT**
design & consulting



Cudahy, WI

[illegible]

Client: Mary Jo Lange, Director of Public Works,
(414) 769-2253, City of Cudahy



WAUSAU CITY DPW GARAGE STUDY

Wausau, WI

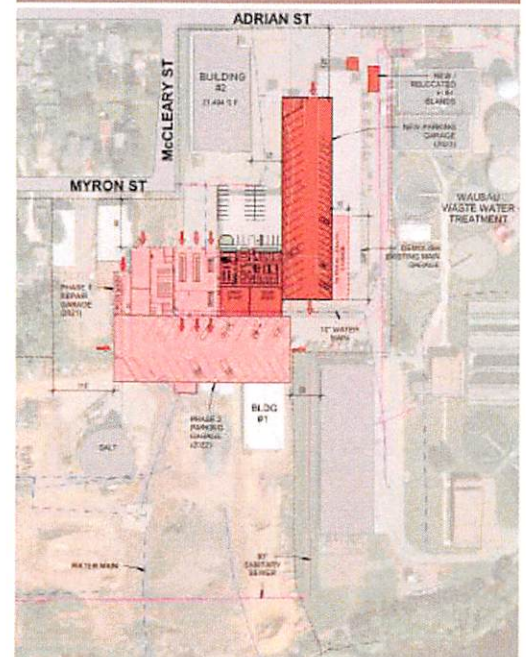
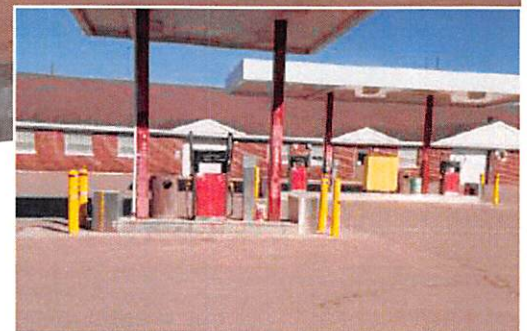
The focus of this study was to assess the capital costs required to maintain the City of Wausau's Department of Public Works facility over the next 10 years, and to identify the optimal spatial needs of the facility versus the current capacity. The subject facility is the main building at the DPW site. The Salt Shed and cold storage metal buildings are considered in good shape and were only briefly reviewed.

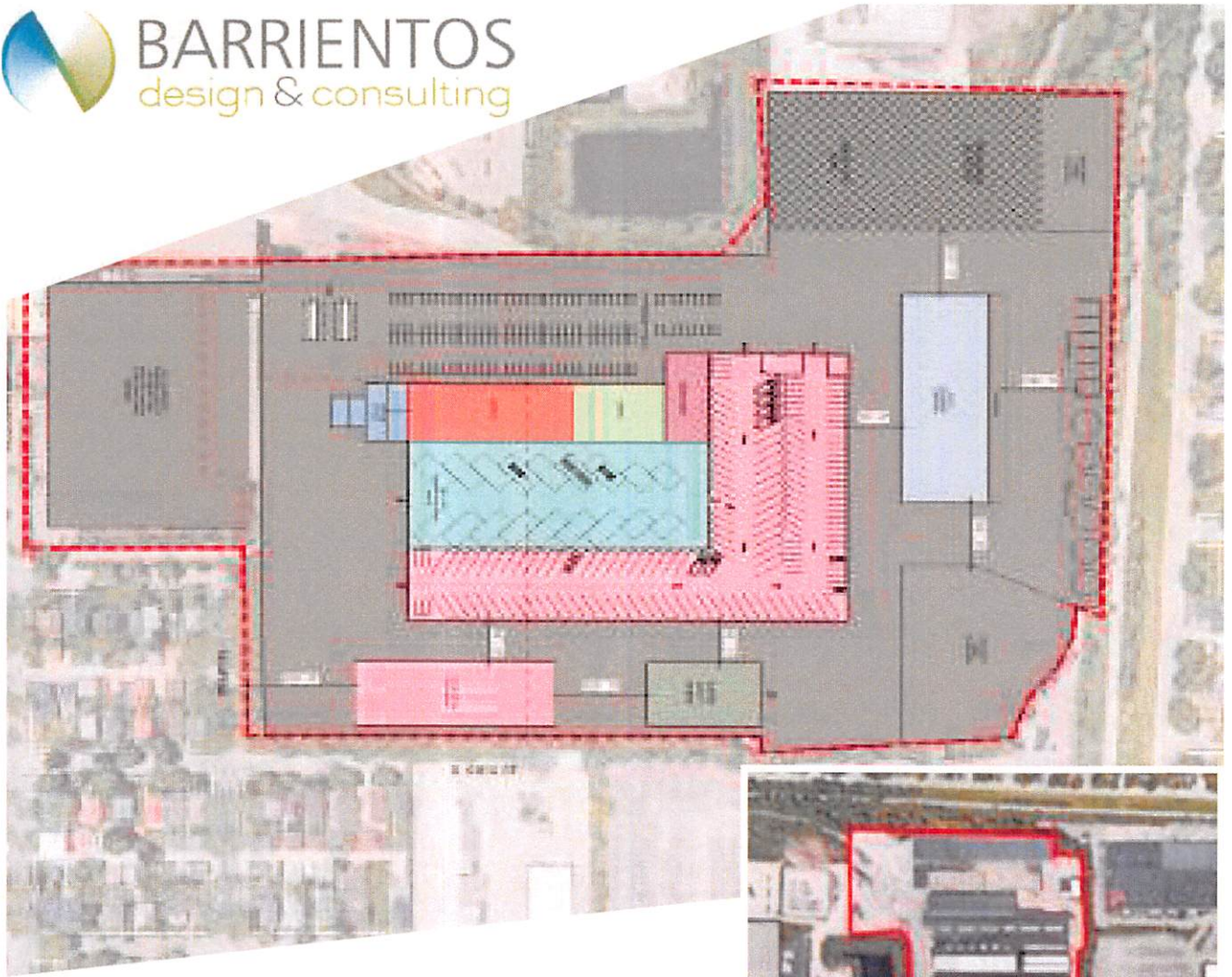
A facility condition and space needs assessment led to conceptual development of a new building and site planning at the existing site. The existing building was undersized and poorly laid for current operations. This hampered efficient parking, maneuvering, storage, and staff support. The new design options minimized the impact of new construction on current operations.

Completion: 2019

Client: City of Wausau

Contact: Ric Mohelnitzky



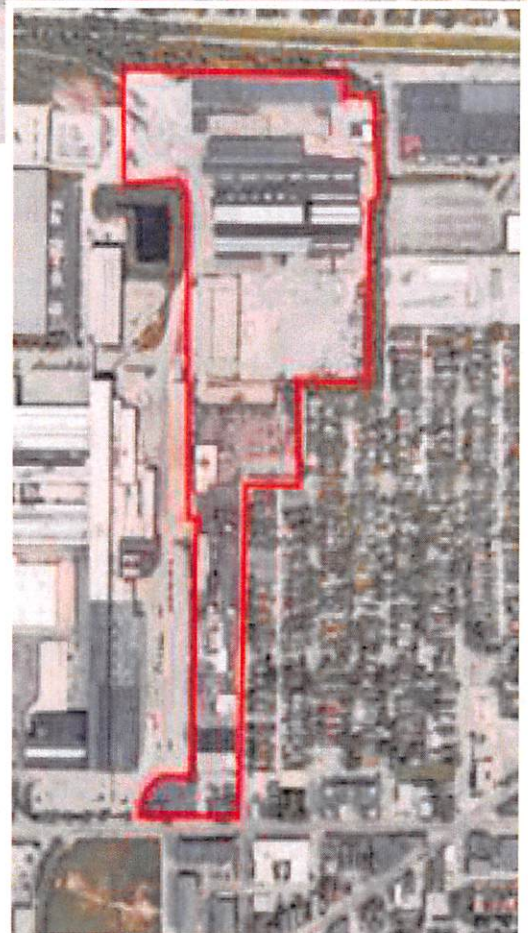


CITY OF WEST ALLIS DPW

West Allis, WI

West Allis hired Barrientos to perform facility programming and an extensive site selection study for their Department of Public Works. Our recommendation was to consolidate operations and departments (Yard, Fleet, Inventory, Buildings & Signs, Electrical, Streets & Sanitation, Utilities, and Forestry) into a 227,000 s.f. facility. We worked closely with the Fleet Supervisor to accurately program the 156 vehicles and 36 pieces of large equipment that require heated parking in order to reduce long-term maintenance cost, and more importantly, replacement costs.

Additionally, we were able to reduce several department area needs through the use of shared crew, shop, and support spaces. We determined that their ideal garage would need between 15 and 20 acres of land. We analysed 19 sites and reduced the possible candidates to 6. Ultimately, one site was recommended for construction.



Client: City of West Allis

5. ARCHITECTURAL SCOPE OF WORK

PROJECT BACKGROUND

Sheboygan DPW and Transit have conducted various renovations and alterations over the last decade with more projects being anticipated. As these facilities near 50+ years old, many of the building systems are needing replacement and there are functional layout issues hampering operational efficiencies.

At the DPW Garage, the areas anticipating needing renovation or expansion assessment include:

1. Truck wash bay, possibly construct a new stand-alone wash bay or as an addition.
2. Repair Garage upgrades for lube reels, vehicle lifts, point source ventilation
3. Repair Garage expansion to the east
4. Concrete Shop remodel or new one
5. Increase office space into Parts Storage
6. Various other shop bay renovations or relocations
7. Balance ventilation and air pressurization
8. Public waste drop-off relocation and traffic control
9. Added cold storage buildings
10. Increase yard for material storage
11. Adding parcels from adjacent home properties
12. Fencing and gate security
13. Employee and guest parking areas
14. General traffic flow and separation of DPW vehicles from staff, public and vendors.
15. Pre-wash down pad for truck grit, mud, rocks and ice
16. Power upgrades and distribution
17. Plumbing upgrades and distribution
18. HVAC system maintenance
19. Code compliance with ADA, occupancy separations and egress
20. Life-safety compliance

The Transit Garage has conducted less renovation work than the DPW and its facilities have an equally extensive deferred maintenance backlog.

SCOPE OF RENOVATION & EXPANSION STUDY

Barrientos Design will provide architectural planning services for the assessment and development of this scope of work. Specific tasks and deliverables will be as follows.

TASK 1 – FACILITIES CONDITION ASSESSMENT

1. Meet with City representatives to kick-off the project and confirm the scope, direction and desired outcome of the assessment
2. Reviewing existing drawings of the original building and recent renovations.
3. Create a base floor plan for planning and work identification purposes
4. Tour the Garage and Transit structures and document their facility condition through photographs and plan notations.
5. Gather data on past renovation work and costs over the past five years.
6. Identify the facilities major hinderances in executing daily functions.
7. Write up a narrative of each building system identifying repairs, replacement, maintenance or compliance needs and their costs. This will cover the following building components will be reviewed:
 - a. Architectural enclosure
 - b. Structural systems
 - c. HVAC systems
 - d. Plumbing systems
 - e. Electrical systems
 - f. Fixed maintenance equipment
 - g. Cold storage and Yard facilities, including salt sheds, cold storage, fuel station, site and fencing.
8. Prioritize and phase renovation work over a ten-year schedule
9. Develop a cost estimate of renovation items for the next 10 years.
10. Gather City's insured value of the structures. Compare renovation costs to insured value.
11. Summarize and present data in a booklet form. Offer opinion on the value of continued investment into the building or where monies are best spent for the longevity of the building.

Survey and report limited to what is accessible and otherwise observable. Detailed life cycled costs and ROI analysis are not included.

TASKS 2 – SPACE NEEDS & CONCEPT EXPANSION PLANS

1. Interview key City staff on the operations of repairs, equipment parking, parts storage, staff support and administrative areas
2. Intake facility data on: fleet composition, major fixed equipment, parts and bulk storage, mechanics, field crew, supervisors and administration needs and equipment.
3. Meet with staff to observe the flow of operations, material and personnel. Recommend the best relationship network the rooms should have to each other.
4. Assess how the Garages can meet changing trends of: labor demographics, staff attraction and retention, workplace health and safety, shop and maintenance efficiency, infrastructure operations and maintenance changes, vehicle composition and EV shifts.

5. Develop an Optimal Room Tabulation Program that identifies the needed space and configuration for major rooms. Compare recommended square feet against existing square feet and identify deficits of square feet.
6. Create a summary of facility deficiencies beyond square feet that covers: ceiling heights, door clearance, drive aisle clearances, equipment needs and accessibility of equipment and parts.
7. In a tabular form, summarize key facility data and capacities including number of vehicles parked, staff assignments fuel gallons stored and salt tonnage stored.
8. Future growth of the Departments' activities along with fleet and staffing changes will be explored. A percent increase in growth over the next ten years will be developed.
9. Summarize the space needs in terms of comparison to existing SF, proposed SF and recommended net increases in SF.
10. In narrative form, identify opportunities and constraints for expansion at the sites.
11. Develop concept floor and site plans indicating scope of renovation and expansion work.
12. Develop cost estimates and schedules for expansion scopes.
13. Provide a written analysis of how well the renovations and expansions meet the Garages' needs for the next 10 years.
14. Prepare a final report document and a PowerPoint presentation.
15. This report will be formatted into an 8 ½ x 11 booklet and provide a USB drive of the full report in pdf format.

TASK 3 – ADDITIONAL LAND OPTIONS & COMBINED FACILITY

1. For the DPW Garage alone at New Jersey Avenue, create up to three concept layouts assuming adjacent parcels can be purchased.
2. Create a hypothetical and optimal combined Garage facility site and building plan for use in establishing sizing criteria.
3. For a combined DPW and Transit Garage facility at New Jersey Avenue, create up to three concept site layouts assuming adjacent parcels can be purchased.



6. SCHEDULE & WORKLOAD

STUDY SCHEDULE

Barrientos Design will provide this study over a four-month period as follows:

Task 1 – Facilities Condition Assessment: six weeks

Task 2 – Space Needs: six weeks

Task 3 – Expansion Options: four weeks

Total time 16 weeks (four months)

CURRENT WORKLOAD

With our experienced staff and specialized consultant team, Barrientos Design is fully capable of executing the scope of work in a timely manner and to a successful conclusion. On past City projects, we have always met the schedule and interim milestones allowing the client to move along steadily and per schedule.

As Principal for our company, I positively state that we the quantity and expertise of staff required to commit to your schedule and scope of work required. Moreover, we will actively monitor and organize the design schedule so everyone on the team stays informed and up to date.

Barrientos Design current backlog of work extends out three months with some of these projects winding down over the next month.

Given that two to three architects will be working on this around 50% of their time, and that we have a staff of 10 people, we foresee no problem in providing the manpower to complete the study in four months.

We also believe that the four month's period is an appropriate amount of time to cover the scale of the two facilities.

7. PROJECT APPROACH

VALUE ADDED APPROACH & BUILDING CONSENSUS

Our design process will be thorough, deep and cognizant of what today's best industry practices are for Shops and Garages. We will start with documenting your operational mission, functional goals, staffing organization, vehicle composition, shop practices, parts inventory and controls and needs for security. We will then engage your staff at the Director, Superintendent, and Manager level for a 360 assessment of how operations best flow throughout the day. Once these broad operational issues are defined, we will intake, document and tabulate the key facility design criteria that support your mission and goals for a streamlined operation.

In the end, our planning goal will be to deliver to the City, a building and site plan that supports daily operations, captures the flow and sequence of activities, provides space that is right-sized, configured for time-efficient operations, and allows for the flexibility of change and growth. Moreover, we will pinpoint where the functions can be best grouped to share common building resources and logical workflow adjacencies.

Barrientos Design will achieve this planning rigor based on our commanding experience in the field of Garage and Shop design. We have executed designs on over 60 Garages and Shops over the last 36 years and our design professionals have consistently practiced design with this building type as well. 80% of our overall design work over these years, has been with Garages and Shops. Moreover, we have become a resource to industry associations such as APWA and the WI County Highway Association, through our professional seminars provided to organizations.

Our approach will be to first focus on the fleet and how that equipment can be best stored, accessed and maintained throughout daily operations. Following the sequence of events that occur from the start of morning staging to the loading of field equipment and then on the return of the day for unloading, washing and fueling, will provide us the essential traffic patterns needed.

The next essential element of the facility will be asset control: storage locations, loading, shelving, distribution, and proper storage environments. Large amounts of material flow in and out of yard so lining up the sequence of material movement will be documented by our team during Pre-Design. The provision for secured and personal protection equipment items will be essential to control inventory along convenient distribution to the staff.

Maintenance and preparation of the vehicles is a major and ongoing activity at shops and we will review with the staff, the best methods and practices to achieve this. From truck washing, parts washing, hydraulic hose checks, the attachment of implements, and tire pressure checking all are part of an operator's daily activity. For the mechanics on site, the selection and layout of lifts, overhead cranes, bulk-fluid reels, welders and exhaust



systems are key to their ability to turn-over repair items efficiently.

The staff and organizational breakdown of the DPW/Transit staff will be explored as to how they are grouped, where they travel throughout the building and site during the day, who supervises them and what other groups they frequently interact with. For us, worker health and safety is paramount in a shop environment such as a Garage. The interior environment will be designed with clear walking passages, high levels of task lighting (natural and artificial), frequent air changes, slip resistant flooring, tie-off hooks where there is climbing involved, break areas free and clear of vehicles and repair activities, and locker / restroom facilities that offer privacy, storage for all assigned personal gear, and ADA accessibility.

As an expert in the design of Garages, Barrientos Design will also focus on the operational technology changes that have occurred over the last decade and impact the facility design. Many of these changes have involved different kinds of trucks and road equipment that can perform field functions more efficiently. This has resulted in most shops purchasing larger and more complex trucks that have many computerized and mechanized components. This in turn has created the need for larger parking stalls, a wider variety of vehicle parts, additional lube and oil types to be stocked, and higher levels of care and preparation needed for each truck. With your operators we will explore where the equipment technology trends are leading and what they will mean for your fleet composition.

CONTROLLING CONSTRUCTION COSTS

For most of our Garage designs we have worked with a Construction Manager as an integral part to our team. This delivery method is mutually beneficial for the City, A/E Design Team and the CM. Working through the design while getting periodic feedback on project costs allows us as a design team to pivot and value engineer parts of the project to bring it in on budget. Through our expertise in this specific project type we are well positioned to advise on building components or equipment that you do not want to sacrifice on and other areas where you can compromise in order to meet County goals.

As your trusted partner in the design of this important project we will work diligently to incorporate the needs of all departments to deliver a project that serves the City and its residents well for years to come.



8. LEGAL & INSURANCE

LEGAL ISSUE OUTCOMES, FILED AGAINST COMPANY

Barrientos Design positively states that we have no claims filed against us by a client.

LEGAL ISSUE OUTCOMES, COMPANY FILED AGAINST CLIENT

Barrientos Design positively states that we have no claims filed against us by a client.

GENERAL LIABILITY COVERAGE

Barrientos Design maintains general business liability coverage through State Farm. Our coverage limits have always met the requirements of our past municipal clients.

PROFESSIONAL LIABILITY COVERAGE

Barrientos Design maintains professional liability insurance with AON insurance. Our coverage limits have always met the requirements of our past municipal clients.



9. PROFESSIONAL SERVICES FEE

FEE

Barrientos Design will provide the above work for a lump sum fee \$51,729.

Reimbursables will include: travel, reproductions requested and distributed to the City, governmental application fees, and land surveys.

HOURLY RATE SCHEDULE BY CLASSIFICATION

For additional services where we agree to charge on an hourly basis, our rates by classification are as follows:

1. Principal-in-Charge:	\$185
2. Project Manager:	\$136
3. Project Architect:	\$102
4. Design Architect:	\$85
5. Intern/Clerical	\$64