Supplemental Letter Agreement

In accordance with the Master Agreement for Professional Services between City of Watertown ("Client"), and Short Elliott Hendrickson Inc. ("Consultant"), effective 10/28/2019, this Supplemental Letter Agreement dated 2/13/2023 authorizes and describes the scope, schedule, and payment conditions for Consultant's work on the Project described as: Professional services for the design and construction administration of the new Watertown Fire Station facility.

Client's Authorized Representative: Travis Teesch, Fire Chief
Address: 106 Jones Street
Watertown, WI 53094
Telephone: 920-470-5689 **email:** tteesch@cityofwatertown.org

Project Manager: Trevor Frank
Address: 425 W. Water Street, Suite 300
Appleton, WI 54911
Telephone: 920.585.4320 **email:** tfrank@sehinc.com

Scope: The Basic Services to be provided by Consultant:

Per the scope of services outlined in the proposal dated 1/25/2023 and attached as Exhibit A-1

Schedule: Per the schedule of services outlined in the proposal dated 1/25/2023 and attached as Exhibit A-1

Payment: The lump sum fee is $547,580.00 including expenses and equipment invoiced monthly as a percentage based on work completed the prior month per the fee proposal attached as Exhibit A-2

The payment method, basis, frequency and other special conditions are set forth in attached Exhibit A-3. Additional work, if required, shall be compensated in accordance with the rate schedule attached hereto as Exhibit A-4.

Other Terms and Conditions: Other or additional terms contrary to the Master Agreement for Professional Services that apply solely to this project as specifically agreed to by signature of the Parties and set forth herein: None.

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City of Watertown

By: _____
Emily McFarland
Title: Mayor, City of Watertown

By: _____
Travis Teesch
Title: Fire Chief, City of Watertown

Short Elliott Hendrickson Inc.

By: _____
Michael Court
Title: Client Service Manager

General Conditions of the Agreement for Professional Services

SECTION I – SERVICES OF CONSULTANT

A. General

1. Consultant agrees to perform professional services as set forth in the Agreement for Professional Services or Supplemental Letter Agreement ("Basic Services"). Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder.

B. Schedule

1. Unless specific periods of time or dates for providing services are specified, Consultant's obligation to render services hereunder will be for a period which may reasonably be required for the completion of said services.
2. If Client has requested changes in the scope, extent, or character of the Project or the services to be provided by Consultant, the time of performance and compensation for Consultant's services shall be adjusted equitably. The Client agrees that Consultant is not responsible for damages arising directly or indirectly from delays beyond Consultant's control. If the delays resulting from such causes increase the cost or the time required by Consultant to perform its services in accordance with professional skill and care, then Consultant shall be entitled to a equitable adjustment in schedule and compensation.

C. Additional Services

1. If Consultant determines that any services it has been directed or requested to perform are beyond the scope as set forth in the Agreement or that, due to changed conditions or changes in the method or manner of administration of the Project, Consultant's effort required to perform its services under this Agreement exceeds the stated fee for Basic Services, then Consultant shall promptly notify the Client regarding the need for additional services. Upon notification and in the absence of a written objection, Consultant shall be entitled to additional compensation for the additional services, and to an extension of time for completion of additional services absent written objection by Client.
2. Additional services shall be billed in accord with agreed upon rates, or if not addressed, then at Consultant's standard rates.

D. Suspension and Termination

1. If Consultant's services are delayed or suspended in whole or in part by Client, or if Consultant's services are delayed by actions or inactions of others for more than 60 days through no fault of Consultant, then Consultant shall be entitled to either terminate its agreement upon 7 days written notice or, at its option, accept an equitable adjustment of rates and amounts of compensation provided for elsewhere in this Agreement to reflect reasonable costs incurred by Consultant.
2. This Agreement may be terminated by either party upon seven days written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination.
3. This Agreement may be terminated by either party upon thirty days' written notice without cause. All provisions of this Agreement allocating responsibility or liability between the Client and Consultant shall survive the completion of the services hereunder and/or the termination of this Agreement.
4. In the event of termination, Consultant shall be compensated for services performed prior to termination date, including charges for expenses and equipment costs then due and all termination expenses.

SECTION II – CLIENT RESPONSIBILITIES

A. General

1. The Client shall, in proper time and sequence and where appropriate to the Project, at no expense to Consultant, provide full information as to Client's requirements for the services provided by Consultant and access to all public and private lands required for Consultant to perform its services.
2. The Consultant is not a municipal advisor and therefore Client shall provide its own legal, accounting, financial and insurance counseling and other special services as may be required for the Project. Client shall provide to Consultant all data (and professional interpretations thereof) prepared by or services performed by others pertinent to Consultant's services, including but not limited to, previous reports; sub-surface explorations; laboratory tests and inspection of samples; environmental assessment and impact statements, surveys, property descriptions; zoning, deed and other land use restrictions; as-built drawings, electronic data base and maps. The costs associated with correcting, creating or recreating any data that is provided by the Client that contains inaccurate or unusable information shall be the responsibility of the Client.
3. Client shall provide prompt written notice to Consultant whenever the Client observes or otherwise becomes aware of any changes in the Project or any defect in Consultant's services. Client shall promptly examine all studies, reports, sketches, opinions of construction costs, specifications, drawings, proposals, change orders, supplemental agreements and other documents presented by Consultant and render the necessary decisions and instructions so that Consultant may provide services in a timely manner.
4. Client shall require all utilities with facilities within the Client's Project site to locate and mark said utilities upon request, relocate and/or protect said utilities as determined necessary to accommodate work of the Project, submit a schedule of the necessary relocation/protection activities to the Client for review and comply with agreed upon schedule. Consultant shall not be liable for damages which arise out of Consultant's reasonable reliance on the information or services furnished by utilities to Client or others hired by Client.
5. Consultant shall be entitled to rely on the accuracy and completeness of information or services furnished by the Client or others employed by the Client and shall not be liable for damages arising from reasonable reliance on such materials. Consultant shall promptly notify the Client if Consultant discovers that any information or services furnished by the Client is in error or is inadequate for its purpose.

SECTION III – PAYMENTS

A. Invoices

1. Undisputed portions of invoices are due and payable within 30 days. Client must notify Consultant in writing of any disputed items within 15 days from receipt of invoice. Amounts due Consultant will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) for invoices 30 days past due. Consultant reserves the right to retain Instruments of Service until all invoices are paid in full. Consultant will not be liable for any claims of loss, delay, or damage by Client for reason of withholding services or Instruments of Service until all invoices are paid in full. Consultant shall be entitled to recover all reasonable costs and disbursements, including reasonable attorney's fees, incurred in connection with collecting amounts owed by Client.
2. Should taxes, fees or costs be imposed, they shall be in addition to Consultant's agreed upon compensation.
3. Notwithstanding anything to the contrary herein, Consultant may pursue collection of past due invoices without the necessity of any mediation proceedings.

SECTION IV – GENERAL CONSIDERATIONS

A. Standards of Performance

1. The standard of care for all professional engineering and related services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily exercised by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with its services.
2. Consultant neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform the work in accordance with its construction contract or the construction documents prepared by Consultant. Client acknowledges Consultant will not direct, supervise or control the work of construction contractors or their subcontractors at the site or otherwise. Consultant shall have no authority over or responsibility for the contractor's acts or omissions, nor for its means, methods or procedures of construction. Consultant's services do not include review or evaluation of the Client's, contractor's or subcontractor's safety measures, or job site safety or furnishing or performing any of the Contractor's work.
3. If requested in the scope of a Supplemental Letter Agreement, then Consultant may provide an Opinion of Probable Construction Cost. Consultant's Opinions of Probable Construction Cost provided for herein are to be made on the basis of Consultant's experience and qualifications and represent Consultant's best judgment as a professional generally familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment or service furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids or actual construction cost will not vary from Opinions of Construction Cost prepared by Consultant. If Client wishes greater assurance as to probable Construction Cost, Client shall employ an independent cost estimator or negotiate additional services and fees with Consultant.

B. Indemnity for Environmental Issues

1. Consultant is not a user, generator, handler, operator, arranger, storer, transporter or disposer of hazardous or toxic substances, therefore the Client agrees to hold harmless, indemnify and defend Consultant and Consultant's officers, directors, subconsultant(s), employees and agents from and against any and all claims, losses, damages, liability and costs, including but not limited to costs of defense, arising out of or in any way connected with, the presence, discharge, release, or escape of hazardous or toxic substances, pollutants or contaminants of any kind at the site.

C. Limitations on Consultant's Liability

1. The Client hereby agrees that to the fullest extent permitted by law, Consultant's total liability to the Client for any and all injuries, claims, losses, expenses, or damages whatsoever arising out of or in any way related to the Project or this Agreement from any cause or causes including, but not limited to, Consultant's negligence, errors, omissions, strict liability, breach of contract or breach of warranty shall not exceed five hundred thousand dollars ($500,000). In the event Client desires limits of liability in excess of those provided in this paragraph, Client shall advise Consultant in writing and agree that Consultant's fee shall increase by 1% for each additional five hundred thousand dollars of liability limits, up to a maximum limit of liability of five million dollars ($5,000,000).
2. Neither Party shall be liable to the other for consequential damages, including, without limitation, lost rentals, increased rental expenses, loss of use, loss of income, lost profit, financing, business and reputation and for loss of management or employee productivity, incurred by one another or their subsidiaries or successors, regardless of whether such damages are foreseeable and are caused by breach of contract, willful misconduct, negligent act or omission, or other wrongful act of either of them.
3. It is intended by the parties to this Agreement that Consultant's services shall not subject Consultant's employees, officers or directors to any personal legal exposure for the risks associated with this Agreement. The Client agrees that as the Client's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against Consultant, and not against any of Consultant's individual employees, officers or directors, and Client knowingly waives all such claims against Consultant individual employees, officers or directors.

D. Assignment

1. Neither party to this Agreement shall transfer, sublet or assign any rights under, or interests in, this Agreement or claims based on this Agreement without the prior written consent of the other party. Any assignment in violation of this subsection shall be null and void.

SECTION V – DISPUTE RESOLUTION

A. Mediation

1. Any dispute between Client and Consultant arising out of or relating to this Agreement or services provided under this Agreement, (except for unpaid invoices which are governed by Section III), shall be submitted to nonbinding mediation as a precondition to litigation unless the parties mutually agree otherwise. Mediation shall occur within 60 days of a written demand for mediation unless Consultant and Client mutually agree otherwise.

B. Litigation – Choice of Venue and Jurisdiction

1. Any dispute not settled through mediation shall be settled through litigation in the state where the Project at issue is located.

SECTION VI – INTELLECTUAL PROPERTY

A. Proprietary Information

1. All documents, including reports, drawings, calculations, specifications, CADD materials, computers software or hardware or other work product prepared by Consultant pursuant to this Agreement are Consultant's Instruments of Service ("Instruments of Service") and Consultant retains all ownership interests in Instruments of Service, including all available copyrights.
2. Consultant shall retain all of its rights in its proprietary information including, without limitation, its methodologies and methods of analysis, ideas, concepts, expressions, inventions, know how, methods, techniques, skills, knowledge and experience possessed by Consultant prior to, or acquired by Consultant during, the performance of this Agreement and the same shall not be deemed to be Work Product or Work for Hire and Consultant shall not be restricted in any way with respect thereto.

B. Client Use of Instruments of Service

1. Provided that Consultant has been paid in full for its services, Client shall have the right in the form of a license to use Instruments of Service resulting from Consultant's efforts on the Project. Consultant shall retain full rights to electronic data and the drawings, specifications, including those in electronic form, prepared by Consultant and its subconsultants and the right to reuse component information contained in them in the normal course of Consultant's professional activities. Consultant shall be deemed to be the author of such Instruments of Service, electronic data or documents, and shall be given appropriate credit in any public display of such Instruments of Service.
2. Records requests or requests for additional copies of Instruments of Services outside of the scope of services are available to Client subject to Consultant's current rate schedule.

C. Reuse of Documents

1. All Instruments of Service prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the Client or others on extensions of the Project or on any other Project. Any reuse of the Instruments of Service without written consent or adaptation by Consultant for the specific purpose intended will be at the Client's sole risk and without liability or legal exposure to Consultant; and the Client shall release Consultant from all claims arising from such use. Client shall also defend, indemnify and hold harmless Consultant from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from reuse of Consultant documents without written consent.

EXHIIT A-1

PROPOSAL FOR PROFESSIONAL DESIGN SERVICES

City of Watertown Fire Station

WATERTOWN, WISCONSIN | JANUARY 25, 2023

SEH

Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

January 25, 2023

City of Watertown
Attn: Travis Teesch, Fire Chief
106 Jones Street
Watertown, WI 53094

Building a Better World for All of Us®

RE: Professional Design Services for the City of Watertown Fire Station

Dear Chief Teesch and Members of the Selection Committee:

Designing and building a new fire station is an important process. The facility needs to accommodate future change in the community, fire department and fire/public safety industry, and it needs to reflect the values and vision of the community. As the City of Watertown moves forward with the design of a new station, it needs a dedicated and experienced consultant team that understands the operations and design of fire stations. In this capacity, Short Elliott Hendrickson Inc. (SEH®) is prepared to work alongside your community stakeholders, serving as a committed and driven project partner. In doing so, our team provides the following advantages:

- **PUBLIC SAFETY EXPERIENCE –** With more than 100 fire station designs completed in the last 10 years, we can confidently say that "we know fire stations." Our team, which includes the former Fire Chief in Kenosha and a paid on-call firefighter in Germantown, has firsthand knowledge of what goes into daily operations and what should drive programming. With that experience, we've identified many best practices, which can provide cost and operational efficiencies for your department. We take pride in helping our clients meet unique needs with creative solutions.
- **EMPHASIS ON WELLNESS AND SAFETY –** Designing a new fire station is an opportunity to make the community safer, but it's also important to prioritize the safety and wellness of your personnel. Through strategic programming and design, we focus on developing training facilities, fitness spaces and design layouts that support decontamination and general well-being by designing gender neutral features that allow for separate restrooms, shower rooms and work and rehabilitation areas – all of which are important to preventing and mitigating exposure to harmful cancer-causing contaminants.
- **DELIVERING COST-EFFECTIVE RESULTS –** We are confident in our ability to meet your budget and schedule based on our understanding of the building's design needs and our extensive experience. We are committed to protecting your investment by containing costs on this project, as our team completes a cost estimation exercise at crucial milestones to make sure projects are within budget at the time of bidding.
- **OPERATIONAL EFFICIENCY AND SUSTAINABILITY –** Our team has worked with clients to design renovation and new construction solutions for efficient, functional and cost-effective fire stations, achieving sustainability goals as well as specific recognition through accredited programs. Through our approach to public safety facility design, the City has an opportunity to explore layouts, materials, energy sources and systems that are environmentally friendly and offer real-world payback in terms of life cycle and performance costs.

We sincerely appreciate the opportunity to partner with the City on this important project. If you have any questions regarding any of the information provided, please do not hesitate to contact me at 920.585.4320 or tfrank@sehinc.com.

Respectfully Submitted,

TREVOR FRANK AIA, LEED AP®, NCARB, PMP | ARCHITECT IN WI
PROJECT MANAGER

CONTENTS

The specific licenses and credentials of the team members are described in the personnel and/or resume section of this document.

WATRN 170065

PROPOSED SERVICES

Proposed Services

Based on our understanding of community and departmental needs, our team is prepared to get to work on this project immediately. Our plan to deliver this project in a timely and cost-efficient manner is outlined below and on the pages to follow. As requested, we've included an at-a-glance summary of services as well as details for each phase.

PARTNERSHIP APPROACH TO FIRE STATION DESIGN

With emergency services and municipal buildings comprising nearly of all of the work that we complete, our team is uniquely qualified to take on this project and we're eager to get started on your behalf.

It is important to create a partnership in the early stages of planning a future fire station facility that pulls together our highly technical professionals with representatives from the Fire Department and City who will work on this from start to finish.

The experience and professional credibility that this team brings to the process will help garner the support and respect of Watertown's residents and stakeholders. We are working with several other communities on similar efforts, we understand the work involved, and the process for successfully getting these projects completed. This work is focused on delivering 21st century facilities that solve today's complex issues within the fire service.

With this experience and insight, we have included our understanding of some of the key considerations of this project.

YOUR FIRE STATION FACILITIES

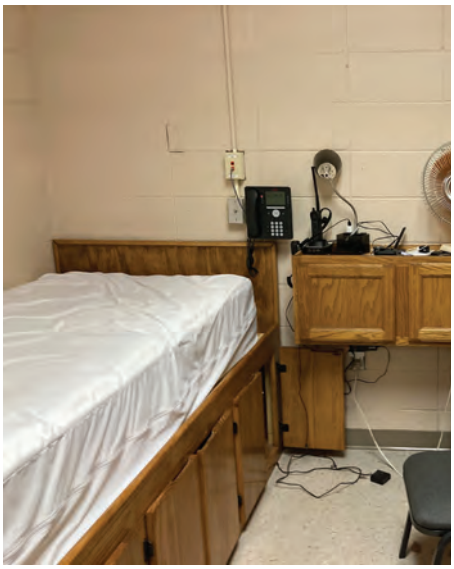
In the previous fire station studies recently completed by the Watertown Fire Department, the City identified key needs for the Department, including greater capacity and modernization to serve the growing Watertown community and the inclusion of training programs and facilities.

The SEH team has been following the development of the City's need for a fire station, and we understand the challenges the department has been facing, which include:

- Efficiency of response from the current site compounding with the evolutionary changes in the fire service industry
- Cancer prevention through decontamination
- Future-proofing the station to accommodate the ever-growing gender mix
- Providing proper spaces for training that include more computer-based and distance learning platforms
- Understanding the Fire Department's needs to "future proof" your investment by assessing the needs of a demographic shift in available workpool as well as anticipating needs of a growing community

Additionally, recruitment in fire service is at an all time low, so it magnifies the need for a facility that is capable of recruitment and retention that fosters pride in the department.

Our proven approach will address these challenges head on and will result in a new community-supported fire station that the City and fire department staff can be proud of.



SUMMARY OF SERVICES

PHASE 1 – PLANNING

- Project Kick-off: Introductions, roles and responsibilities, develop schedule and key milestone dates, discuss budget and goals for the project
- Review of previously completed Facilities Study
- Conduct space programming for the building interior
- Facilitate staff meetings to develop building components
- Make recommendations regarding sustainable options as prescribed by LEED standards
- Complete the due diligence necessary to identify the impacts of the wetlands or water resources on the site development and improvements
- Create collateral materials to illustrate the Conceptual Design (Floor and site plans, elevations, renderings, schedules and schematic cost estimates)
- Make recommendations regarding alternate materials, methods and features that offer cost savings while maintaining quality
- Make recommendations for the potential to have additional training areas designed into the site and facility
- Program the various functions into the training tower or facility. Discuss and weigh the advantages of live burn vs. simulated training capability.
- Provide meeting materials and exhibits to gain approval of the Common Council prior to proceeding to Phase 2
- Assist the City with the selection of a Construction Manager (if applicable)

PHASE 2 – DESIGN

- Prepare all construction documents, specifications and final schedules and cost estimates
- Attend applicable public meetings associated with review and approval of the design
- Use the final design documents to gain approval of the Common Council prior to proceeding to Phase 3.

PHASE 3 – BIDDING

- Prepare all bid documents and specifications for bidding the project
- Respond to questions from the prospective bidders during the bid process
- Prepare and distribute necessary addenda and revise the plan holders list during the bid process
- Evaluate the submitted bids and make recommendations to the City for Contract award

PHASE 4 – CONSTRUCTION ADMINISTRATION

- Coordinate all construction administration services through the City of Watertown and owner's representative (CM), who will lead the construction administration effort (if applicable)

DETAIL OF PROPOSED SERVICES: SCOPE OF WORK

The City of Watertown recently determined the need for a new fire station to serve its population for the next 50 years. Based on our understanding of the City's scope of services provided in the RFP, as well as the experience we have acquired from work on more than 100 fire stations, we have developed an approach to deliver our design services, which is outlined on the following pages.

PROJECT KICK-OFF MEETING

All key team members are in attendance.

- Introductions
- Discuss roles and responsibilities
- Understand decision-making process
- Discuss schedule and tasks to be completed
- Discuss budget and potential funding sources

PHASE 1 – PLANNING *(all disciplines)*

- Develop strategy/schedule and workflow with design team and Owner
- The design team will conduct a review of the already completed Facilities Study for City of Watertown Fire Department as part of their background for the project planning.
- Using industry standards, project experience and input from City Staff, the design team will conduct appropriate space programming for the building interior, including basic information such as sizes, space requirements, workflows, activities and special uses.
- The design team will facilitate meetings with City staff as needed to develop basic components and planning of the building program, including building systems, equipment, materials and code compliance to support service needs.
- The design team will facilitate a listening session with end users, including female firefighters of the WTFD to make sure their voices are heard in the programing and design of the station.
- The design team will make recommendations regarding sustainable options to consider in the construction of the facility as prescribed by Leadership in Energy and Environmental Design (LEED) standards.
- The design team will create and provide schematic site plan sketches, elevations, renderings, schematic cost estimates and conceptual project schedules as necessary to create the conceptual project design.
- The design team will make recommendations regarding the potential to have additional training space/training tower added to the facility.
- The design team will make recommendations regarding alternative materials, construction methods or design features that offer potential cost savings while meeting desired quality standards.

WATER RESOURCES *(Wetlands, Waterways, Floodplains and Permitting)*

Our natural resources scientists have completed some basic DNR website and regulatory database research for the proposed Watertown site to identify potential site limitations. A wetland delineation will be necessary to inform the site design and in preparation for any required DNR permits. SEH's Assured Wetland Delineator has extensive experience and is adept at performing wetland delineations at sites that may be complicated due to past disturbance. With a nearby waterway, waterway or wetland permits may be necessary, SEH's experienced natural resources staff understand unique aspects of the Wisconsin water regulatory regulations. The proposed site also has a regulatory floodplain adjacent to the waterway, SEH's water resource engineers offer diverse experience on water resources projects – from innovative water quality improvement to hydraulic structures, floodplain management and watercourse rehabilitation in urban settings, if floodplain modeling or mitigation is necessary.

- Once the Common Council has accepted the recommended conceptual design as outlined here within Phase 1, then the design team will proceed to Phase 2.

PHASE 2 – DETAIL DESIGN *(all disciplines)*

Prior to this phase, the team will review and revise any information that was gathered during the Common Council review and presentation.

- The design team will prepare all construction documents, civil engineering plans, specifications, final construction cost estimates and final timelines for completion of the project.
- The design team will attend all applicable public meetings associated with the review and approval of the proposed design.
- Once the Common Council has accepted the recommended final design as outlined here within Phase 2, then the design team will proceed to Phase 3.

During detail design, the building materials, systems, and enhanced functional and operational adjacencies are refined. The design process integrates stakeholders' input responding to environmental, lifecycle cost, security issues, budget, and schedule considerations. Based upon the approved schematic design, the schematic architectural, landscape, and civil concepts will be developed into final construction documents with consideration of sustainability, lifecycle maintenance and durability, phasing, budget, schedule, and constructability.

PHASE 3 – BIDDING *(all disciplines)*

Upon approval of detail design documents, the SEH team will proceed with assisting the City of Watertown in bidding the project to qualified general contractors.

- The design team will prepare all the bid documents and specifications suitable for public bidding according to applicable standards.
- The design team will respond to all questions posed by prospective bidders during the construction bid process.
- The design team will also prepare and distribute any necessary addenda, distribute plans and bid documents, and keep a record of the plan holder's list.
- The design team will attend a pre-bid conference to inform bidding contractors of the details regarding the bid process.
- The design team will make a recommendation to the City on bid award considering their evaluation of the bids based on bidders' qualifications, compliance with bid requirements, and price.

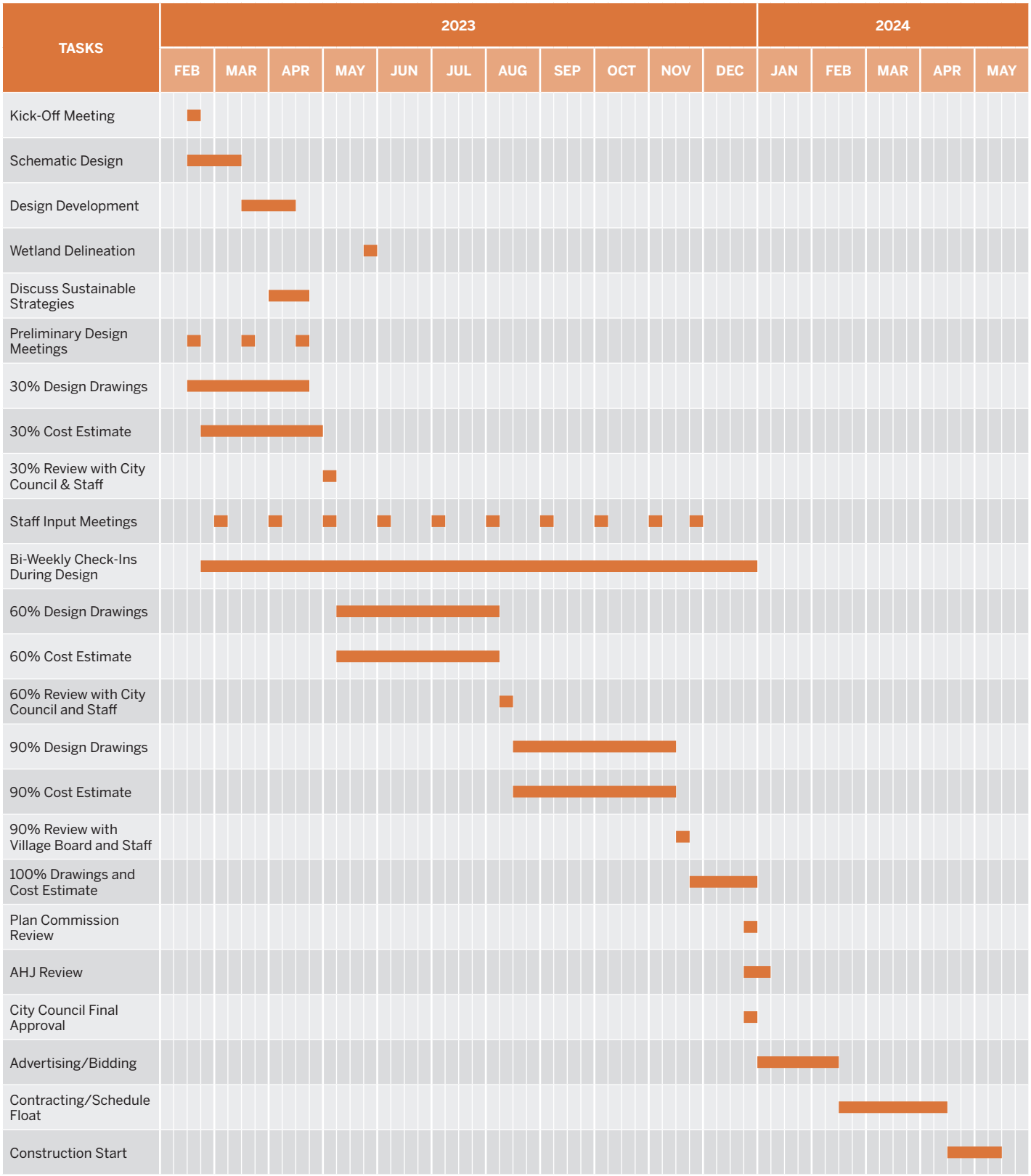
PHASE 4 – CONSTRUCTION ADMINISTRATION *(all disciplines)*

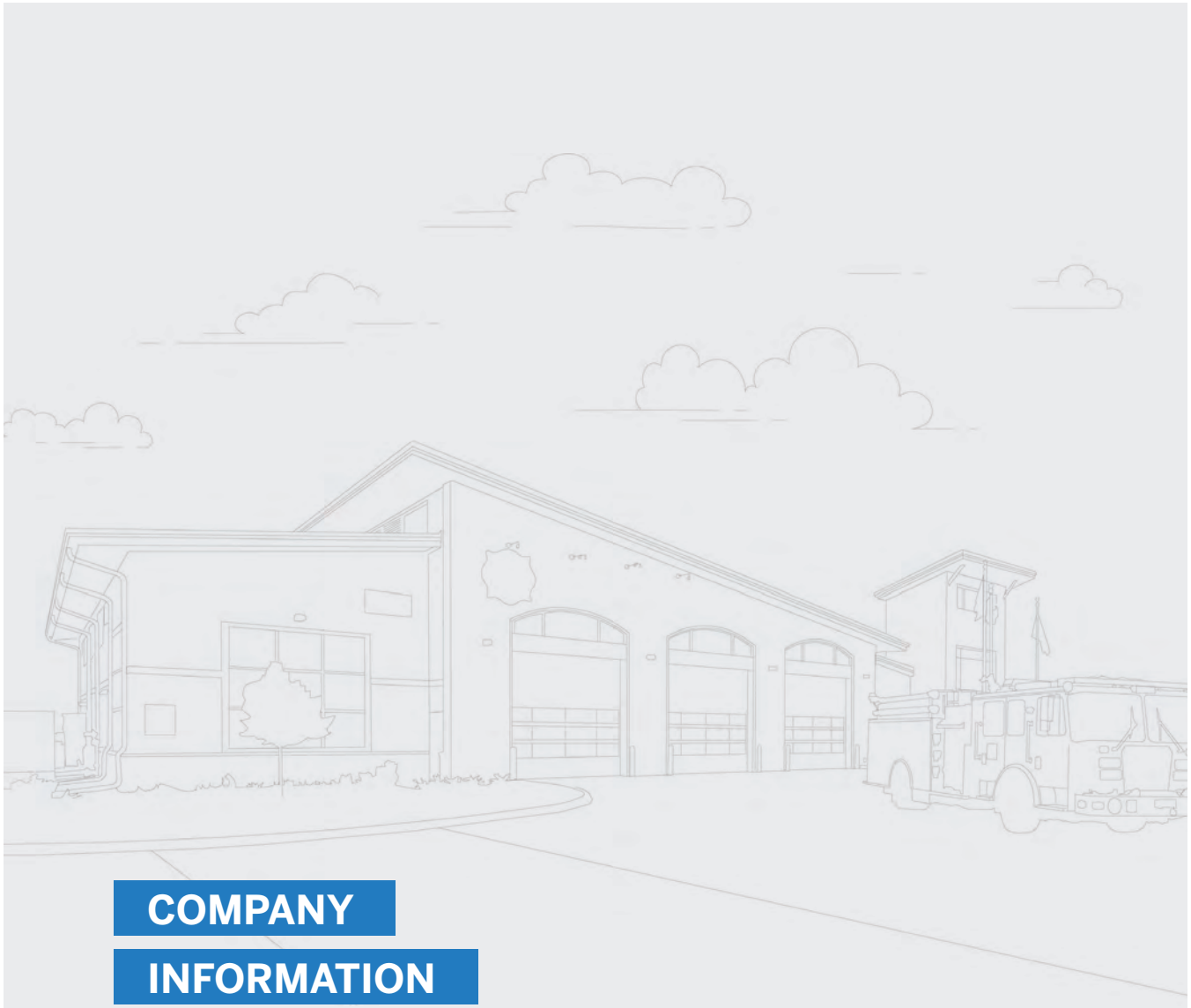
- Coordinate all construction administration services through the City of Watertown and owner's representative (CM), who will lead the construction administration effort (if applicable).
- Review shop drawings and material submittals
- Respond to contractor questions/RFIs throughout the construction process
- Attend bi-weekly construction meetings and site observations
- Provide field observation reports to Owner, CM, and contractor
- Issue clarifications as needed
- Attend construction progress meetings in person every other week throughout duration of construction
- Project Closeout
- Conduct final walk-through inspection
- Develop punch list
- Issue certificate of compliance with state and local authority having jurisdiction
- Assist with commissioning and training
- Generate final record drawings, based on as-built documentation from contractor
- Attend 11-month warranty walk through following construction completion

"SEH does not prioritize building fire stations. What they do is build relationships. They are customer focused and partner with a Fire Chief to make sure to arrive at the best possible recommendations and outcomes for the community. I was very impressed on how they were more concerned about building trust than building new stations."

MIKE STANLEY | FIRE CHIEF, CITY OF OSHKOSH

PROJECT SCHEDULE





COMPANY INFORMATION

Company Information

SEH is a 100% employee-owned company providing architectural, engineering, planning and environmental services to public and private clients throughout the country. Our integrated teams are simplifying the world's complex challenges by improving mobility, designing better places, engineering clean water and renewing infrastructure.

SHORT ELLIOTT HENDRICKSON INC. (SEH®)

Our 800-plus employee-owners share a core purpose: Building a Better World for All of Us®. This approach reflects a companywide commitment to improving the quality of life by designing safer, more sustainable infrastructure for government and helping industrial and commercial clients achieve their business goals.

Headquartered in St. Paul, Minnesota, and with 32 offices in 11 states, you'll find evidence of our work throughout the United States. **The SEH offices in Appleton, Milwaukee, Delafield and Madison will be the office locations that serve Watertown for this assignment.**

OWNERSHIP
Employee-Owned

AFFILIATION
Corporation

SIZE
800+ employees working from 32 locations nationwide

PUBLIC SAFETY EXPERIENCE AND QUALIFICATIONS

Today's public safety buildings reflect the fact that first responders are an integral part of their communities. They require facilities that are welcoming to the public, yet offer a high level of security. With over 100 public safety building projects completed nationwide, SEH is at the forefront in current design trends and new technologies. Our understanding of the unique needs in emergency responsiveness, combined with our progressive design approach, allows us to provide municipalities with the expertise necessary for project success. Our staff is familiar with all aspects of the seemingly endless list of design considerations that must be addressed early in the planning process. The end result is a station that is functional, sustainable and brings pride to the community.

Click or scan this QR Code for the eBook!

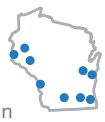
SHORT ELLIOTT HENDRICKSON INC.
Founded in **1927**

HAS GROWN TO

32 locations

EMPLOYING
800+
engineers, architects, planners, scientists, and talented professionals

WHO WORK TOGETHER TO SERVE
4 market areas: mobility, better places, clean water, and renewing infrastructure

OPENED FIRST WISCONSIN OFFICE
1973
which includes **9** locations in Wisconsin


WITH 145+
staff based in Wisconsin

SEH has the qualifications, experience, skills, and knowledge to deliver highly functional, cost-effective, and efficient public safety facilities.

After exposure to smoke and other toxic chemicals, fire staff must properly clean their PPE and purge themselves of toxins before entering the living areas of the fire station.

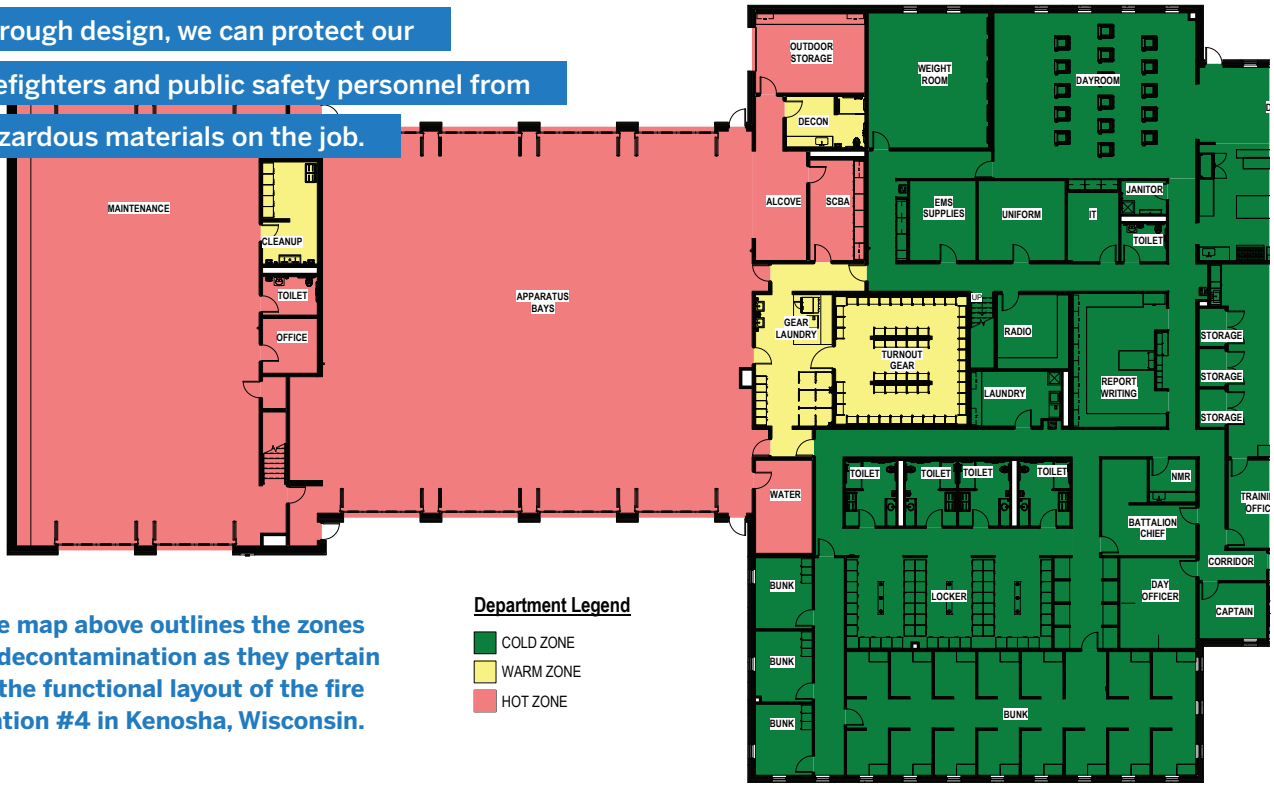
SEH has a thorough understanding of fire station operations and the specific needs of the Watertown community. Our architectural practice includes team members with firefighting experience – they bring a pragmatic perspective to our programming and designs. Their experience gives us a leg up with knowledge of firefighting equipment and vehicle storage, gender neutral living quarters for on-duty personnel, training and exercise areas, and administrative and support spaces. Our team also has familiarity with building codes and regulations related to fire stations, as well as accessibility requirements.

HAZARDOUS MATERIAL HANDLING AND DECONTAMINATION

Contamination prevention and mitigation is the current best practice in all emergency services design. By developing the building program in zones from "Hot" to "Warm" to "Cold" or red, yellow and green, we are able to isolate the contaminants before they get into the living spaces of the stations. Strategically placing the decontamination spaces directly off the apparatus floor in what is considered the hot zone allows personnel to decontaminate not only their PPE but themselves as well.

A decade ago, you never would have heard of the placement of exercise cycles or saunas in a fire station. Those items were seen as extravagant amenities and unnecessary to the operation of fire staff. Since cancer prevention is so important in the fire service industry, it is now commonplace to see steam showers, saunas, exercise cycles and treadmills in the decontamination spaces. These allow fire staff to purge the toxins from the surface of their clothing, as well as within their bodies.

Through design, we can protect our firefighters and public safety personnel from hazardous materials on the job.



The map above outlines the zones of decontamination as they pertain to the functional layout of the fire station #4 in Kenosha, Wisconsin.

SUSTAINABILITY AND ENERGY EFFICIENCY

All of our building designs approach sustainability from the unique perspective of the community in which they are constructed. **The Watertown community is in a unique position to be a leader when it comes to exemplifying sustainability in building projects.** It is difficult for a community to enforce sustainability in non-government construction projects if they are not leading the charge in this regard.

Each of the representative project examples we show as experience throughout the proposal all contain a minimum level of sustainability that would equate to LEED Silver certification.

PROJECT NAME	LEED - STATUS	LEED - AWARD
Marshfield **Fire Station**	LEED: Certified	LEED: Gold
Bois Forte Government and Community Center	LEED: Certified	LEED: Gold
Fort McCoy Noncommissioned Officer Training Academy, Phase II	LEED: Certified	LEED: Gold
Portage Lakefront and Riverwalk	LEED: Certified	LEED: Gold
BLM Rawlins Field Office Building	LEED: Certified	LEED: Gold
UWO-Fox Cities Communication Arts Center	LEED: Certified	LEED: Gold
Depot Square Housing	LEED: Certified	LEED: Silver
Kimberly Clark West Office 2 Renovation	LEED: Certified	LEED: Silver
Wisconsin National Guard (USPFO) - Security Forces Building LEED Site Development Design	LEED: Certified	LEED: Silver
Wisconsin National Guard (USPFO) - Security Forces Combat Arms Training Simulator and Combat Arms Training Simulator Building, General Mitchell IAP	LEED: Certified	LEED: Silver
Design-Build New **Fire Station** for Grand Forks Air Force Base	LEED: Certified	LEED: Silver
National Wildlife Refuge at Ottawa Visitor Center	LEED: Certified	LEED: Silver
Cheyenne Board of Public Utilities - New Administrative and Engineering Facility	LEED: Built to Standard	LEED: Silver
Elkhart Lake **Fire Station**	LEED: Built to Standard	LEED: Silver
Richfield Maintenance Facility	LEED: Built to Standard	LEED: Silver
Eagan **Fire Safety** Campus	The first fire station in the United States certified by the international facilities sustainability program Green Globes.	One Green Globe
Rocky Ford **Public Safety Building**	Green Globes: Pending Compliance	Two Green Globes
Maplewood North and South **Fire Stations**	Designed to meet International Green Building Code	
Marshfield LEED Stormwater Design Marshfield **Fire and Rescue Facility**	LEED: Built to Gold Standard	
Middleton **Fire and EMS Facilities**	LEED: Built to Silver Standard	
Menomonie North Side **Fire Station**	LEED: Built to Silver Standard	
Kaukauna **Fire Station**	LEED: Built to Silver Standard	
Fitchburg West **Fire Station**	LEED: Built to Silver Standard	
Kaukauna Municipal Services Building	LEED: Built to Silver Standard	
Fitchburg East **Fire Station**	LEED: Built to Silver Standard	

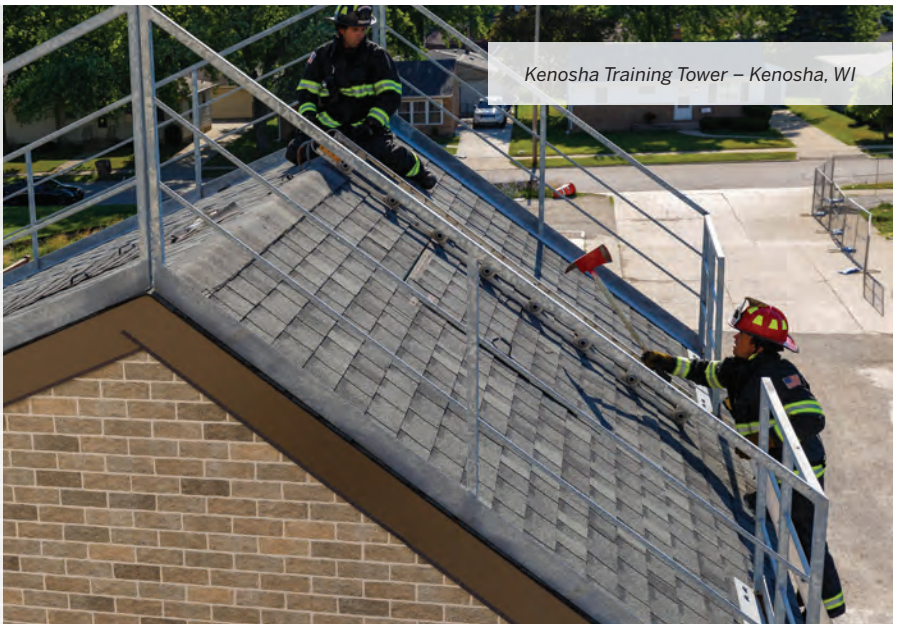
TRAINING FACILITIES

SEH specializes in the design of on-site training facilities for fire departments. In addition to providing venues for firefighters to hone their skills in a local, familiar setting, the design of these features and spaces can provide considerable cost savings for your department and neighboring departments regionally. **Most importantly, we can incorporate these training amenities into the design where it's conducive to accommodate them for little to no added cost.**

With the inclusion of training facilities in your new fire station, you can:

- Provide year-round training on-site
- Hold mandatory recertification and mandatory training exercises
- Eliminate costs incurred for off-site training
- Enable off-duty firefighters to train independently
- Reduce inconvenient travel for training opportunities
- Improve the safety of your firefighters through better access to training

BASED ON YOUR GOALS, BUDGET AND COMMUNITY NEEDS, WE WILL WORK WITH YOU TO IDENTIFY THE TRAINING FACILITIES THAT ARE RIGHT FOR YOUR DEPARTMENT.



Kenosha Training Tower – Kenosha, WI

East Metro Training Facility – Maplewood, MN

STANDALONE TRAINING FACILITIES

SEH specializes in designing the two main types of standalone training facilities: **active burn towers** and **passive training towers**. These facilities provide hands-on training for firefighters that simulates the conditions of a wide range of rescue scenarios.

Standalone training facilities enable your staff to complete all mandatory training on-site, cutting down on travel costs, and allowing for your firefighters to complete exercises at any time. This type of facility can also serve as a regional training center for other local fire departments, as well as police and EMS departments.

We have recently seen a trend in fire departments opening their training facilities to local fire science and technical college programs where students from the fire academy train side by side with fire staff. These invitations have expanded to departmental internships, building the pipeline for future recruits and candidates.

Below is a breakdown of various training amenities we have designed for standalone training towers, as well as key considerations for the design of the building and site.

BUILDING AND SITE CONSIDERATIONS

- Apparatus access
  - Aerials
  - Engines
  - Heavy rescues
  - Ambulances
  - Tenders
- Waterproof lighting and electrical components located away from any live burn areas where water flow is prevalent
- Water systems, including stand pipes for charging hose and sprinkler system
- Storz fire hose connection adjacent to the tower to connect pumpers
- Stormwater detention ponds as water supply for drafting exercises
- Conscious of environment, e.g. building away from property lines and any sensitive neighbors, to the facility fire fighting foam containment on airfields
- Non-asphalt, durable surface vehicle extrication training areas
- Consumable roof structure and building materials for ventilation exercises
- Consumable windows for live window rescue and bailout exercises
- Durable concrete that isn't abrasive on fire gear
- Exterior building and tower surfaces that can sustain impact from ground ladders, including impact rails at strategic levels
- Galvanized steel exterior stairs, catwalks and platforms to prevent corrosion

TRAINING AMENITIES

- High-angle rescue
- Ladder evolutions
- Charged hose, advancement and standpipe evolutions
- Forcible entry evolutions, including reinforced door frames that simulate several deadbolts
- Confined entry training spaces for tripod setups
- Access points at different doors and elevations to simulate different rescue types
- Anchor points for bailout training
- Climbing walls and repelling areas
- Classroom space adjacent to, but separated from, live burn area
- SCBA training areas, including mock apartments, confidence courses, MAYDAY and entrapment training
- Fall protection components
- Ventilation, search and rescue, RIT training
- Sprinkler system training
- Fire behavior
- Water shuttle operations

IN-STATION TRAINING FACILITIES

For a more budget conscious effort, our team will design individual training elements into the station itself. Incorporating these amenities in the station add little to no cost to the design of the facility but can encompass many of the design features outlined (excluding features that involve live burn and smoke). Some of these elements include:

- Ladder evolutions
- Confined entry
- SCBA
- Confidence courses
- Balcony rescue
- High-angle rescue
- Ladder testing
- Simulated smoke training exercises

Kenosha Training Tower – Kenosha, WI

Kaukauna Fire Station – Kaukauna, WI

ORGANIZATION

Project Manager Trevor Frank, AIA, LEED AP, NCARB, PMP has a proven ability to manage and coordinate project teams, as well as excellent communication skills to work effectively with the City, contractors, and other stakeholders. As demonstrated below and on our project example pages later in this document, he has the ability to work within project budgets and schedules. Trevor's 31 years of experience provides him the knowledge to think creatively and problem-solve to come up with innovative solutions to design challenges.

COST CONTROL

At SEH, we have found that estimating the project at critical milestones is the best way to ensure the project budget is maintained. Completing the estimating exercise at each stage of design assures the project is within budget at the time the project is bid. We have been very successful managing project budgets and avoiding the surprise of having the project bid only to find the cost exceeds the budget. See the list of projects below and their respective budgets compared to actual project costs.

Having professional construction estimators as part of the project team saves time during the bidding process and will also give the City peace of mind that the project will be designed within the allotted budget. The City will only approve subsequent phases of the project if they feel confident the project will not exceed the pre-established budget. Our approach will have estimating professionals employed throughout the design process because this is the only way to ensure the design accurately reflects the dollars available for construction.

PROJECT	ESTIMATED	ACTUAL
Middleton	$7,432,500	$7,400,000*
Bellevue	$4,100,000	$4,052,648
Elkhart Lake	$3,000,000	$2,565,900
Stoughton	$4,500,000	$4,500,000*
Eden Prairie	$2,250,000	$2,100,000
Rib Mountain	$2,100,000	$2,138,000
Marshfield	$7,480,000	$7,400,000*

**Designed and constructed under a GMP delivery contract method*

SCHEDULE CONTROL

Scheduling is a critical aspect of the SEH team's overall approach to project management. By closely managing overall and task schedules, Trevor will identify and assign resources to assure logical work progression and anticipate contingencies for critical schedule elements. He will provide you with schedule updates and progress reports monthly, unless you request updates more frequently. The purpose of updates is to maintain critical milestones as they were originally scheduled.

RESOURCES

Since 1927, we've helped clients overcome challenges through strategically tailored services. Because of our breadth of in-house technical disciplines, we are able to integrate an array of professional skills to address complex technical challenges. Integrating multiple in-house disciplines in a collaborative, solutions-based team structure allows us to develop complete project solutions.

Our ability to meet the needs of the project as it relates specifically to the needs of the Watertown fire station can be summarized succinctly.

The project team as identified in the organizational chart and whose capabilities are defined in the resume section of our proposal are the people that will be responsible for delivering your project. These will be the professionals that you see in programming discussions, at public meetings, and developing the primary and secondary services deliverables from start to finish.

Early rendering of the Kenosha Station 4 remote training tower adjacent to KFD Station #4

CONSTRUCTION MANAGEMENT COORDINATION

Based on our experience completing several fire station projects with a construction manager (CM) on the team, SEH understands the process and our role in providing the necessary information to help the CM make informed decisions around everything from construction type and material selections, to design and constructability reviews.

Passing this information to the CM early and often during the design process will help the City realize the true value of the CM. Without accurate and timely information from the architect and engineers, the CM's impact for controlling cost and schedule is limited.

SEH is currently working with a CM on two fire station projects. We have a mutually respectful relationship with these CMs and are working together to deliver cost-effective solutions to the municipal clients we are currently serving.

The subconsultant teaming partners listed have decades of experience, millions of sq. ft. of facility design, and hundreds of millions of dollars in construction value designing functional facilities as an extension of the SEH team.

ATMOSPHERE

Atmosphere Commercial Interiors is committed to fostering long-term business relationships. They are proud to serve organizations around the globe of every size, from start-up to Fortune 500, and across corporate, healthcare, education, government and hospitality industries. In addition, their focus on innovative and inspired solutions guides their partnerships with architecture and design, real estate and development, and technology industries. Since 1953, Atmosphere has focused on providing commercial furnishings, architectural products and services to ensure the best fit, finish and prices for spaces tailored to the needs of people and their business. Today, with eight locations in four states, they are deeply embedded in their communities and passionate about working with teams of every type to deliver smart and effective space solutions. **Atmosphere is SEH's exclusive interior design partner. We are currently working on three fire station projects and hundreds of millions of dollars in office interior renovation projects with Atmosphere, where they are providing furniture specification and interior finish design that promotes durability, ease of maintenance, value, and longevity.**

FREDERICKSEN ENGINEERING

Fredericksen Engineering is a consulting engineering firm with a long history in the mechanical engineering field. Their consulting services primarily encompass the preparation of detailed drawings and specifications for competitive bidding and construction. In addition, they can also provide comprehensive services in the areas of energy conservation, construction cost estimates, energy/cost analysis and construction management. **Fredericksen Engineering is currently supporting SEH architects on four separate fire station projects and tens of millions of dollars in municipal and private client projects.**

MSA

MSA, the new home of Muermann Engineering, works closely with institutions, governments and private clients on both new buildings and renovation projects to develop plans, anticipate and circumnavigate challenges, expedite the permitting process and see each building project through, every step of the way. Over the past 30 years, they have partnered with clients to complete more than 2,000 MEP projects. **The MSA team has been supporting SEH architectural projects for more than a decade.**

FRANK O. ZEISE CONSTRUCTION CO., INC.

Zeise Construction has been a family-owned business since 1945. For the past 76 years, Zeise Construction has been one of the leading General Contractors in Northeast Wisconsin. Zeise Construction provides general contracting, construction management, design/build and pre-construction services. Their work has ranged from small commercial/industrial remodeling to multi-million dollar construction projects. **We want to leverage our relationship with the expertise of Zeise on the Watertown project. Currently, SEH is using Zeise as our construction cost estimating partner on large multi-million dollar projects in Bellevue, Ripon and Kimberly, Wisconsin.**

WHY SEH?

SEH and our design team partners are responding to this RFP because we have the experience, skills, knowledge and expertise to deliver a highly functional, cost-effective and efficient fire station. Below are the top 10 reasons we feel SEH is uniquely qualified:

1. Public safety buildings are currently 100% of the projects we are working on. They are nearly all we do.
2. Our Appleton architects are currently working on 11 fire station projects in different phases of design and construction. Our St. Paul and Denver architects are working on four stations. Internally, we collaborate with these architects to provide greater depth of resources and expertise when programming and designing public safety facilities.
3. We have volunteer firefighters and previous fire chiefs on our architectural staff – they bring a pragmatic, logical perspective to our programming and designs because they live and work in these buildings as a second career.
4. We understand the unique needs of the fire industry and the staff who occupy the building.
5. All of our designs incorporate training props in the architecture and provide opportunities to train on-site. This reduces training costs and the inconvenience of traveling to conduct and participate in necessary recertification and mandatory training. These training amenities are typically added for little or no cost to the building and site.
6. Key members of the SEH architectural design team are LEED Accredited Professionals who will bring sustainable design practices to the programing of the building. Currently, the 11 fire stations we are working on and the four recently completed stations employ sustainable and energy saving features.
7. We have very successful past project experience that showcases our working relationships with Construction managers.
8. We have a highly successful track record and strong working relationship with our consulting partners. Together, we have completed tens of millions of dollars of construction projects – specifically fire and police stations in the last three years.
9. We are passionate about these building types, are poised to begin work immediately and understand the nuances of the politics that often determine and influence the outcome of these types of facilities.
10. SEH is proud to serve those who serve. We respect the men and women in the fire services industry and make it our passion to deliver best in class facilities to these emergency services professionals.

Mark Zvitkovits, SEH architect, is a paid on call firefighter who can bring his firsthand experience of the fire services industry to the design and functionality of the Watertown Fire Station project.

SEH is proud to serve those who serve. We respect the men and women in the fire services industry and make it our passion to deliver best in class facilities to these emergency services professionals.

A former Fire Chief, Chuck plays an integral role in design. He helps to interpret every day needs of users into design elements that can overcome the unique challenges of Watertown's Fire Department.

PAST PERFORMANCE ON SIMILAR CONTRACTS

Past Performance on Similar Contracts

The foundation of our success is grounded in the satisfaction of our client partnerships, as well as our ability to perform services that meet their goals. The following section provides references for similar projects.

This section includes information regarding some of our recent projects, highlighting our experience designing and delivering municipal facilities for communities across the Midwest. **The design and permitting of each project was compliant with all Local, State and Federal regulatory agency requirements.** You will also find references who can vouch for the quality of work we provide. We encourage you to contact them to verify the tireless commitment SEH makes to each client partner. at the time this project was designed.

Solar panels on the roof of the North East Fire Station in Fitchburg, WI.

SEH HAS A STRONG COMMITMENT TO DESIGNING AND IMPLEMENTING ENVIRONMENTALLY RESPONSIBLE AND SUSTAINABLE PROJECTS. WE HAVE RECENTLY DELIVERED LEED SILVER AND GOLD CERTIFIED FIRE STATIONS THAT ARE REDUCING ENERGY CONSUMPTION DAILY.

Daylighting at the Fire Station in Kaukauna, WI.

Stormwater pond at the North East Fire Station in Fitchburg, WI.

LED lighting at the Fire Station in Kaukauna, WI.

KAUKAUNA FIRE STATION

KAUKAUNA, WISCONSIN

- 2018 AGC Build Wisconsin Award
- 2018 Station Design Award (Firehouse Magazine)
- 2020 Wisconsin Masonry Alliance (Merit in Concrete Masonry Award)

The design incorporates sustainable features, saving the City $37,422 per year in energy costs.

FOCUS ON ENERGY DESIGN ASSISTANCE
NEO VERIFICATION REPORT FROM 12/15/17

SEH programmed and designed this 25,000 sq. ft. fire station—which includes a three-story training tower—and teamed with Zeise Construction as our cost and constructability consultant. The first level contains a seven-bay drive-through apparatus bay, with a storage mezzanine, workshop and turnout gear area, as well as a training room, conference room, personnel offices and workspaces, department history room, records and additional storage, and a fitness center. The design incorporates sustainable features, including the largest PV system serving a fire station in Wisconsin.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Drive-through apparatus bays
- Decontamination facilities
- Divided EMS/fire apparatus bays
- Turn out gear rooms
- Bunk rooms
- Two-story station with fire pole and training tower
- Ladder testing feature

TRAINING FEATURES

Tower Training

- Balcony rescue
- Confined entry
- Ladder evolutions
- Hose evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Door and roof breaching
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- Geothermal heating and cooling
- PV solar electric panels
- LED lighting
- On-site stormwater treatment

CLIENT
City of Kaukauna

REFERENCE
John Neumeier, Director of Public Works
920.766.6305
neumeier@kaukauna-wi.org
144 W Second St
Kaukauna, WI 54130

PROJECT SIZE
25,000 sq. ft.

DESIGN FEE
Architect's Estimate: $342,238
Actual: $342,238

CONSTRUCTION COSTS
Architect's Estimate: $6.77 million
Actual: $6.5 million

PROJECT TIMELINE
Design
Architect's Estimate: 10/2015-03/2016
Actual: 10/2015-02/2016

Construction
Architect's Estimate: 04/2016-11/2017
Actual: 04/2016-11/2017

CONSTRUCTION MANAGER
Zeise Construction

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Technician
- Brian Bergstrom, Programming
- MSA, Electrical/Plumbing Engineer
- Fredericksen Engineering, Mechanical Engineer
- Zeise Construction, Cost Estimator

KENOSHA FIRE STATION NO. 4

KENOSHA, WISCONSIN

The new facility was built directly adjacent to the existing fire station, which remained in operation. Phased site development and construction coordination required careful planning and execution.

This new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the existing operating station house, built in 1964. Once the new facility was operational, the existing structure was removed. The new facility serves as the department headquarters and fire training center with both academic classroom space and a live fire training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Drive-through apparatus bays
- Decontamination facilities
- Divided EMS/ fire apparatus/ maintenance bays
- Turn out gear rooms
- Bunk rooms
- Ladder testing feature

TRAINING FEATURES

Tower Training

- Balcony rescue
- Confined entry
- Ladder evolutions
- Hose evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Door and roof breaching
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations
- Remote training tower on site

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- LED lighting
- Below ground storm water treatment
- High recycle content materials
- Natural daylighting
- Regional materials

CLIENT

City of Kenosha

REFERENCE

Chris Bigley, Fire Chief
262.653.4100
cbigley@kenosha.org
2121 Roosevelt Rd.
Kenosha, WI 53143

PROJECT SIZE

29,260 sq. ft.

DESIGN FEE

Architect's Estimate: $412,533
Actual: $428,283

CONSTRUCTION COSTS

Architect's Estimate: $9.5 million
Actual: $9.26 million

PROJECT TIMELINE

Design
Architect's Estimate: 11/2020-03/2021
Actual: 11/2020-03/2021

Construction
Architect's Estimate: 04/2021-05/2022
Actual: 04/2021-05/2022

CONSTRUCTION MANAGER

Stuckey Construction Company

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Chuck Leipzig, Department Operations Manager
- Mark Zvitkovits, Project Design Leader
- Brian Bergstrom Programming
- Ben Wolf, Structural Engineer
- Fredericksen, Mechanical Engineer
- MSA, Electrical Engineer

NORTH EAST FIRE STATION

FITCHBURG, WISCONSIN

- 2018 Station Design Award (Firehouse Magazine)

This new fire station located in a suburban neighborhood houses fire and EMS staff full time. The masonry fire station building with multiple mezzanines and a basement includes four apparatus bays and associated gear and laundry facilities, administrative offices, training room, and dormitory facilities.

BUILDING FEATURES

- Training facilities
- Sustainable design features
- Day room
- Emergency operations center
- Exercise facility
- Four drive-through apparatus bays
- Decontamination facilities
- Divided EMS/fire apparatus bays
- Turn out gear rooms
- Tornado shelter for building occupants

TRAINING FEATURES

Building Training

- Ladder evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training
- Confined space drills

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- Geothermal heating cooling
- Solar hot water
- LED lighting
- On-site stormwater treatment

CLIENT
City of Fitchburg

REFERENCE
Lt. Dave Berman
608.712.2466
david.berman@city.fitchburg.wi.us
5520 Lacy Rd
Fitchburg, WI 53711

PROJECT SIZE
34,000 sq. ft.

DESIGN FEE
Architect's Estimate: $388,748
Actual: $388,748

CONSTRUCTION COSTS
Architect's Estimate: $6.5 million
Actual: $6.4 million

PROJECT TIMELINE
Design
Architect's Estimate: 08/2017-02/2018
Actual: 08/2017-02/2018

Construction
Architect's Estimate: 04/2018-06/2019
Actual: 04/2018-06/2019

CONSTRUCTION MANAGER
Tri-North

KEY PERSONNEL
- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Technician
- Ben Wolf, Structural Engineer
- Fredericksen, Mechanical Engineer
- MSA, Electrical Engineer

NORTH WEST FIRE STATION

FITCHBURG, WISCONSIN

The design incorporates sustainable features, estimated to save the City $46,265 per year in energy costs.

FOCUS ON ENERGY DESIGN ASSISTANCE
NEO VERIFICATION REPORT FROM 11/06/17

This 25,000 sq. ft. $5 million fire station project is the first phase of a two-phase project for the construction of two new fire stations. The project was estimated at $5.5 million and built for $5.1 million. The project was completed in June 2017, two months ahead of schedule. The station was laid out in a sawtooth fashion to accommodate a 25,000 sq. ft. single story floor plan on a very tight 1.6-acre site. The sawtooth design maximized the site area for on-site stormwater retention and vehicular ingress and egress, which was necessary to keep the building within the set back lines along two major commercial streets in a busy commercial district.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Drive-through apparatus bays
- Decontamination facilities
- Divided EMS/fire apparatus bays
- Turn out gear rooms
- Bunk rooms

TRAINING FEATURES

Building Training

- Ladder evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

Natural daylighting in the Fitchburg West Fire Station

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- Geothermal heating cooling
- Solar hot water
- LED lighting
- On-site stormwater treatment

CLIENT
City of Fitchburg

REFERENCE
Lt. Dave Berman
608.712.2466
david.berman@city.fitchburg.wi.us
5520 Lacy Rd
Fitchburg, WI 53711

PROJECT SIZE
25,000 sq. ft.

DESIGN FEE
Architect's Estimate: $245,126
Actual: $245, 126

CONSTRUCTION COSTS
Architect's Estimate: $5.5 million
Actual: $5.1 million

PROJECT TIMELINE

Design
Architect's Estimate: 03/2015-09/2015?
Actual: 03/2015-09/2015

Construction
Architect's Estimate: 03/2016-06/2017?
Actual: 03/2016-06/2017

CONSTRUCTION MANAGER
Tri-North

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Project Design Leader
- Fredericksen, Mechanical Engineer
- MSA, Electrical Engineer

BAIN SCHOOL SITE FIRE STATION

KENOSHA, WISCONSIN

APWA WISCONSIN 2022 PROJECT OF THE YEAR

LED lighting, on-site stormwater treatment, and repurposed and salvaged materials are just a few sustainable features in the building.

The 24,000 sq. ft. station is situated on an urban site in downtown Kenosha on the site of the former Bain School facility. Since the school site had historic significance to the community, many of the features of the exterior of the station mimic the historic school building.

BUILDING FEATURES

- Five drive-through bays
- Training/hose tower
- Day room/kitchen
- Exercise room
- Decontamination room
- Watch desk
- Firefighter memorial
- Shelter in place facilities

TRAINING FEATURES

Tower Training

- Balcony rescue
- Confined entry
- Ladder evolutions
- Hose evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Smoke
- Door and roof breaching
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

SUSTAINABLE DESIGN FEATURES

- LED lighting
- On-site stormwater treatment
- Repurposed and salvaged materials

CLIENT
City of Kenosha

REFERENCE
Chris Bigley, Fire Chief
262.653.4100
cbigley@kenosha.org
2121 Roosevelt Rd.
Kenosha, WI 53143

PROJECT SIZE
24,000 sq. ft.

DESIGN FEE
Architect's Estimate: $395,831
Actual: $394,262

CONSTRUCTION COSTS
Architect's Estimate: $6 million
Actual: $5.25 million

PROJECT TIMELINE
Design
Architect's Estimate: 09/2017-03/2018
Actual: 09/2017-02/2018

Construction
Architect's Estimate: 03/2018-05/2019
Actual: 03/2018-05/2019

CONSTRUCTION MANAGER
Stuckey Construction Company

KEY PERSONNEL
- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Project Design Leader
- Chuck Leipzig, Department Operations Planner
- Molly Wagner, Sr. Landscape Architect
- Ben Wolf, Structural Engineer
- Keith Kindred, Sr. Land Surveyor
- Fredericksen, Mechanical Engineer
- MSA, Electrical Engineer

NORTH FIRE STATION

MAPLEWOOD, MINNESOTA

Rendering

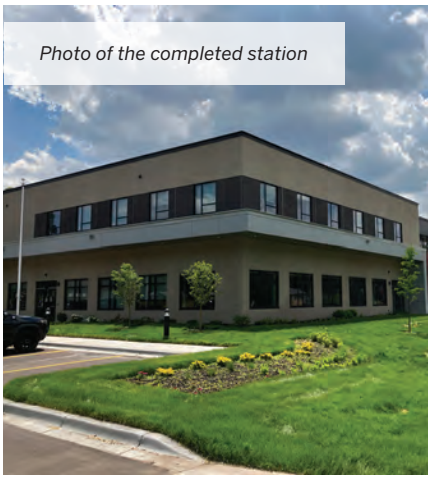


Photo of the completed station

In order to provide the highest quality emergency services to the community, the City of Maplewood made the decision to replace the existing North Fire Station facility with a modern facility that supports their current needs and accommodates long-term growth. The new 35,000 sq. ft. North Fire Station promotes firefighter safety, operational efficiency, community inclusiveness, and sustainability.

The facility serves as the fire and EMS department headquarters with offices, meeting rooms, and command vehicle parking spaces. The two-story fire station building includes seven drive-through apparatus bays to house the current department fleet, along with room for future expansion. The facility also includes decontamination spaces with showers and a space for "dirty" gear that prevents cross contamination. The new station includes a laundry/work room, clean turn out gear room, radio room, fitness room, day room, kitchen, and dormitory spaces.

The project incorporated a large community gathering room with two break-out spaces and a kitchenette to provide residents a place to gather, as well as support the department's training program.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Seven drive-through apparatus bays
- Decontamination facilities
- Divided staff vehicle/ EMS/fire apparatus bays
- Turn out gear rooms
- Tornado shelter for building occupants

TRAINING FEATURES

Site Training

- Equipment and apparatus training

Classroom Training

- Large classroom with seating for 50 people
- Two breakout meeting rooms

SUSTAINABLE DESIGN FEATURES

- Designed to meet International Green Construction Code (IGCC)
- LED lighting
- High efficiency HVAC systems
- Regionally sourced materials
- Reduced construction waste by 75%

CLIENT
City of Maplewood

REFERENCE
Chief Michael Mondor
651.249.2800
michael.mondor@maplewoodmn.gov
1902 E Co Rd B
Maplewood, MN 55109

PROJECT SIZE
35,000 sq. ft.

DESIGN FEE
Architect's Estimate: $475,890
Actual: $464,810

CONSTRUCTION COSTS
Architect's Estimate: $9.27 million
Actual: $8.892 million

PROJECT TIMELINE
Design
Architect's Estimate: 05/2020-02/2021
Actual: 05/2020-02/2021

Construction
Architect's Estimate: 06/2021-06/2022
Actual: 06/2021-06/2022

CONSTRUCTION MANAGER
Kraus Anderson

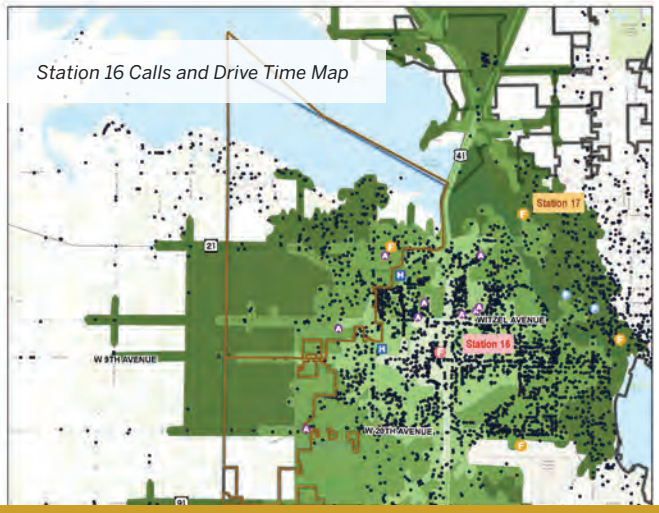
KEY PERSONNEL
- Brian Bergstrom, Project Manager
- Trevor Frank, Sr. Project Architect
- Mark Zvitkovits, Lead CAD Technician
- Ben Wolf, Structural Engineer
- Atmosphere Commercial Interiors

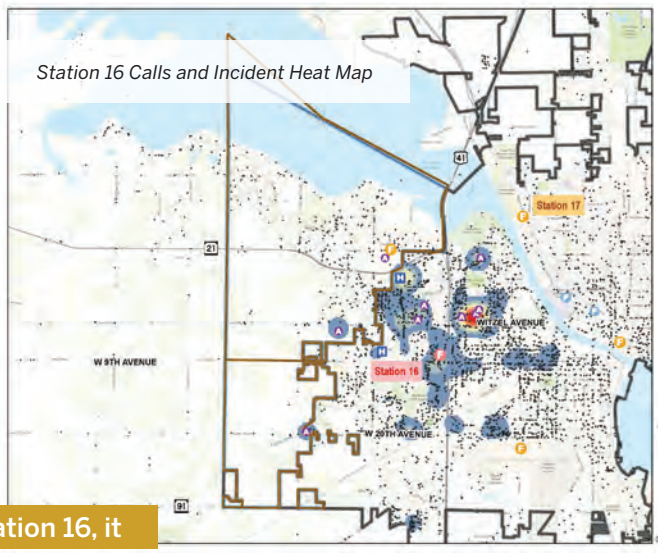
CLICK OR SCAN this QR Code to see the project from start to finish

SEH has a long relationship with the City of Maplewood and has completed several projects, including the North, East and South Stations, as well as their live burn and training tower facility.

FIRE DEPARTMENT OPERATIONS ANALYSIS AND LONG TERM NEEDS ASSESSMENT

OSHKOSH, WISCONSIN





Based on field observations and careful analysis of Station 16, it is more financially responsible to remove and replace the facility than to add the necessary area for improved operations, safety, and facility expansion.

The SEH team is currently engaged with the City of Oshkosh Fire Department to provide long range planning services for the use and operations of the City's six fire stations. Our engagement is to analyze the immediate-, short- and long-term operations and develop a path forward for maintenance, relocation, expansion, or replacement of their City-owned facilities.

SEH provided space needs templates, test site fits, schematic floor plans, cost estimates, and a GIS siting study that used response time and heat mapping to assist with site selection. These collateral planning materials informed the different options available to the City for expansion and improvements of the multiple facilities.

The project was an exercise in building trust and credibility around the need for the station improvements. The SEH team worked with fire staff, City department heads, the City Administrator, and the Mayor to build a timeline for the improvement or replacement of all six stations in the City.

> **SEH can complete projects on time and within the budget. But, that is not what sets them apart from everyone else. It's that they can build relationships and foster communications across multiple different stakeholder groups to form strong collaborations. They can capture the vision of those involved and translate it into a meaningful and understandable story.**
>
> MIKE STANLEY | FIRE CHIEF, CITY OF OSHKOSH

CLIENT
City of Oshkosh

REFERENCE
Chief Mike Stanley
920.236.5235
mstanley@ci.oshkosh.wi.us
101 Court St.
Oshkosh, WI 54903

PROJECT SIZE
Varies by station

ASSESSMENT FEE
Architect's Estimate: $48,825
Actual: $48,825

PROJECT TIMELINE
Architect's Estimate: 10/2021-10/2022
Actual: 10/2021-09/2022

KEY PERSONNEL
- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Project Design Leader
- Chuck Leipzig, Sr. Project Specialist
- MSA, Mechanical and Electrical Engineer

TOWER DESIGN

PUBLIC SAFETY TRAINING TOWER

BUFFALO, MINNESOTA

Located adjacent to the existing Buffalo Centennial Fire Station, the three-story, precast concrete Public Safety Training Tower provides training opportunities for the City of Buffalo Fire and Police Departments, as well as the surrounding communities. The $2.2 million project includes construction of the 7,000 sq. ft. building along with site improvements to manage stormwater, and allow fire apparatus to set up in various positions for simulated training exercises. There are three live burn rooms, including interior heat dissipating panels, fire sprinkler systems, and a stand pipe system. Roof access, breachable doors, floor and roof hatches, two balcony areas, and various window shutters provide multiple ingress/egress, and extraction training opportunities.

TRAINING TOWER FEATURES

- Three live burn rooms
- Simulated apartment layout
- Stand pipe system
- Fire suppression system in live burn rooms
- Balcony training platforms
- Breachable door, roof and floor hatches

EAST METRO REGIONAL FIRE TRAINING FACILITY

MAPLEWOOD, MINNESOTA

Located on five acres of a 26-acre parcel, the training center was developed over seven years and now includes a burn building; a training and tactical building for prop storage, simulation and setup; hydrant/hose relay facilities; fire equipment driver training areas; and a training and burn tower that is also used for repelling and burn training. This project has the support and endorsement from 25 fire departments, Ramsey and Washington Counties, and Century College. A Joint Powers Agreement (JPA) between participating Local Units of Government (LGUs) governs the operations and maintenance and provides financial accounting for the facility. In addition to full architectural design services, SEH assisted the City in securing $3.4 million in state and local grants to help the project come to fruition.

TRAINING TOWER FEATURES

- Balcony rescue
- Confined entry
- Ladder evolutions
- Window rescue
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Door and roof breaching

PROGRAMMING AND PLANNING

SPACE NEEDS ANALYSIS

PRAIRIE DU CHIEN, WISCONSIN

SEH is currently assisting the City of Prairie du Chien with a needs assessment, condition report and future space needs analysis for a combined police, EMS and fire public safety facility. Interviewing staff, users and the private ambulance company, programming for the building is an interactive process that allows multiple stakeholders the opportunity to provide input for initial and long-term use of the facility. SEH provided space needs templates, test site fits, schematic floor plans, cost estimates, and a GIS siting study that uses response time and heat mapping to assist with site selection.

FIRE DEPARTMENT STATION #4 REPLACEMENT AND MEMORIAL PARK TRAILHEAD FACILITY

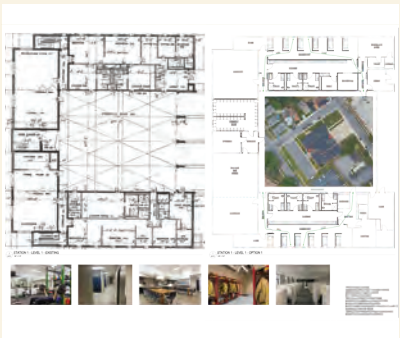
APPLETON, WISCONSIN

SEH is working with the City to program and plan the replacement of fire station #4 on the City's near north side. Based on proximity to the extensive trail system through Memorial Park, the station will incorporate a trailhead and visitor parking area. SEH's architectural and site designers worked closely with the City to develop a designated parking area and trailhead facility that can operate independently of station operations. The goal of the site layout and traffic flow is to keep the responding and returning apparatus separate and uninterrupted.

FIRE STATION #6

SAINT CLOUD, MINNESOTA

SEH is assisting the City of St. Cloud with programming and site development planning of their future fire station #6. The station will include a live burn training facility on site. Based on proximity to an extensive trail system directly adjacent to the proposed site, the station will incorporate a trailhead, visitor parking, and restrooms that are separate from the fire station operations. SEH's architectural and site designers are working closely with planning and fire department staff to develop designated public areas around the trailhead that can operate independently of station operations, specifically the live burn tower. The goal of site layout and traffic flow is to keep responding and returning apparatus separate and uninterrupted, and keep the live burn facility at a safe distance from public amenities.



ACCREDITATION RENOVATIONS FOR FIRE STATIONS 1, 7, AND 8

LYNCHBURG, VIRGINIA

SEH is helping the department prioritize design improvements for their aging fire station facilities. Key challenges include: cancer prevention and mitigation through environmental design; gender neutrality and "future proofing" stations for long-term staffing, providing more amenities like nursing mothers rooms, unisex locker rooms, and wellness rooms; and improving station image and pride of place which supports recruitment and retention for the department. SEH will be providing test fit documents showing separation and orientation for cancer prevention measures, floor plan efficiency and interior traffic patterns as well as any interior renovation or additions. SEH Architect Allison Miller's findings from a listening session with the female firefighting staff of the department will inform the improvements. A matrix of need will explain the condition of each station, ranking them in terms of need and priority.

PROJECT TEAM

Project Team

Our team, listed below, has a deep understanding of the community's needs, the Department's goals for this facility and how to plan and design top-quality fire stations. This team's strengths will facilitate an efficient, budget-conscious approach to the project, leading to the delivery of a successful project.

PROJECT ORGANIZATIONAL CHART

City of Watertown
Travis Teesch, Fire Chief

KEY INDIVIDUALS

Trevor Frank AIA, LEED AP®, NCARB, PMP
Project Manager and Principal in Charge, SEH

Mark Zvitkovits AIA, LEED GREEN ASSOCIATE
Project Architect, SEH

Brian Bergstrom AIA, LEED AP, NCARB
Programming and QAQC, SEH

Chuck Leipzig
Fire Department Operations Specialist, SEH

ARCHITECTURE AND LANDSCAPE ARCHITECTURE

Allison Miller AIA, NCARB
Programming Facilitator, SEH

Schawn Jubert WRID L LEED AP ID&C
Sr. Interior Designer, Atmosphere

Molly Wagner PLA
Landscape Architect, SEH

CIVIL ENGINEERING

Mike Court PE
Civil Engineer, SEH

Brian Pehl PE
Sr. Stormwater Engineer, SEH

Keith Kindred PLS
Lead Surveyor, SEH

STRUCTURAL ENGINEERING

Ben Wolf PE
Structural Engineer, SEH

TELECOMMUNICATIONS

Bobbi Johnson
Telecommunications Engineer, SEH

NATURAL RESOURCES

Erica Pergande PWS
Natural Resource Scientist – Wetland Delineation, SEH

Heidi Kennedy
Natural Resource Scientist – Permitting, SEH

COST ESTIMATING

Thomas Zeise
Cost Controller, Zeise Construction

John Gretzinger
Cost Estimator, Zeise Construction

MECHANICAL AND ELECTRICAL ENGINEERING

Randy All PE
President, Fredericksen Engineering

Jason Testin
Vice President, Fredericksen Engineering

Curt Krupp DES
Sr. Electrical Designer, MSA

Justin Monk DES
Sr. Plumbing Designer, MSA

The specific licenses and credentials of the team members are described in the personnel and/or resume section of this document.

KEY INDIVIDUAL

TREVOR FRANK AIA, LEED AP®, NCARB, PMP

PROJECT MANAGER AND PRINCIPAL IN CHARGE | **SEH**

Trevor is a principal and senior architect with more than 30 years of experience in a wide variety of building types. His passion as an architect is to design public safety facilities that provide the necessary tools to properly train, respond and live in the environments he creates.

EXPERIENCE

Fire Station Design – Kaukauna, WI
Principal in charge, project manager and lead designer for design and construction administration. The 25,000 sq. ft. $6.5 million fire station project is phase two of a four-phase project for the master planning and development of a municipal services campus.

Bain School Site Fire Station – Kenosha, WI
Project manager for the station on the site of a historic school. The 24,000 sq. ft., $5.25 million station features many historic elements salvaged from the school's site. The station program calls for five apparatus bays, a training room and EOC, workout facilities and gender-neutral locker/bunk room facilities.

Oshkosh Fire Department Operations Analysis and Long Term Needs Assessment – Oshkosh, WI
Project manager and senior project architect for planning services for the City's six fire stations. SEH analyzed the immediate-, short- and long-term operations to develop a path forward for maintenance, relocation, expansion or replacement facilities. Our team provided space needs templates, test site fits, schematic floor plans, cost estimates and a GIS siting study that used response time and heat mapping to assist with site selection.

North East Fire Station Design – Fitchburg, WI
Project manager and lead design architect for the new 34,000 sq.ft. $8.5 million main station in a suburban neighborhood. Second phase of a two-phase project to update the fire services and EMS facilities in this growing community.

Fire Station No. 4 – Kenosha, WI
Principal in charge, project manager and lead designer for design and construction administration. The new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the operating station house that's being replaced. Once the new facility came on line, the existing 1964 structure was removed. The new facility acts as the department headquarters and fire training center with both academic classroom space and a training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

Police, EMS and Fire Department Master Plan – Prairie du Chien, WI
Project manager and senior project architect for a needs assessment, condition report and future space needs analysis for a combined police, EMS and fire public safety facility. SEH provided templates, test site fits, schematic floor plans, cost estimates and a GIS siting study that used response time and heat mapping to assist with site selection. These planning materials informed the options available to the City for expansion and improvements of the facilities.

Trevor will serve as the City's key point of contact, oversee the project team tasks and closely monitor the project schedule and budget.

31
YEARS OF EXPERIENCE

EDUCATION

Master of Science
Architecture
University of Wisconsin-Milwaukee

Bachelor of Science
Architecture
University of Wisconsin-Milwaukee

REGISTRATIONS/CERTIFICATIONS

Architect in WI, MN, AZ, GA, IA, IL, IN, MI, ND, NE, OH, SD

Project Management Professional (PMP), Project Management Institute

LEED AP, U.S. Green Building Council

Architect, National Council of Architectural Registration Boards

PROFESSIONAL ASSOCIATIONS

American Institute of Architects, Member

Wisconsin Society of Architects, Member

National Council of Architectural Registration Boards, Member

U.S. Green Building Council, Member

OFFICE LOCATION

Appleton, WI

KEY INDIVIDUAL

MARK ZVITKOVITS AIA,

LEED GREEN ASSOCIATE

PROJECT ARCHITECT | **SEH**

Mark will bring his knowledge of the fire services industry to the team and serve as the project architect.

Mark is an architect with experience in architectural design and construction documents. Mark works with AutoCAD Architecture 2020 and Autodesk Revit Architecture 2020 on a variety of building project types varying in square footage and cost. Mark's responsibilities range from drafting schematic drawings through construction drawings and construction administration. He works on design calculations and layout, as-built drawings, cost estimating and provides shop drawing reviews.

Mark is a volunteer firefighter in Germantown, Wisconsin. As such, he uses that firsthand knowledge of the needs of the department and the function of the station when he works with the other design team members on the flow, layout and efficiency of each fire station he assists with.

EXPERIENCE

Fire Station Design – Kaukauna, WI
Technician responsible for developing construction documents and specifications, as well as assisting in shop drawing reviews. Mark worked with the City to create a station that not only met their current and future space needs, but also incorporated training features into the facility that will serve the department for years to come. The 25,000 sq. ft. $6.5 million fire station project is phase two of a four phase project for the master planning and development of the municipal services campus.

North East Fire Station Design – Fitchburg, WI
Lead technician for the new 34,000 sq. ft., $6 million main station in a suburban neighborhood. This project is the second phase of a two-phased project to update the fire services and EMS facilities in this growing community.

North West Fire Station Design – Fitchburg, WI
Technician responsible for developing construction documents and specifications. During construction, Mark was responsible for attending construction meetings, reviewing shop submittals and performing job-site observations. The 24,500 sq. ft. $5 million fire station project is phase one of a two phase project for the construction of two new fire stations. The new fire station was designed to incorporate sustainable features, including geothermal, solar hot water and radient in-floor heating.

Black River Falls Emergency Services Building – Black River Falls, WI
Project design leader responsible for meeting with staff and producing the BIM model and specifications. During construction, Mark will provide construction administration services including site visits, submittals, RFIs and punch list. SEH recently completed the programming and conceptual design phase as well as assisted the City with site selection. Based on the preliminary design, the new Fire/EMS station will be approximately 30,000 sq.ft.

Bain School Site Fire Station – Kenosha, WI
Technician responsible for developing the Revit model and working with the fire department staff to modify the plans to suit their needs. The 24,000 sq. ft., $5.25 station features many historic elements salvaged from the school's site. The station program calls for five apparatus bays, a training room and EOC, workout facilities, bunk rooms and gender-neutral locker and bunk room facilities.

15
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Architecture
University of Wisconsin-Milwaukee

Urban Planning Certification
University of Wisconsin-Milwaukee

Real Estate Certification
University of Wisconsin-Milwaukee

REGISTRATIONS/CERTIFICATIONS

Architect in WI

LEED Green Associate
U.S. Green Building Council

Firefighter I/HazMat Ops
Lakeshore Technical College

Driver/Operator - Pumper
Milwaukee Area Technical College

Driver/Operator - Aerial
Moraine Park Technical College

PROFESSIONAL ASSOCIATIONS

American Institute of Architects, Member

U.S. Green Building Council, Member

International Association of Firefighters, Member

OFFICE LOCATION

Appleton, WI

KEY INDIVIDUAL

BRIAN BERGSTROM AIA, LEED AP, NCARB

PROGRAMMING AND QA/QC | **SEH**

Brian will be responsible for assisting the programming team with interior facility layout and site test fit planning and design.

Brian is a project manager with experience leading teams in a variety of architectural related projects for both public and private clients. Brian's responsibilities include programming and development of the project design. Project types include fire stations, police facilities, EMS buildings, city halls, libraries, public works, office buildings, parks and recreation facilities and industrial/manufacturing facilities.

EXPERIENCE

Fire Station Design – Kaukauna, WI
Architect responsible for portions of the programming of the training elements in the station. The 25,000 sq. ft. $6.5 million fire station project is phase two of a four phase project for the master planning and development of the municipal services campus.

Fire Station No. 4 – Kenosha, WI
Architect responsible for portions of the programming of the training elements in the station. The new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the operating station house that's being replaced. Once the new facility came on line, the existing 1964 structure was removed. The new facility acts as the department headquarters and fire training center with both academic classroom space and a training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

Maplewood North Fire Station – Maplewood, MN
Project manager responsible for leading and coordinating the design teams efforts. SEH led the design of the 35,000 sq. ft. station, which replaced the existing facility and promoted firefighter safety, operational efficiency, inclusiveness and sustainability. The facility serves as the fire and EMS department headquarters and includes offices, meeting rooms, command vehicle parking spaces, seven drive-through apparatus bays, a decontamination room, laundry/work room, clean turn-out gear room and radio room.

East Metro Public Safety Training Center – Maplewood, MN
Architectural designer responsible for leading the architectural team through the concept and technical design. This new public safety training center consists of an 8,850 sq. ft. four-story tower and a 4,750 sq. ft. two-story building with integrated simulation systems for the practice of safety training.

Buffalo Fire Station and Public Safety Training Tower – Buffalo, MN
Project manager responsible for leading the design team. SEH provided design services which focused on operational efficiency, first responder safety and future growth for the department and community's needs. The 30,000 sq.ft., $6.5 million, three-story fire station building has six drive-thru apparatus bays, a decontamination room, laundry and work room, hose drying tower, clean turn-out gear room, a large training room and a radio room, as well as administration offices, fitness room, dayroom and dormitory spaces.

25
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Architecture
University of Minnesota-Minneapolis

Associate of Science
Architectural Drafting
Northwest Technical Institute - Eagan, MN

REGISTRATIONS/CERTIFICATIONS

Architect in WI, IA, OK

PROFESSIONAL ASSOCIATIONS

American Institute of Architects Member

OFFICE LOCATION

St. Paul, MN

KEY INDIVIDUAL

CHUCK LEIPZIG

FIRE DEPARTMENT OPERATIONS SPECIALIST | **SEH**

Chuck began his career in volunteer fire services and progressed through the ranks to the position of Fire Chief in Kenosha, where he was project manager of several programs, including the funding and building of two fire stations within the Kenosha Fire Department. He has extensive experience in national incident management systems, strategic planning, emergency government operations and succession planning within the fire service. He understands improvements to facilities that can increase efficiencies, from apparatus bays and vehicle maintenance to dorms, training and administrative areas. He has executed long-term strategic plans to add staffing, consolidate, remodel and rebuild existing fire stations and negotiated professional service contracts with vendors and local firefighters' unions.

Chuck will work with design staff to optimize day-to-day operations and departmental efficiency in the design of the station.

EXPERIENCE

Fire Station No. 4 – Kenosha, WI
Fire chief that selected SEH on this project and helped garner community support, secure funding, and initiate project funding for Fire Station No. 4. The new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the operating station house that's being replaced. Once the new facility came on line, the existing 1964 structure was removed. The new facility acts as the department headquarters and fire training center with both academic classroom space and a training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

Fire Station No. 3 HQ Master Planning – Sheboygan, WI
Fire department operations specialist who met with staff, collaborated with the design team to assess current building conditions, and helped to ascertain and weigh the future goals and needs that would drive the planning of this fire station. SEH provided space needs templates, test site fits, schematic floor plans and cost estimates to assist the City. These collateral planning materials gave the City different options for expansion, relocation and improvements of the Headquarters facility.

Oshkosh Fire Department Operations Analysis and Long Term Needs Assessment – Oshkosh, WI
Fire department operations specialist who met with staff, collaborated with the design team to assess current building conditions, and helped to ascertain and weigh future goals and needs that would drive facilities planning for the department. SEH analyzed the immediate-, short- and long-term operations to develop a path forward for maintenance, relocation, expansion or replacement facilities. Our team provided space needs templates, test site fits, schematic floor plans, cost estimates and a GIS siting study that used response time and heat mapping to assist with site selection.

Police, EMS and Fire Department Master Plan – Prairie du Chien, WI
Fire department operations specialist that supported the production of the space needs and conditions report for the City's facilities. SEH provided space needs templates, test site fits, schematic floor plans, cost estimates and a GIS siting study that used response time and heat mapping to assist with site selection. These collateral planning materials informed the different options available to the City for expansion and improvements of the City-owned facilities.

33
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Public Administration
Mount Senario College

Associate, Fire Science
Mount Senario College - Ladysmith, WI

PROFESSIONAL ASSOCIATIONS

Wisconsin State Fire Chief's Association, Member

Kenosha County Chiefs and Captain's Association, Member

OFFICE LOCATION

Milwaukee, WI

ALLISON MILLER AIA, NCARB
PROGRAMMING FACILITATOR | **SEH**

12
YEARS OF EXPERIENCE

Allison will facilitate a listening session with the female firefighters of the WTFD to make sure their voices are heard in the programing and design of the station. With the influx of women into the fire service, considerations need to be made as the design team "future proofs" the facility for occupancy by all genders over the future life of the facility. Allison is a project architect and project manager who has experience developing plans for a variety of building types, including residential, commercial, educational and public safety projects. She is skilled at understanding client goals and the 'big picture' concept, while also focusing on the details to achieve the project vision. Allison believes in the benefits of integrated project delivery methods and enjoys working with a diverse team. She brings skills in both team management and graphic communications, and her management style encourages a positive, collaborative and iterative design process.

EXPERIENCE

- Fire Station #2 Design and Demolition – Greeley, CO
- New Fire Station #6 – Greeley, CO
- Fire Station 1 Remodel (Telluride Fire Protection District) – Telluride, CO
- Fire Station 5 Addition (Los Pinos Fire Protection District) – Los Pinos, CO
- Montrose Interagency Fire Building CA (Bureau of Land Management) – Montrose, CO

EDUCATION

Bachelor of Architecture
Minor: Art History
Drury University - Springfield, MO

REGISTRATIONS/CERTIFICATIONS

Architect in CO, NM, UT

PROFESSIONAL ASSOCIATIONS

Architect, National Council of Architectural Registration Boards

American Institute of Architects, Member

**Experience prior to joining SEH*

MOLLY WAGNER PLA
LANDSCAPE ARCHITECT | **SEH**

16
YEARS OF EXPERIENCE

Molly will lead landscape architecture design on the project. Molly is a landscape architect and project designer with experience in educational, medical, cultural, residential, municipal, international and master planning projects. She provides effective communication with clients and contractors from concept to construction, leveraging the use of graphics such as rendered plans, sections, elevations, plant and material boards, as well as construction documents to convey design intent. Her time spent working in the Pacific Northwest instilled in her a passion for stormwater and creating sustainable landscapes. Molly is proficient in AutoCAD and the Adobe Creative Suite.

EXPERIENCE

- Bain School Site Fire Station – Kenosha, WI
- BLM Interagency Fire Building (Bureau of Land Management) – Montrose, CO
- Longmont Fire Stations 2 and 6 – Longmont, CO
- Crystal Valley Fire Station (Castle Rock Fire Department) – Castle Rock, CO
- Municipal Utility Facility (Black River Falls Municipal Utilities) – Black River Falls, WI

EDUCATION

Master of Landscape Architecture
University of Minnesota-Twin Cities

Bachelor of Arts
Biology
Gustavus Adolphus College - St. Peter, MN

REGISTRATIONS/CERTIFICATIONS

Landscape Architect in WI, CO, IN, OR

PROFESSIONAL ASSOCIATIONS

American Society of Landscape Architects, Member

MIKE COURT PE
CIVIL ENGINEER | **SEH**

31
YEARS OF EXPERIENCE

Mike will provide civil site design. Mike is a principal and project manager, specializing in civil engineering and currently as the office manager for SEH's Delafield, Wisconsin office. Mike's experience and regular responsibilities include municipal engineering, stormwater management and construction management. In addition, as office manager, Mike oversees the production of all municipal projects for the SEH Delafield office.

EXPERIENCE

- Public Works and Public Safety Campus – Delafield, WI
- Sustainable site design include stormwater management, site grading and utilities for multiple subdivisions, commercial sites and multi-family developments – Numerous Communities in Southern Wisconsin, WI
- Civic Plaza – Delafield, WI
- Rockwell Park – Oconomowoc, WI
- Hmong American Peace Academy Parking Lot Improvements (VJS Construction Services) – Milwaukee, WI
- Satellite Building (Jefferson County Highway Department) – Jefferson County, WI

EDUCATION
Bachelor of Science
Civil Engineering
University of Wisconsin-Platteville

REGISTRATIONS/CERTIFICATIONS
Professional Engineer in WI and TN

PROFESSIONAL ASSOCIATIONS
American Public Works Association (Wisconsin Chapter), Member

Oconomowoc Rotary Club, Member

BRIAN PEHL PE
SR. STORMWATER ENGINEER | **SEH**

25
YEARS OF EXPERIENCE

Brian is an associate and serves as a project engineer specializing in project management for municipal services and land development projects. His stormwater management expertise is extensive; he has specialized knowledge in the development of updated stormwater ordinances and administering erosion control aspects as part of Wisconsin Pollutant Discharge Elimination System Municipal Separate Storm Sewer System (WPDES MS4) permitting requirements.

EXPERIENCE

- Municipal Separate Storm Sewer Systems – Delafield/Genesee/Merton/Oconomowoc/Summit/Wales, WI
- Sustainable stormwater management for multiple subdivisions, commercial sites and multi-family developments – numerous communities in Southern Wisconsin, WI
- Land and Stormwater Improvements – Delafield, WI
- UW-Whitewater Parking Lot 12 Reconstruction (Wisconsin Department of Administration) – Whitewater, WI

EDUCATION
Bachelor of Science
Civil and Environmental Engineering
University of Wisconsin-Madison

REGISTRATIONS/CERTIFICATIONS
Professional Engineer in WI

Soil Erosion Inspector Certification, Wisconsin Department of Safety and Professional Service

PROFESSIONAL ASSOCIATIONS
Wisconsin Society of Professional Engineers, Member

American Public Works Association (Wisconsin Chapter), Member

KEITH KINDRED PLS
LEAD SURVEYOR | **SEH**

39
YEARS OF EXPERIENCE

Keith is a senior associate and department head of surveying with extensive experience in the industry. Keith is responsible for the daily planning, coordination and supervision of the survey field crews. He oversees the quality and accuracy of all survey data collection and right-of-way/property research, as well as preparation of any surveying plats, maps and exhibits. Keith is also responsible for data collection via GPS including project planning, post processing, data interpretation and data conversion. In addition, he is recognized as an expert in determining riparian rights.

EXPERIENCE

- Bain School Site Fire Station – City of Kenosha, WI
- Fire Department Station #4 Replacement and Memorial Park Trail Head Facility – City of Appleton, WI
- Pewaukee Fire Station – Pewaukee, WI
- Surveying for multiple subdivisions, commercial sites and multi-family developments – numerous communities in Southern Wisconsin, WI

REGISTRATIONS/CERTIFICATIONS

Professional Land Surveyor in WI and IL

PROFESSIONAL ASSOCIATIONS

Wisconsin Society of Land Surveyors, Member

Society of Southeastern Wisconsin Land Surveyors, Member

National Society of Professional Surveyors, Member

ERICA PERGANDE PWS
NATURAL RESOURCE SCIENTIST – WETLAND DELINEATION | **SEH**

23
YEARS OF EXPERIENCE

Erica is an environmental scientist with experience working in the field of water and wetland preservation, protection and restoration. Erica is a WDNR Professionally Assured Wetland Delineator and Professional Wetland Scientist (PWS). She has extensive experience in conducting field surveys and project sequencing for developments impacting water resources; performing wetland and field delineations conforming to current USACE Wetland Delineation Manual and subsequent Regional Supplements as well as State standards; wetland mitigation design and monitoring, and preparing NEPA documentation including Environmental Reports, Environmental Assessments, and Indirect and Cumulative Effects Analyses. She also prepares joint federal and state permit applications including NR 103 alternatives analysis, and has provided environmental compliance oversight services to utility companies during construction.

EXPERIENCE

- Fire Department Station #4 Replacement and Memorial Park Trail Head Facility – Appleton, WI
- Corporate Park Wetland Delineation (Venture One Real Estate LLC) – Pleasant Prairie, WI
- Cedar Community Well Investigation and Hydrogeology Investigation (Cedar Community) – West Bend, WI

EDUCATION

Bachelor of Science
Natural Resource Conservation
Carroll College - Milwaukee, WI

Associate
Environmental Conservation and Pollution Control
Milwaukee Area Technical College - Mequon, WI

REGISTRATIONS/CERTIFICATIONS

Assured Wetland Delineator, Wisconsin DNR

Professional Wetland Scientist (PWS), Society of Wetland Scientists

PROFESSIONAL ASSOCIATIONS

Society of Wetland Scientists, Member

HEIDI KENNEDY

NATURAL RESOURCE SCIENTIST – PERMITTING | **SEH**

22
YEARS OF EXPERIENCE

Heidi is a natural resources scientist with extensive experience working for the WDNR prior to joining SEH. She has extensive experience in water resource policies working with federal, state and local agencies on natural resources issues. As a former policy coordinator for the WDNR and during her time as a water management specialist, Heidi developed and maintained effective working relationships with other regulatory agencies and stakeholders across Wisconsin.

EXPERIENCE

- Waterway Permitting and Agency Coordination for Lake Hendry Dredging (impoundment of Trempealeau River) – City of Blair, WI
- Bark River Boat Launch Improvements, Permitting and Agency Coordination – City of Delafield, WI
- Dayton Freight Permitting and Agency Coordination (Evans, Mechwart, Hambleton, and Tilton, Inc.) – Mount Pleasant, WI
- Waterway Permitting and Wetland Delineation for Kletsch Dam Fish Passage (Milwaukee County Parks) – Milwaukee, WI
- Wetland and Waterway Permitting, and Agency Coordination for Private Development (Godfrey & Kahn) – Dodge, WI *

**Prior to joining SEH*

EDUCATION

Bachelor of Arts
International Relations and Scandinavian Studies
University of Wisconsin-Madison

Certificate
Environmental Studies
University of Wisconsin-Madison

REGISTRATIONS/CERTIFICATIONS

Attorney in WI

PROFESSIONAL ASSOCIATIONS

North American Invasive Species Management Association, Member

Invasive Plant Association of Wisconsin, Member

BEN WOLF PE

STRUCTURAL ENGINEER | **SEH**

27
YEARS OF EXPERIENCE

Ben will be the lead structural engineer for this project. Ben is a structural engineer with 26 years of engineering experience in structural design of buildings and other structures. Ben applies broad structural expertise and creativity to develop innovative solutions to satisfy project programming and aesthetic needs. He prioritizes providing constructive structural input early in the design process to identify realistic design parameters and cost-effective structural options to accomplish projects goals.

EXPERIENCE

- Buffalo Fire Station and Public Safety Training Tower – Buffalo, MN
- Bain School Site Fire Station – Kenosha, WI
- North East Fire Station Design – Fitchburg, WI
- Fire Station Remodel and Sleeping Quarters Addition (Department of the Army) – Fort McCoy, WI
- Freedom Town Hall, Fire and Police Station – Freedom, WI
- Osceola Fire and Police Department – Osceola, WI
- Maplewood North Fire Station – Maplewood, MN

EDUCATION

Master of Science
Engineering Mechanics
University of Missouri-Rolla

Bachelor of Science
Civil Engineering
University of Missouri-Columbia

REGISTRATIONS/CERTIFICATIONS

Professional Engineer in WI, MN, IA

PROFESSIONAL ASSOCIATIONS

American Society of Civil Engineers, Member

BOBBI JOHNSON

TELECOMMUNICATIONS ENGINEER | **SEH**

24
YEARS OF EXPERIENCE

Bobbi will work with the City of Watertown, WTFD and the County to provide telecommunication consulting and design for the relocation of the radio and telecommunication services network from the existing site to the new fire station site location. Bobbi oversees a broad variety of engineering activities supporting network design, development and configurations in support of efficient network operations. Her experience with network engineering projects includes extensive water tower rehabilitations and telecommunications systems upgrades and installations. Her familiarity with clients and carriers such as AT&T across a variety of databases will be a valuable asset to the monopole and telecom aspects of this project. She works to resolve engineering/technical issues related to maintenance, upgrades of existing equipment and installation of new equipment. Bobbi has managed the planning and integration of network systems, manage capacity planning and alternative scenarios to ensure network capacity.

EDUCATION

Associate
Business
Lake Area Technical Institute - Watertown, SD

EXPERIENCE

- Sprint Keep at O'Connell – City of Watertown, WI
- TMO Anchor at Western Ave – City of Watertown, WI
- AT&T LTE 5G NR at Fire Station 9 – Burnsville, MN
- TMO Anchor at Firestation 2 – Burnsville, MN

SCHAWN JUBERT WRID L LEED AP ID&C

SR. INTERIOR DESIGNER | **ATMOSPHERE**

30
YEARS OF EXPERIENCE

Trusted Subconsultant

Schawn will lead interior design. Schawn is a professional commercial interior designer with more than 30 years of experience in the commercial furniture and design industry. She assists clients in understanding of how people with a purpose can work effectively in their work environment. Schawn makes it a priority to stay current on new product innovations and strives to apply these products to all design opportunities. Schawn is a team player and looks forward to the next creative challenge.

EDUCATION

Bachelor of Arts
Interior Design
University of Wisconsin-Stevens Point

REGISTRATIONS/CERTIFICATIONS

Certified Leadership in Energy and Environmental Design with ID&C

PERCENTAGE OF INVOLVEMENT

10%

EXPERIENCE

- Maplewood North Fire Station – Maplewood, MN
- Freedom Town Hall, Fire and Police Station – Freedom, WI
- West Office Facility 2 Interior Renovations (Kimberly Clark) – Neenah, WI
- Green Bay Water Utility Office Renovation/Expansion – Green Bay, WI
- Addition and Remodel of Existing Office Building for the International Union of Operating Engineers (IUOE Local 139) – Appleton, WI

RANDY ALL PE
PRESIDENT | **FREDERICKSEN ENGINEERING**

31
YEARS OF EXPERIENCE

Trusted Subconsultant

Randy will be the lead mechanical designer for this project. Randy is the President of the firm and has brought important and significant understanding of the design and installation of HVAC systems since joining FEI in 1999. His extensive and varied experience in construction and consulting, coupled with a solid engineering background, provides valuable insights to projects as they develop. His engineering degree provided the opportunity to work as a mechanical engineer, a project design engineer and as a design/build HVAC engineer in the building industry. His life experiences bring to the table a finer understanding of the construction process from the point of view of the clients he serves. He also continues to serve as a senior project engineer and is a valuable resource to the project engineers in the firm.

EXPERIENCE

- Kaukauna Fire Station – Kaukauna, WI
- East Fire Station – Fitchburg, WI
- West Fire Station – Fitchburg, WI
- Bain School Site Fire Station – Kenosha, WI
- New Fire Station Schematic Design – Greenville, WI
- De Pere Fire Station – De Pere, WI
- Kenosha Fire Station No. 4 Alterations – Kenosha, WI

EDUCATION
Bachelor of Science
Mechanical Engineering
University of Wisconsin-Platteville

REGISTRATIONS/CERTIFICATIONS
Professional Engineer in WI, IA, IL, IN, MI, MN, MO, OH and SD

PERCENTAGE OF INVOLVEMENT
35%

JASON TESTIN
VICE PRESIDENT | **FREDERICKSEN ENGINEERING**

22
YEARS OF EXPERIENCE

Trusted Subconsultant

Jason will provide mechanical engineering design services. Jason is the Vice President of the firm and is also part of the next generation of highly skilled engineers representing Fredericksen Engineering. An attention to detail is an inherent trait of all engineers, but continuity is a rare and valuable commodity in the industry. Jason is the third generation to oversee the design, development and implementation of their construction plans and documents. He has broad experience with a variety of project types, including municipal buildings, schools, hospitality, manufacturing, water parks and even a monastery. Jason has created his own legacy with the firm involving all aspects of a successful project. He originates designs, makes equipment specifications and brings knowledge and judgment to every project he oversees. Jason has taken a lead role within the firm with respect to the design of geothermal heat pump systems. As these systems develop and gain greater acceptance in the community, Jason is expanding on his knowledge and understanding of the technologies involved.

EXPERIENCE

- Kaukauna Fire Station – Kaukauna, WI
- East Fire Station – Fitchburg, WI
- West Fire Station – Fitchburg, WI
- Bain School Site Fire Station – Kenosha, WI

EDUCATION
Bachelor of Science
Mechanical Engineering
Tri-State University-
Angola, IN

PERCENTAGE OF INVOLVEMENT
35%

CURT KRUPP DES
SR. ELECTRICAL DESIGNER | **MSA**

34
YEARS OF EXPERIENCE

Trusted Subconsultant

Curt will lead the design of electrical systems for the facility. Curt is a project manager for educational, commercial and municipal facility projects and specializes in lighting, power distribution and special systems design. With more than 30 years of industry experience, he is knowledgeable in the areas of power distribution, lighting design, data distribution, fire alarm systems, Closed Circuit TV, keyless entry, paging systems and security. Curt has provided design services for building power distribution, building lighting, emergency power systems, uninterruptible power systems (UPS), building alarm systems, building intercom, telephone and public address systems, telecommunication systems and data cable distribution, process control systems, motor controls, lightning and surge suppression.

EXPERIENCE

- Kaukauna Fire Station – Kaukauna, WI
- East Fire Station – Fitchburg, WI
- West Fire Station – Fitchburg, WI
- Bain School Site Fire Station – Kenosha, WI
- Kenosha Fire Station 4 – Kenosha, WI
- Pleasant Prairie Fire Station – Pleasant Prairie, WI
- Fond du Lac Fire Station No 1 Addition – Fond du Lac, WI

EDUCATION

Electrical Program – Milwaukee School of Engineering

Civil/Structural Engineering – Moraine Park Technical College, WI

Electrical Systems – Hughes Institute

Electrical System Design – University of Wisconsin-Madison

REGISTRATIONS/CERTIFICATIONS

Registered Designer of Engineering Systems in WI (Electrical)

PERCENTAGE OF INVOLVEMENT

40%

JUSTIN MONK DES
SR. PLUMBING DESIGNER | **MSA**

5
YEARS OF EXPERIENCE

Trusted Subconsultant

Justin will provide plumbing design services. Justin has been designing plumbing systems in the state of Wisconsin since 2006. Prior to his design career, he had 11 years of field experience in plumbing and mechanical systems as a tradesman. He is well-versed in Wisconsin and Illinois IPC/UPC-based plumbing codes and has high familiarity with UBC, IBC, NFP and HVAC design codes. Justin has extensive work experience in the healthcare, corporate/retail, municipal and school markets.

EXPERIENCE

- Kenosha Fire Station No. 4 – Kenosha, WI
- Fond du Lac Fire Station No. 1 Addition – Fond du Lac, WI
- Lindstrom Fire Hall Design – Lindstrom, MN
- Black River Falls New Municipal Utilities Facility – Black River Falls, WI
- Marshfield Utility Building MEP – Marshfield, WI
- Sheboygan City Hall – Sheboygan, WI
- Wauwatosa Longfellow HVAC and Office Secure Entry – Wauwatosa, WI
- City Hall Renovations – Pine City, MN
- Community Hall and Board Room Office – Sheboygan, WI

EDUCATION

Plumbing Certificate
Waukesha County Technical College

Architecture and Urban Planning
University of Wisconsin-Milwaukee

REGISTRATIONS/CERTIFICATIONS

Registered Designer of Engineering Systems (Plumbing), WI

PERCENTAGE OF INVOLVEMENT

35%

THOMAS ZEISE

COST CONTROLLER | **ZEISE CONSTRUCTION**

Tom will guide cost control efforts on the project. As President of Zeise Construction, Tom is part of the company's third generation management team. Zeise Construction has been providing quality craftsmanship in northeast Wisconsin for more than 50 years. He is a licensed real estate sales person and has more than 34 years of experience in the building construction field, managing projects ranging from $250,000 to $21,000,000.

EXPERIENCE

- Kaukauna Municipal Center – Kaukauna, WI
- Kaukauna Fire Station – Kaukauna, WI
- Green Bay Packers Pro Shop Addition, Admin. Building – Green Bay, WI
- Green Bay Packers Building C, Admin and Ticket Office – Green Bay, WI
- Christa McAuliffe Elementary School – Green Bay, WI
- St. Bernard Catholic School Addition – Green Bay, WI
- St. Francis Xavier Cathedral, Bishop Wycislo Center Addn. – Green Bay, WI
- Gibraltar Fire Station, Town Center – Gibraltar, WI
- Gibraltar High School, Renovations, Phase 1 and 2 – Gibraltar, WI

35
YEARS OF EXPERIENCE

Trusted Subconsultant

EDUCATION

Bachelor of Science
Business Finance
St. Norbert College - De Pere, WI

REGISTRATIONS/CERTIFICATIONS

Licensed Real Estate Salesperson in WI

PERCENTAGE OF INVOLVEMENT

30%

JOHN GRETZINGER

COST ESTIMATOR | **ZEISE CONSTRUCTION**

John will develop cost estimates for the project. John has been a project manager for Zeise Construction since early 2018. He started his construction career as a laborer working summers while obtaining his college education. After college, he worked as a carpenter, superintendent, estimator and project manager. John has more than 35 years of experience in the building construction field and has managed projects ranging from $10,000 to $30,000,000. John will be responsible for preparing budget estimates and supplying value engineering options during the design and preliminary estimating phases.

EXPERIENCE

- Kaukauna School District, New High School – Kaukauna, WI
- St. Nicholas Hospital, Sheboygan, Multiple Remodels – Sheboygan, WI
- Sappi Paper-Industrial Projects – Skowhagen, ME
- St. Mary Magdalene Church – Waupaca, WI
- Lake Mills School District-Remodel – Lake Mills, WI
- St. Mary's Church – Greenville, WI
- Laminations (GNC), New Production Facility – Appleton, WI
- Hayward School District, Addition and Remodel – Hayward, WI

36
YEARS OF EXPERIENCE

Trusted Subconsultant

EDUCATION

Bachelor of Science
Construction Technologies
University of Wisconsin-Menomonie

PERCENTAGE OF INVOLVEMENT

30%

EVALUATION CRITERIA

Our team has designed fire stations and regional training facilities for communities across the country, and we're eager to share our qualifications with you. This overview briefly summarizes our experience with similar facilities and approach to design and construction.

Experience of firm and key individuals with sustainable design

All three of the architects assigned to the design of the Watertown project are licensed in WI and are **LEED Accredited Professionals.**

Trevor Frank
LEED AP

Mark Zvitkovits
LEED Green Associate

Brian Bergstrom
LEED AP

Marshfield: LEED Gold

Eagan was the first fire station in the US which was certified by the Green Globes International facilities sustainability program

Success in completing comparable projects on schedule and within budget

Completing the estimating exercise at each stage of design **assures the project is within budget** at the time the project is bid.

PROJECT	ESTIMATED	ACTUAL
Middleton	$7,432,500	$7,400,000*
Bellevue	$4,100,000	$4,052,648
Elkhart Lake	$3,000,000	$2,565,900
Stoughton	$4,500,000	$4,500,000*
Eden Prairie	$2,250,000	$2,100,000
Rib Mountain	$2,100,000	$2,138,000

**Designed and constructed under a GMP delivery contract method*

SCAN THIS QR Code ...to learn more about our recently published **10 Trends Transforming Fire Station Planning & Design**, an eBook on future-proofing fire station.

For more information please refer to page 12.

Demonstrated ability to communicate effectively with City of Watertown Project Management Staff, Fire Department, and other key stake holder groups

St. Cloud Fire Station Visualization

SCAN THESE QR Codes ...to see **visualization** examples of our Longmont fire stations

Experience of firm and key individuals with Construction Manager

ZEISE CONSTRUCTION
Trusted for Experience • Valued For Service

Zeise was part of many of the projects we have highlighted in our project experience. We are currently working with Zeise as our estimator/CM on projects in Bellevue, Ripon and Kimberly.

Firms experience with Fire Station, Fire Stations with incorporated training facilities, or similar projects

Fitchburg NE: 26,832 sq. ft.

Fitchburg NW: 23,951 sq. ft.

Kenosha Station 1: 23,895 sq. ft.

Kenosha Station 4: 29,344 sq. ft.

Kaukauna: 29,174 sq. ft.

Maplewood: 31,000 sq. ft.

Confined entry training

Extrication training

Live burn facility

Regional live burn facility

Live burn box/training facility

Tactical training tower/classroom

Experience of key personnel proposed for this project, including any sub-consultants

Trevor Frank

Mark Zvitkovits

Brian Bergstrom

Chuck Leipzig

ZEISE CONSTRUCTION · MSA · FREDERICKSEN · ATMOSPHERE

Kaukauna:
29,174 sq. ft.- $6,554,600 delivered one month ahead of schedule and under budget

Maplewood:
31,000 sq. ft.- $8,300,000 scheduled to be delivered on time and under budget

Kenosha Station 1:
23,895 sq. ft.- $5,250,000 delivered one month ahead of schedule and under budget

Kenosha Station 4:
29,344 sq. ft.- $9,260,000 delivered ahead of schedule and under budget

Proposed scope of work including project approach.

We approach each project individually based on the community, budget and input from the City and Department. Our tailored approach to this project is outlined on pages 1-6.

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

JOIN OUR SOCIAL COMMUNITIES

Price Proposal

DESIGN DEVELOPMENT THROUGH CONSTRUCTION ADMINISTRATION SERVICES (PER SCOPE IDENTIFIED IN THE RFP)

Project Role or Title:	PM/Lead Designer	Architect	CAD Tech	Civil/ Enviro	HVAC	Electrical Plumbing	Landscape	Structural	Cost Estimating	Hours	Totals
Assignee or Staff Type:	Frank	Bergstrom	Zvitkovits	Court	Fredericksen	MSA	Molly	Wolf	Zeise		
DESIGN DEVELOPMENT PHASE											
Schematic design, bi-weekly check-in meetings, design development, identify phasing, sustainable strategies, staff input meetings, 30% design-estimate-review	100	100	120	290	100	310	60	125	45	1,250	$152,340
CONSTRUCTION DOCUMENT PHASE											
Construction document plans and specifications, bi-weekly check-in meetings, staff input meetings, 60% and 90% design-estimate-review	100	100	250	240	165	650	80	150	45	1,780	$210,000
PLAN REVIEW AND BIDDING PHASE											
100% drawings-estimate-review, bi-weekly check-in meetings, plan commission review, AHJ review, Village Board approval, advertising-bidding	65	50	35	60	60	140	40	40	45	535	$64,880
CONSTRUCTION ADMIN PHASE											
Contracting, bi-weekly construction meetings, construction administration, submittal review, as built drawings	127	145	140	80	100	160	40	40	-	832	$110,060
Hours/ Labor Fee	**392**	**395**	**545**	**670**	**425**	**1,260**	**220**	**355**	**135**	**4,397**	**$537,280**
***Reprographics/ Misc Expns:**											**$10,300**
TOTAL PROJECT FEE:											**$547,580**

**Estimated project expenses. Expenses billed at cost - no mark-up.*

FIXED PRICE PERIOD

All price, cost, and conditions outlined in the RFP/Price Proposal shall remain fixed and valid for acceptance for a 90-day period commencing on the due date of the contractor's proposal. The City reserves the right to negotiate the scope of services and cost with the highest ranked consultant.

SEH welcomes the opportunity to discuss and negotiate our fee as presented above as the scope of services and size of the project become better defined. We come to the relationship as a willing partner to provide the scope of services at a fee that is fair to both the City of Watertown and SEH and our consulting partners.

As an officer of Short Elliott Hendrickson Inc. (SEH®), I am legally authorized to enter a contractual relationship in the name of the Proposer. I approve the proposed fee above.

TREVOR FRANK AIA, LEED AP®, NCARB, PMP | ARCHITECT IN WI
PROJECT MANAGER

Exhibit A-3
to Supplemental Letter Agreement
Between City of Watertown (Client)
and
Short Elliott Hendrickson Inc. (Consultant)
Dated 2/13/2023

Payments to Consultant for Services Using the Lump Sum Including Expenses Option

The Agreement for Professional Services is amended and supplemented to include the following agreement of the parties:

A. Lump Sum Including Expenses Option

The Client and Consultant may select Lump Sum Including Expenses for payment for services provided by Consultant. During the course of providing its services, Consultant shall be paid monthly based on Consultant's estimate of the percentage of the work completed. The Lump Sum amount includes compensation for Consultant's services and the services of Consultant's Consultants, if any, for the agreed upon Scope of Work. Appropriate amounts have been incorporated in the initial Lump Sum to account for labor, overhead, and profit, The Client agrees to pay for other additional services, equipment, and expenses that may become necessary to complete Consultant's services at their standard rates.

B. Expenses

The following items involve expenditures made by Consultant employees or professional consultants on behalf of the Client and shall be paid for as described in the Agreement and this Exhibit.

1. Transportation and travel expenses.
2. Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets.
3. Lodging and meal expense connected with the Project.
4. Fees paid, in the name of the Client, for securing approval of authorities having jurisdiction over the Project.
5. Plots, Reports, plan and specification reproduction expenses.
6. Postage, handling and delivery.
7. Expense of overtime work requiring higher than regular rates, if authorized in advance by the Client.
8. Renderings, models, mock-ups, professional photography, and presentation materials requested by the Client.
9. All taxes levied on professional services and on reimbursable expenses.
10. Other special expenses required in connection with the Project.
11. The cost of special consultants or technical services as required. The cost of special subconsultant services shall include actual expenditure plus 10% markup for the cost of administration and insurance.

C. Equipment Utilization

The utilization of specialized equipment, including automation equipment, is recognized as benefiting the Client. The Client, therefore, agrees to pay the reasonable cost for the use of such specialized equipment on the project.

Consultant invoices will contain detailed information regarding the use of specialized equipment on the project when it is to be reimbursed by the Client. Charges will be based on the standard rates for the equipment published by Consultant.

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SEH has provided a copy of our 2023 professional services fee rate table. The document below contains hourly rates per hour per employee level and includes reimbursable expenses that are typically encountered in the course of normal project delivery. SEH does not mark up our expenses. They are passed through as direct expenses to our clients.

SEH HOURLY BILLABLE RATES – 2023

CLASSIFICATION - OFFICE STAFF	BILLABLE RATE (1)
Principal	$185 - $320
Project Manager	$150 - $280
Senior Project Specialist	$155 - $260
Project Specialist	$110 - $205
Senior Professional Engineer I	$130 - $210
Senior Professional Engineer II	$155 - $265
Professional Engineer	$115 - $195
Graduate Engineer	$95 - $160
Senior Architect	$135 - $250
Architect	$115 - $180
Graduate Architect	$95 - $130
Senior Landscape Architect	$130 - $200
Landscape Architect	$105 - $145
Graduate Landscape Architect	$95 - $120
Senior Scientist	$145 - $205
Scientist	$100 - $160
Graduate Scientist	$90 - $125
Senior Planner	$145 - $250
Planner	$115 - $180
Graduate Planner	$100 - $140
Senior GIS Analyst	$120 - $205
GIS Analyst	$110 - $175
Project Design Leader	$135 - $215
Lead Technician	$120 - $200
Senior Technician	$100 - $160
Technician	$70 - $135
Graphic Designer	$100 - $170
Administrative Professional	$60 - $150

CLASSIFICATION - FIELD STAFF	BILLABLE RATE (1)
Professional Land Surveyor	$125 - $190
Lead Resident Project Representative	$105 - $185
Senior Project Representative	$105 - $160
Project Representative	$85 - $145
Survey Crew Chief	$95 - $160
Survey Instrument Operator	$65 - $115

(1) The actual rate charged is dependent upon the hourly rate of the employee assigned to the project. The rates shown are subject to change.

Effective: January 1, 2023
Expires: December 31, 2023

SEH SCHEDULE OF EXPENSES – 2023

VEHICLE MILEAGE RATES

2023 IRS Rate ..... TBD

VEHICLE ALLOWANCE COSTS

Resident Project Representative $16.00/day

Survey and Field Vehicle ..... $4.90/hour + 2023 IRS mileage rate/mile

SURVEY EQUIPMENT

Robotic Total Station $35.00/hour

Global Positioning System (GPS) $35.00/hour

COMPUTER EQUIPMENT

Computer Charges per Direct Hour of Labor $5.80/hour

OTHER EQUIPMENT EXPENSES

SEH uses many different types of equipment, such as traffic counters; flow meters; air, water and soil sampling kits; inspection cameras; density meters; and many others. Our equipment is frequently upgraded to utilize current technology. You will be charged for equipment usage per your agreement with SEH. Equipment not included on this list that is needed to complete a specific project will be scoped on a per project basis.

IDENTIFIABLE REPRODUCTION AND REPROGRAPHIC COSTS [1]

Item	8½x11	11x17	Large Format	Per Item
Black/White Copy (single sided, standard white paper)	$0.07	$0.24	$0.95 + $0.50/sq. ft.	
Color Copy (single sided, standard white paper)	$0.46	$1.02	$0.95 + $2.55/sq. ft.	
Mylar			$5.00	
Laminated Foamcore - up to 30”x42” - larger than 40”x60”			 $40.00 $75.00	
Binding - wire - comb				 $3.60 $3.20
Covers - custom - standard				 $0.15 $0.03
Tabs (white)				$0.20
Mailing/Processing				UPS or USPS rates

(1) SEH assumes that reports will be prepared and delivered electronically. On the occasion where reports or other reprographic services are needed, these reports and reprographic services will be scoped and costed on a per project basis determined by the need of the project and specific service requested.

Rates and expenses are subject to change and may not be accompanied by immediate notification.