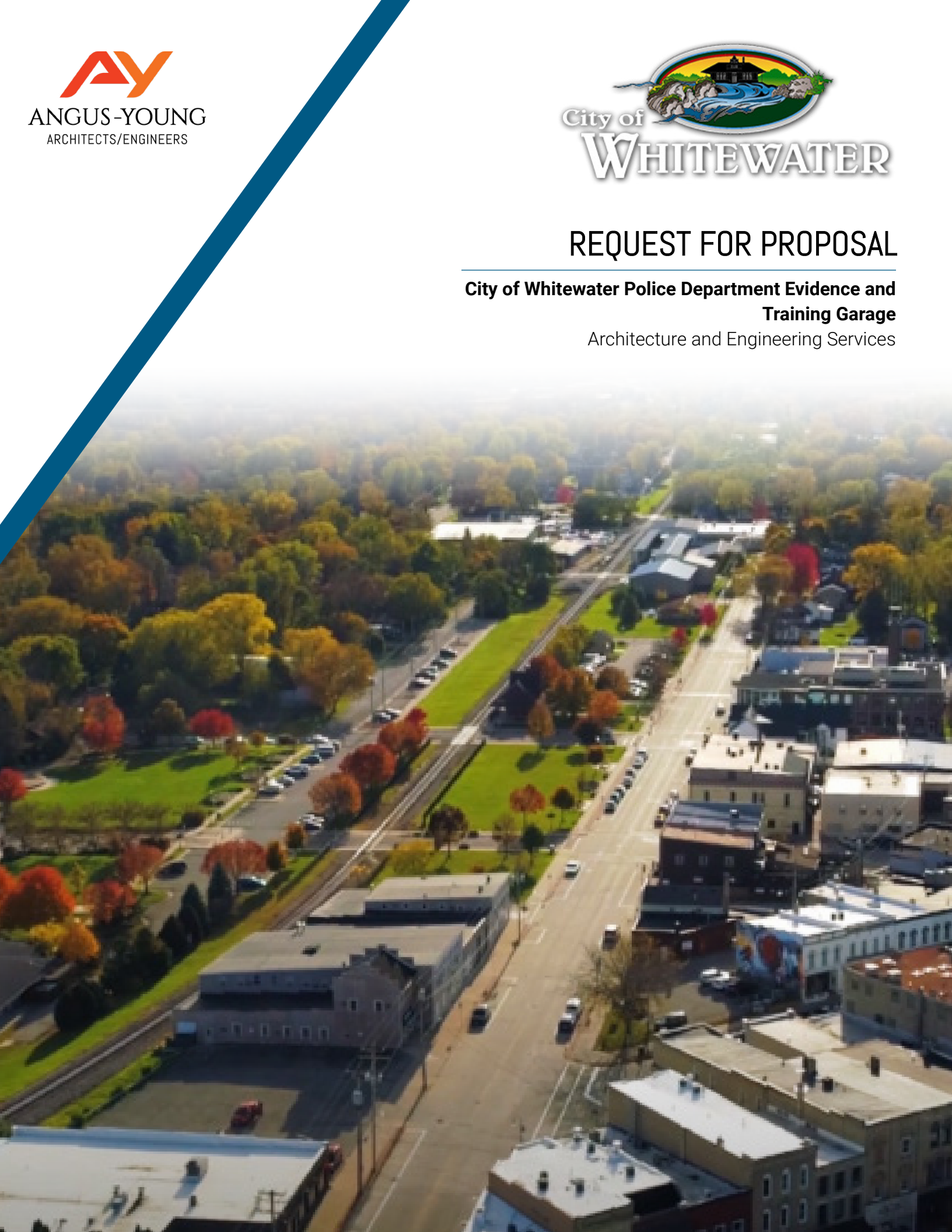


## REQUEST FOR PROPOSAL

### City of Whitewater Police Department Evidence and Training Garage

Architecture and Engineering Services





# TABLE OF CONTENTS

---

A-B.	Firm Introduction	4
C.	Proposed Project Team	7
D.	Firm Expertise	14
E.	Sample Projects	17
F.	Project Approach	24
G.	Timeline	28
H.	Budget breakdown	29

02/11/2025

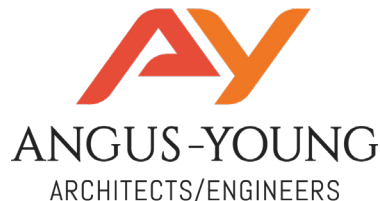
City of Whitewater Police Department

**Dan Meyer, Police Chief**

312 W. Whitewater St.

Whitewater, WI 53190

dmeyer@whitewater-wi.gov



Dear Mr.Meyer,

On behalf of Angus-Young, I am pleased to present the requested information for the City of Whitewater Police Department Evidence Storage/Training Garage RFP, issued on January 22, 2025. We have had the privilege of working on various projects throughout the City of Whitewater community, including UW-Whitewater and John's Disposal, and we appreciate the opportunity to further strengthen our relationship with the City of Whitewater and its residents. Angus-Young has successfully collaborated with municipal police departments in the Village of Belleville, City of Beloit, and Village of New Glarus. Additionally, we have completed more than three specialty police training facilities and 40 storage facilities in recent years. With extensive experience working with over 30 local municipalities and navigating complex design approval and submittal processes, we are confident in our ability to meet the goals of this project. To support these efforts, we are partnering with Batterman Engineering, a trusted expert in topographic and utility mapping, to ensure seamless site analysis and planning.

### Who We Are

Angus-Young is a full service architectural, landscape architecture, engineering and interior design firm providing high-quality design solutions, construction documentation, bid management, and construction services. Registered architects, landscape architects, engineers, and interior designers carry out the development of all projects from office locations in Madison, WI, Janesville, WI and Rockford, IL.

### Our Process

At Angus-Young, we work hand in hand with our clients to discover what their vision is; defining it, and bringing it to life. Using a process that's collaborative, informative, and productive, our experienced teams will lead your project from start to finish, ensuring it remains on budget and on time. Based on our storied portfolio of successful police evidence, storage and training projects combined with our highly qualified and responsive team, I am confident that we can meet your project goals and schedule. We will work together to bring your vision to life while saving you time and money, making the processes as smooth as possible.

If you have any questions or need additional information, please call me at 608-756-2326 or email me at [b.werginz@angusyoung.com](mailto:b.werginz@angusyoung.com). I will serve as the contact person for Angus-Young. Thank you for allowing us this opportunity to submit our qualifications.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Werginz', with a stylized flourish at the end.

Brad Werginz, Principal Architect

Angus-Young

608-756-2326



Janesville | Madison | Rockford  
angusyoung.com  
608.756.2326



## A) COMPANY OVERVIEW

**67**

Years in Business

**66+**

Excellent Employees

**5**

Principals

**3**

Office Locations

**9,329+**

Projects since 1956

**Angus-Young** is a full service architectural, engineering, landscape architecture, and interior design firm providing high quality design solutions, construction documentation, bid management, and construction services. Registered architects, engineers, and interior designers carry out the development of all projects. Our team’s involvement starts during initial programming and development of the design and continues through completion of construction.

**As a design firm, we bring an innovative and fresh perspective to all of our projects, whether the project is a study, programming and planning, renovation or new construction.** We are knowledgeable in all building systems, and we have an interactive approach to working with clients. Our ability to listen to our clients and involve them in the decision making process allows us to develop and produce successful projects for them.

### COMPANY HISTORY

**1956**

The firm was established in Janesville, WI by partners Lincoln F. Frelich, AIA, and James J. Angus, AIA.

**1972**

Roger Young, AIA, became a partner of the firm and so the name of the firm changed to Frelich-Angus-Young Architects.

**1981**

Lincoln Frelich, AIA, retired, and the firm became known as Angus-Young Architects, S.C

**1986**

The firm was established by virtue of ownership changes, and became known as Angus-Young Associates, Inc.

**1990**

Angus-Young Associates acquired the firm of Rose Associates/ Architects.

**2014**

Angus-Young established an office in downtown Madison, WI.

**2023**

Angus-Young established an office in downtown Rockford, IL.

## A) OFFICE LOCATIONS & CONTACT INFORMATION

- > CONTACT INFORMATION - RESPONSIBLE OFFICE - JANESVILLE, WI  
608.756.2326 | www.angusyoung.com



JANESVILLE OFFICE  
Water Works Building, 555  
South River Street  
Janesville, WI 53548



MADISON OFFICE  
316 West Washington  
Avenue, Suite #800  
Madison, WI 53703



ROCKFORD OFFICE  
416 East State Street,  
Suite 200  
Rockford, IL 61104

## B) OWNERSHIP

**Angus-Young is a privately-owned corporation. There are 7 shareholders, listed as follows:**

- > Joseph J. Stadelman, AIA, LEED AP, President, Principal Architect
- > Jeffrey Davis, AIA, NCARB, LEED AP, Vice-President, Principal Architect
- > Zachary Goswick, P.E., S.E., CFO, Principal Structural Engineer
- > Bradley Werginz, AIA, Principal Architect, Director
- > Steven Genin, P.E., Principal Mechanical Engineer, Director
- > Brandon Adler, AIA, Architect
- > Collin Keeton, P.E., Electrical Engineer

## SIZE OF FIRM

**Angus-Young has 66 employees. These employees are broken up by discipline as follows:**

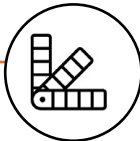
- > Architectural/Interiors.....30 employees
- > Structural.....10 employees
- > Electrical.....4 employees
- > Mechanical/Plumbing.....11 employees
- > Civil/Landscape.....2 employees
- > Administrative.....3 employees
- > Technical.....6 employees

# SERVICES

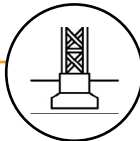
**Whatever your vision, our firm has the experience and expertise necessary to bring it to life in extraordinary fashion.** As a general practice firm with over 60 years of experience, our teams are fluent in all aspects of architectural, engineering, interior, and landscape design. Our engineering and designers being all in-house, will be included in all necessary preliminary meetings.



ARCHITECTURAL  
DESIGN



INTERIOR DESIGN



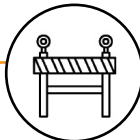
STRUCTURAL  
DESIGN



MECHANICAL  
DESIGN



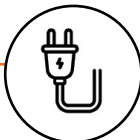
LANDSCAPE  
DESIGN



CIVIL  
ENGINEERING



COST ANALYSIS



ELECTRICAL  
DESIGN



PLUMBING DESIGN



3D DESIGNS &  
VISUALIZATIONS



VALUE  
ENGINEERING



ENERGY  
MANAGEMENT



# BRADLEY WERGINZ

Principal-in-Charge, Principal Architect

Brad has over 20 years experience in Municipal and Institutional Design, having placed an emphasis on the new construction and renovation of public works facilities. He has managed a variety of municipal project types including public works facilities, fire stations, police stations, police and fire training facilities, town halls, community centers and community park shelters.

In addition, Brad has worked with the State of Wisconsin - Division of Facilities Development as a design consultant on over 50 state projects at multiple state agencies including UW-Whitewater, UW-Platteville, the Department of Corrections, DNR and the Department of Veteran’s Affairs.

In the role of Principal Architect, Brad is directly involved in the development of the design, systems coordination, scheduling, budget and quality control. He is responsible for the development of a project from the design or design development stage through the completion of the project.

## ROLE & RESPONSIBILITIES

Leads the team by overseeing the project holistically - guiding the project design, and aligning relevant disciplines to the clients desired outcomes.

Oversees project planning and programming, proposals, contracts, budgets, and quality control for the project.

Steers the project team through the plan approval and entitlement processes by collaborating with the local municipalities and authorities.

Passionate about mentoring and developing emerging talent, driving innovation and excellence across all project phases.

## EDUCATION

Bachelor of Science in Architecture, University of Wisconsin-Milwaukee (2002)

## REGISTRATIONS & MEMBERSHIPS

State of Wisconsin Registered Architect – WI #A-11686

Memberships: American Institute of Architects (AIA), American Public Works Association (APWA), Town of Dunkirk Plan Commission in Dane County

## SELECTED PROJECT EXPERIENCE

Village of New Glarus Police Department

Blackhawk Technical College Public Safety Education and Training Facility

Blackhawk Technical College EVOC Track and Training Facilities

Village of Belleville - New Fire Station

Town of Delavan Fire Station

City of Fond du Lac Public Safety Training Center

City of Franklin Police Shooting Range Renovations

Green County EMS Facility



# JIM TIBBETTS

Project Manager

Jim has over 25+ years experience in Municipal and Institutional Design, having placed an emphasis on the new construction and renovation of municipal office buildings. In the role of Project Manager, Jim is directly involved in the development of the design, systems coordination, scheduling, budget and quality control. He has direct expertise in renovations and managing projects with multiple scopes, such as his work with General Motors, Alliant Energy, ABC Supply, and Marathon County.

Jim also has experience in renovations, additions and new construction of municipal facilities. Jim’s expertise includes design development, working drawings, specifications, project coordination, scheduling and administration, and computer-aided design. Part of his role is the integration of a variety of disciplines to make sure that the project goals and outcomes have been achieved.

## ROLE & RESPONSIBILITIES

Coordination with all building disciplines, both internally and externally, from preliminary design through construction administration and completion.

Understanding and translating a client’s vision into a successful design.

Developing clear and informative construction documents on schedule, meeting pricing goals and proposing budget solutions.

Understanding code compliance and best practices.

## EDUCATION

Associate of Architecture, Madison Area Technical College (1989)

Associate in Commercial Art, Madison Area Technical College (1986)

## REGISTRATIONS & MEMBERSHIPS

Associate Member of the American Institute of Architects (AIA)

Member of the Wisconsin Society of Architects

## SELECTED PROJECT EXPERIENCE

City of Beloit Police Evidence HVAC

Town of Beloit Police Department

City of Milton Police Study

Dodge County: SO 911 Center Upgrades, Jail Roofing Project

Marathon County: Sheriff’s Dept Training & Resource Center, Sheriff’s Department Buildings, Juvenile Facility Re-Roofing





# ZACH GOSWICK

**CFO, Engineering Manager, P.E.**  
Principal Structural Engineer

Zach has been a part of the team at Angus-Young since 1999, and in 2017 he became the firm's Chief Financial Officer. He is the lead Structural Engineer for numerous projects in the office and works closely with the other building design disciplines to create excellent building design. Prior to joining Angus-Young, Zach worked as a Structural Engineer for VP Buildings designing hundreds of pre-engineered metal buildings.

Zach currently designs structures for all types of buildings including low and high rise with complexities ranging from simple load bearing wall structures to steel frames with cranes, flat slab concrete, and concrete frame designs. This includes masonry, steel, wood, and concrete designs using both manual and computer analysis and design. He is responsible for the complete structural design and detailing of new buildings, additions, and renovations. Zach consults and coordinates on building structures from initial conceptual planning stages through construction.

## ROLE & RESPONSIBILITIES

Assesses a building's core functions, including its design, foundation, and materials.

Leads the A-Y structural team, conducts site investigations, performs load calculations, and prepares project specifications.

Manages structural project plans and models using 2D and 3D software like Revit and Microstation.

Collaborates with internal and external teams to create a unified design.

## EDUCATION

Master of Science in Structural Engineering, Milwaukee School of Engineering (2010)

Bachelors of Science in Architectural Engineering, Milwaukee School of Engineering (1997)

Model Law Structural Engineer Certification from the National Council of Examiners for Engineering and Surveying (NCEES)

Construction Document Technologist Certification from the Construction Specifications Institute (CSI)

## REGISTRATIONS & MEMBERSHIPS

Licensed Structural Engineer or Professional Engineer: State of Wisconsin, Arkansas, Florida, Illinois, Indiana, Iowa, Kentucky, Minnesota, New Mexico, North Dakota, Pennsylvania and Texas

Member of the American Institute of Steel Construction (AISC)

Member of the American Concrete Institute (ACI)

## SELECTED PROJECT EXPERIENCE

City of Janesville Material Storage Building

Village of Waukesha - New Fire Station



# STEVEN GENIN

## Principal Mechanical Engineer, PE Mechanical Engineer

Steven has more than 10 years of experience at Angus-Young. As the lead Mechanical Engineer on this project, Steven will work closely with other design disciplines to create cohesive building designs. This includes designing mechanical systems for office buildings, retail facilities, educational facilities from elementary through college, medical including hospitals and clinics, industrial and manufacturing facilities, as well as municipal and transportation facilities. He has designed high- and low-pressure steam, hot water, chilled water, refrigeration systems, and various air handling systems.

He has performed facility analyses for energy efficiency improvements and budgeting for chiller and boiler plants. Focusing on the design and modification of new and existing systems, he works to balance energy consumption, life-cycle cost, and comfort to meet the needs of each individual client. Steven consults and coordinates building mechanical systems from initial conceptual planning stages through construction.

## ROLE & RESPONSIBILITIES

Creates functional, energy-efficient and code-compliant mechanical systems drawings and specifications.

Performs engineering analyses; balancing energy consumption, accounting for life-cycle costs.

Produces load calculations, system sizing, and energy modeling (as needed) to guide design.

Utilizes the more than 3 decades of combined experience and knowledge shared between the A-Y MEP team members.

## EDUCATION

Master of Business Administration,  
University of Wisconsin-Whitewater (2015)

Bachelor of Science in Mechanical Engineering,  
University of Wisconsin-Platteville (2013)

## REGISTRATIONS & MEMBERSHIPS

Licensed Professional Engineer: State of Wisconsin, Florida, Georgia, Illinois and Nebraska

Memberships: Current Treasurer of Downtown Janesville Incorporated, Madison Chapter of American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), Government Relationship Council (GCR)

## SELECTED PROJECT EXPERIENCE

City of Beloit Police Dept RTU & Control Upgrades

Village of New Glarus Police Department

Marathon County - Sheriff's Dept Buildings

Rock County - Medical Examiners Garage

Dodge Cty: SO 911 Center Upgrades, Jail Anteroom Upgrades, Jail Roofing Project, Jail Chiller Replacement



## COLLIN KEETON

### Electrical Engineer

Collin has been with Angus-Young for more than 10 years and has gained experience in office buildings, municipal buildings, educational facilities, and recreational facilities. As the electrical engineer on this project, Collin is directly involved with the development of the design as it pertains to power and lighting performance, quality, and installation to ensure systems meet budget and quality standards. This includes verification of electrical requirements, code requirements, power distribution characteristics, and cost estimate verification.

Collin is also responsible for assessing the requirements and/or design of communications, computer network, fire alarm and detection systems, public address, and other electrical based communication systems.

## ROLE & RESPONSIBILITIES

Understand technical control and distribution of electrical systems and components.

Manage, develop, and design power and lighting systems for projects.

Assess the electrical needs of facilities to determine system requirements.

Create designs using Revit, Microstation, and visual lighting software to ensure appliances operate smoothly and safely.

Ensure designs comply with local, industry, and client-specific codes and standards.

## EDUCATION

Bachelor of Science in Architectural Engineering with an emphasis on Building Electrical Systems, Milwaukee School of Engineering (2013)

Masters in Business Administration, Rockford University (Fall 2024)

## REGISTRATIONS & MEMBERSHIPS

State of Wisconsin Registered Professional Engineer – WI #48248-6

## SELECTED PROJECT EXPERIENCE

Blackhawk Technical College Public Safety Education and Training Facility

Blackhawk Technical College EVOC Track and Training Facilities

Dodge Cty Jail Anteroom Upgrades

Town of Delavan Fire Station

Dodge County Reeseville Facility

VoWaukesha - Electrical Upgrades



## KATIE UDELL

**PLA, ASLA, LEED AP**  
Landscape Architect

Katie has more than 18 years' experience with Angus-Young. She will assist with the initial site concept, layout, and help coordinate the site internally for hand-off to the civil engineering team. Katie's expertise and artful landscape architecture abilities help integrate our buildings with the site they sit within. Katie's ability to thoughtfully lay out a site plan for efficiency, balancing aesthetics with utilities, landscaping, stormwater and parking sets up the civil engineering team for immediate success.

### ROLE & RESPONSIBILITIES

---

Design and develop landscape plans that focus on functionality, aesthetics, and sustainability.

Conduct site analysis to inform project designs.

Prepare detailed construction documents, including site layouts, grading plans, and planting designs.

Oversees project implementation by coordinating with contractors, monitoring progress, and ensuring adherence to design intent and specifications.

### EDUCATION

---

Bachelor of Sciences in Landscape Architecture,  
University of Wisconsin-Madison (2003)

Environmental Studies Certificate,  
University of Wisconsin-Madison (2003)

### REGISTRATIONS & MEMBERSHIPS

---

State of Wisconsin Registered Landscape Architect  
(2009)

LEED Accredited Professional (2007)

Memberships: American Society of Landscape Architects (ASLA), Wisconsin American Society of Landscape Architects (WI ASLA), Xerces Society

### SELECTED PROJECT EXPERIENCE

---

Rock County - Medical Examiners Garage

City of Janesville Water Utility Cold Storage Building

Village of Waukesha - New Fire Station

Waukesha County - Salt Shed Replacement

Rock Cty Beloit DPW

City of Fort Atkinson - Public Works Facility



## KRISTIN BELONGIA, PLS

### Vice President of Survey

608.365.4464 • kbelongia@rhbatterman.com

#### EDUCATION

Gateway Technical College, 2003

Northeastern Wisconsin Technical College, 2008

#### CERTIFICATIONS

Wisconsin Professional Land Surveyor, 2009

Drone Pilot License

#### SPECIALTIES

Survey Project Management

Design Survey & Data Collection

AutoCAD Civil 3D

#### REFERENCES

##### Mark Wendorf

Director of Public Works  
City of Delavan  
262.728.5585

##### Mike Payne, PE

Director of Public Works  
City of Janesville  
608.755.3164

Kristin leads and manages our Survey department. She has extensive experience with WisDOT right-of-way platting, boundary surveys, land divisions, topographic surveys, and ALTA/NSPS Land Title Surveys, all using AutoCAD Civil 3D.

With over 20 years of experience and degree in civil engineering, Kristin has successfully managed a wide range of survey projects from simple plat of surveys, complex land divisions and property sales, and municipal survey projects for infrastructure improvements (for Towns, Villages, Cities and Counties). She has a keen understanding of survey methods and local and state regulations to provide comprehensive survey information for design purposes, resulting in a successful project outcomes.

Kristin is also responsible for UAV data processing for the drone program that she implemented at Batterman. Kristin and the survey staff utilize the latest conventional, GPS, drone and scanning equipment and technology.

#### PROJECT EXPERIENCE

- WisDOT Survey Master Contract – Work Orders in Rock, Green, Dodge, Iowa, and Lafayette Counties (2018 - Current)
- Racine Street/Randall Avenue, City of Janesville (STP-U/HSIP) (2019-2020)
- Park Avenue Reconstruction, Town of Beloit (2021-2022)
- Henry Avenue Resurfacing (STP-U), City of Beloit (2021)
- Sixth Street and North Street Turn Lane, City of Beloit (2021)
- CTH H Reconstruction, Kenosha County (2020-2021)
- Delavan Tower Park, Main Street and Park Place Reconstruction, City of Delavan (2019-2020)
- Sixth Street and North Street Turn Lane, City of Beloit (2021)
- ABC Supply Stadium, Beloit, WI (2020-2021)



### 3) MUNICIPAL EXPERTISE

Each municipality passes on a unique history with a distinct vision through its architecture. Here are a selection of the 30+ municipalities whose visions we have helped bring to life.



#### CITIES

- > City of Baraboo
- > City of Beloit
- > City of Elkhorn
- > City of Fort Atkinson
- > City of Fitchburg
- > City of Fond du Lac
- > City of Franklin
- > City of Jefferson
- > City of Madison
- > City of McFarland
- > City of Milton
- > City of Oak Creek
- > City of Stoughton
- > City of Watertown



#### TOWNS & VILLAGES

- > Town of Beloit
- > Town of Darien
- > Town of Delavan
- > Town of Fulton
- > Town of Lodi
- > Town of Rutland
- > Town of Turtle
- > Village of Belleville
- > Village of Footville
- > Village of New Glarus
- > Village of Orfordville
- > Village of Waukesha



#### COUNTIES

- > Dodge County
- > Green County
- > Rock County
- > Marathon County
- > Walworth County
- > Winnebago County



# POLICE, TACTICAL TRAINING, & EMS EXPERTISE

At Angus-Young we know creating the right facility for your employees to get to work and provide emergency services to members in your community is vital. Whether you are designing a stand-alone evidence room, kitchen, training space, vehicle bays, or shooting ranges, we have the experience and team to get it done. Here are a selection of the police, tactical training and EMS projects we have collaborated on.

## SAMPLE PROJECTS

- > Belleville Police Department
- > City of Madison Police Training Facility
- > Fond Du Lac Public Safety Training Facility
- > Blackhawk Technical College Public Safety Education and Training Building
- > Blackhawk Technical College EVOC Training Course and Buildings
- > Town of Beloit Police Station
- > City of Franklin Police Shooting Range
- > Milton Police Department
- > New Glarus Police Department
- > Village of Shorewood Police



## STORAGE FACILITIES EXPERTISE

### SAMPLE PROJECT EXPERIENCE

- Air Products Warehouse
- Amtek Chemical Facility
- City of Janesville Water Utility Cold Storage Building
- McMiller Range Storage Building
- DNR Vernon Marsh Wildlife Area Storage and Office Facility
- Welton Enterprises Silicon Prairie Storage Building
- Winnebago County DPW Storage Facility
- TIA New Vehicle Storage Facility
- Thomas Design - Polyfirst Storage Addition
- Rock County Metal Building Storage Garage
- Rock County DPW Beloit Storage Facility
- Prent Storage Building
- NARA (National Archives and Records Administration) Processing and Storage Facility
- Madison Square Storage Building
- Summit Self Storage buildings
- Kaufman Trailers Storage Buildings
- Interstate Green Metro Storage Building
- Air Products Catalyst Storage building
- Evonik-Milton Chemical Storage Building
- Dodge County Salt Storage
- City of Madison South Point Road Public Works Storage
- City of Beloit Truck Storage Building
- Alliant Portage Power Plant Storage Building
- Alliant Cedar Ridge Wind Farm Storage Building
- Adelman Storage Buildings
- Cottage Grove Climate Controlled Storage Building
- Winnebago County Highway Department Storage Facility
- City of Watertown City Services Center
- Town of Beloit Public Works Facility
- Stoughton Department of Public Works Facility
- Rock County Medical Examiners Garage
- Rock County Highway Department Maintenance Facility
- Oak Creek Public Works Facility
- City of Middleton Public Works Facility
- Fitchburg Department of Public Works
- Fond du Lac Department of Public Works
- Jefferson City Department of Public Works





# PUBLIC SAFETY EDUCATION BUILDING BLACKHAWK TECHNICAL COLLEGE

SCOPE  
74,695 SF new building

LOCATION  
6004 South County Hwy G  
Janesville, WI 53546

CLIENT  
Blackhawk Technical College

- SERVICES PROVIDED
- Architectural
  - Interior
  - Landscape
  - Structural
  - Electrical
  - Mechanical
  - Plumbing
  - LEED Project Management

COMPLETION DATE  
June 2024

ESTIMATED COST  
\$21,000,000

COMPLETED COST  
\$19,657,797

## PROJECT DESCRIPTION

Angus-Young is working with Blackhawk Technical College to construct this 74,695 SF Public Safety Education Building. The facility will accommodate an indoor shooting range with 12 lanes, range support spaces, DAAT training room, classrooms, EMS lab and apparatus bay, administrative suite, indoor track, and locker room facilities. Storage rooms and support spaces for the primary functions are also included in the project scope. The building will include site development such as a new access drive on the West, concrete apron on the North, and apparatus bay apron with associated modifications to the parking lot on the East. Furthermore, this project will be designed and constructed to meet the U.S. Green Building Council’s LEED Silver Certification Standards.



## POLICE EVIDENCE ROOM HVAC

CITY OF БЕЛОIT

### SCOPE

Police evidence room HVAC

### LOCATION

100 State Street  
Beloit, WI 53511

### CLIENT

City of Beloit

### SERVICES PROVIDED

Mechanical  
Electrical  
Plumbing  
Architectural

### COMPLETION DATE

August 2017

### ESTIMATED COST

\$108,636

### COMPLETED COST

\$106,700

### PROJECT DESCRIPTION

Angus-Young collaborated with the City of Beloit to develop design and construction plans for an HVAC upgrade in the police evidence room at 100 State Street. The project involved developing drawings and specifications covering demolition, electrical, HVAC, plumbing, structural, and architectural components. The evidence room, roughly 2,000 SF with unique environmental control requirements, previously lacked proper ventilation, leading to air quality concerns and noncompliance with International Association for Property and Evidence (IAPE) guidelines. The new HVAC system was designed to maintain temperatures between 60-75°F with relative humidity below 60%, incorporate a negative pressure system with 10-12 air changes per hour, and operate separately from the main facility's HVAC. Firm responsibilities included design presentation, shop drawing reviews, on-site inspections, and ensuring construction aligned with the approved design. A written budgetary estimate for construction was also provided.



# EVOC TRACK AND TRAINING BUILDINGS

BLACKHAWK TECHNICAL COLLEGE

## SCOPE

EVOC Track and Training Buildings

## LOCATION

700 College Street  
Beloit, Wisconsin 53511

## CLIENT

Blackhawk Technical College

## SERVICES PROVIDED

- Architecture
- Electrical
- Interior Design
- Landscape Design
- Mechanical
- Plumbing

## COMPLETION DATE

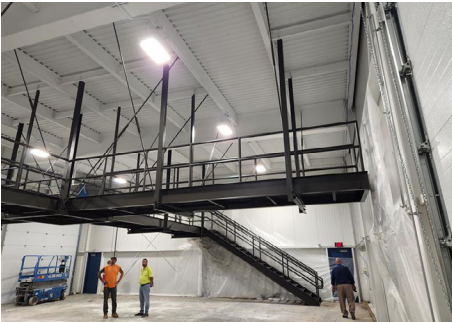
June 2022

## ESTIMATED COST

\$3,000,000

## COMPLETED COST

\$2,866,577



## PROJECT DESCRIPTION

Angus-Young collaborated with Blackhawk Technical College to design a state-of-the-art Emergency Vehicle Operator Course (EVOC) training facility, supporting the college’s mission to develop skilled emergency responders and transportation professionals. The A-Y team provided a comprehensive site plan that integrated specialized training environments with instructional spaces, ensuring a seamless blend of classroom learning and hands-on experience.

The course includes a multi-purpose fire training tower, and a scenario training village designed to simulate real-world emergency situations. Additional training areas for confined space and trench rescue, water rescue, motorcycle operations, and semi-truck maneuvering further enhance the facility’s capabilities. The site also features an electric power distribution training area, a relocated Center for Transportation Studies, and designated space for future expansion to accommodate evolving training needs. Pedestrian walkways were incorporated to connect the training areas to the central campus, improving accessibility and integration.



# POLICE TRAINING FACILITY

CITY OF MADISON

## SCOPE

8,500 SF addition and 3,800 SF addition

## LOCATION

5702 Femrite Drive  
Madison, WI 53718

## CLIENT

Randy Wiesner  
Project Manager - City of Madison  
608-266-4668  
rwiesner@cityofmadison.com

## SERVICES PROVIDED

Architectural  
Interior Design  
Site/Civil  
Landscape  
Structural  
Mechanical  
Electrical  
Plumbing



## PROJECT DESCRIPTION

This phased project consists of partial renovation and an addition to the City of Madison Police Department’s existing 22,500 square foot Training Center. Phase 1 renovation included improving the building’s exterior facade, adding new classrooms, offices, restrooms, locker rooms, scenario training room, and armory room.

The addition to the facility is an 8,5000 square foot 12-lane shooting range with support spaces. The shooting range is a 75 yard full tactical range that allows officers to train in multiple scenarios; from traditional down range firing to “real life” situational training with props, sound effects, and moving targets. The support spaces include a gun cleaning room, shoot/don’t shoot simulator, and staging area.

The training center is designed and operation to not only meet the needs of the City of Madison Police Department, but can also accommodate many surrounding agencies, whether for classroom instruction or firearm training.

This project is LEED Silver certified.



## POLICE STATION

VILLAGE OF BELLEVILLE

### SCOPE

New 9,600 SF Police Station

### LOCATION

200 West Pearl St  
Belleville, Wisconsin 53508

### CLIENT

William Eichelkraut  
Chief of Police  
Belleville Police Department  
608-255-2345  
weichelkraut@villageofbelleville.com

### SERVICES PROVIDED

Architectural  
Site/Civil  
Landscape  
Structural  
Mechanical  
Electrical  
Plumbing

### COMPLETION DATE

September 2019

### ESTIMATED COST

\$1,719,958

### COMPLETED COST

\$1,551,842

### PROJECT DESCRIPTION

This one story project started by first demolishing an existing house and garage. The facility features engineering wood siding and trim with stone accents on its exterior.

The secure lobby leads into the office and administration space; beyond that is a cozy kitchen, records and training rooms, and restrooms. Also essential to the department are armory, cleaning and gear/locker rooms. The layout was designed to allow for areas open to the public and for staff to be secured. The garage provides officers direct access to rooms including processing, interview, and consult, evidence processing and storage, as well as a kennel.



## POLICE STATION RENOVATION

VILLAGE OF NEW GLARUS

### SCOPE

3,200 SF Renovation

### LOCATION

313 2nd Street  
New Glarus, WI 53574

### CLIENT

Village of New Glarus Police  
Department

### SERVICES PROVIDED

Architectural  
Plumbing  
Electrical  
Mechanical  
Structural

### COMPLETION DATE

December 2020



### PROJECT DESCRIPTION

This project updated the existing police department space at 313 2nd Street, New Glarus, WI, covering approximately 3,200 square feet, including an adjacent vacated tenant space. The project created new staff offices, workstations, a reception window, break room, locker room, remodeled toilet rooms, an interview room, briefing areas, and secure evidence processing/storage.

The existing ADA-accessible ramp remained for department access, and the Village Hall relocated office and records storage to incorporate additional spaces into the police department's layout. The renovation included reconfiguring walls and doors to improve flow, along with new interior finishes such as paint, flooring, acoustical ceilings, and LED lighting. Plumbing, HVAC, electrical, and data systems were modified as needed, with a mini-split system added for the server room and evidence storage. Minor structural work was also completed to accommodate new openings and enhance employee circulation.



### PROJECT DESCRIPTION

This 7,200 SF material storage facility is a pre-engineered metal building located within the existing water department storage yard. The unconditioned building includes minimal roof insulation to prevent condensation, along with concrete flooring, two overhead doors, and man doors for accessibility.

## CITY OF JANESVILLE

COLD WATER UTILITY STORAGE BUILDING

### SCOPE

7,200 SF new facility

### LOCATION

123 East Delavan Drive  
Janesville, Wisconsin 53546

### CLIENT

City of Janesville  
David Botts, Utilities Director  
(608) 755-3115  
bottsd@ci.janesville.wi.us

### SERVICES PROVIDED

Architectural  
Civil  
Structural  
Mechanical

### COMPLETION DATE

2023

### COMPLETED COST

\$551,000

# F) PROPOSED PROJECT APPROACH

---

## APPROACH TO WORK:

---

### FOUR STEPS TO EXCELLENCE

We listen intently, ask informed questions, and define clear goals which, in turn, enables us to craft designs that balance beauty, functionality, and budget. Because that's what it takes to deliver excellence by design, and that's what it means to partner with Angus-Young.

01

#### DISCOVER YOUR VISION

We begin every partnership by getting to know you, your facility, and your project. We'll sit down with you, discuss your goals, explore different styles, and before you know it the vision for your project starts to take form.



02

#### DEFINE YOUR GOALS

Once the vision is clear, we'll work together to define more specific goals for the layout, function, atmosphere, and comfort of each space—all within the bounds of your established budget.



03

#### DESIGN YOUR SPACE

Here's where we start bringing your vision to life. Whether it's through drawings, working construction docs, 3D renderings, or even virtual reality tours, our goal is to make sure that your designs can be bid and built as efficiently as possible.



04

#### DELIVER EXCELLENCE

Unlike many firms, we lead every project through to the end. We'll work with your crew on-site: translating designs, troubleshooting issues, doing everything within our power to bring your project to life on-time and on-budget.





## CASE STUDY & APPROACH: COMMUNITY ENGAGEMENT

### CHILDREN'S MUSEUM OF ROCK COUNTY

#### APPROACH + STAKEHOLDER ENGAGEMENT

We believe that community engagement is integral to the success of public projects. Our firm has extensive experience working with municipalities to solicit input from key stakeholders, including staff, patrons, taxpayers, board members, village officials, and the broader community.

#### **In past projects, we have facilitated:**

- > Community open houses to gather public input and discuss project goals.
- > Design charrettes that encourage interactive discussions and creative problem-solving.
- > Stakeholder workshops where we collaborate directly with representatives from relevant organizations.

For example, during our work with the Children's Museum of Rock County, we partnered with specialty museum design consultants and local elementary students to host a hands-on community engagement session. The workshop provided an opportunity to gather valuable, outside-the-box feedback from the museum's future users, ensuring the design aligned with their needs and expectations.

#### PROJECT VISUALIZATIONS AND MARKETING MATERIALS

Additionally, we utilize project visualizations and marketing materials—including 3D renderings, 2D drawings, and site plans—to bring designs to life. These visuals are essential tools for securing buy-in from community members, stakeholders, and decision-makers, offering clear insight into the project's impact, scale, and functionality.



# DESIGN PROCESS:

---

## SCOPE OF SERVICES

### 1

## PROGRAM DEVELOPMENT & PRELIMINARY DESIGN

- > Conduct a project kickoff meeting to establish goals, review the site layout, and discuss long-term growth plans.
- > Perform a topographic survey of the project site and request underground utility markings (Batterman).
- > Assist in procuring geotechnical services for soil borings and analysis, as needed.
- > Conduct a code review to ensure compliance with the State of Wisconsin and City of Whitewater regulations.
- > Develop preliminary site and building drawings, incorporating circulation concepts, major components, and engineering considerations.
- > Present and revise preliminary designs based on stakeholder feedback.
- > Prepare a preliminary opinion of probable construction cost (OPCC).
- > Participate in review meetings with project stakeholders.

### 2

## SCHEMATIC DESIGN

- > Conduct a detailed site analysis and verify on-site circulation concepts.
- > Establish conceptual layouts for key spaces, including entrances, lobbies, conference areas, and mechanical rooms.
- > Develop schematic site and floor plans, refining layouts for functionality and compliance.
- > Work with the selected general contractor to align the project budget and implement value engineering.
- > Create exterior elevation options and finalize schematic designs.
- > Present schematic plans to city authorities, planning commissions, and councils, providing necessary drawings and approvals.

### 3

## DESIGN DEVELOPMENT

---

- > Develop and refine detailed site and building plans based on approved schematic designs.
- > Prepare design development drawings, specifications, and documentation for all disciplines (civil, architectural, structural, mechanical, electrical, and communications).
- > Conduct a 60% design review meeting with stakeholders to incorporate feedback.
- > Update the OPCC to reflect design refinements.
- > Compile a Design Development booklet detailing project specifications, bidding procedures, and final design elements for client review.
- > Conduct engineering system analysis, finalizing structural, mechanical, and electrical recommendations.

### 4

## CONSTRUCTION DOCUMENTATION & APPROVALS

---

- > Develop construction documents with structured progress reviews at 50% and 90% completion.
- > Conduct an internal QA review and apply necessary revisions.
- > Coordinate site plan approvals and submit final sealed documents to regulatory agencies as required.
- > Ensure compliance with structural, mechanical, and electrical systems through engineering analysis and mock drawing sets.

### 5

## BIDDING & CONTRACT AWARD

---

- > Distribute Bidding Documents electronically through QuestCDN or other platforms.
- > Respond to bidder inquiries, issue addenda, and clarify project details.
- > Conduct bid openings, analyze results, and assist in contract negotiations.
- > Prepare final contract documents for execution between the owner and the contractor.

# G) TIMELINE

---

ACTION	DATE
City Recommendation for Selection Decision	February 18, 2025
Project Kickoff Meeting	February 25, 2025
Design Meeting #1	March 4, 2025
Design Meeting #2	March 18, 2025
Preliminary Drawing Review & Cost Estimate	March 25, 2025
30% Completion Design Development Meeting	May 6, 2025
60% Completion Design Development Meeting	June 17, 2025
Final Design and OPCC Review Meeting	July 15, 2025
Design Completion	August 1, 2025
Bidding	August 2025

Angus-Young is committed to completing design deliverables, including detailed cost estimates, for initial review by August 1, 2025.

# H) BUDGET BREAKDOWN

---

DISCIPLINE	FEE
Architectural	\$20,000
Structural	\$6,000
Mechanical	\$6,000
Electrical	\$6,000
Site/Civil/Landscaping	\$11,200
Batterman - Topographic Survey <i>*Please note that a private utility locate can be added to the scope for an additional \$1,472</i>	\$3,795
Total Fee	<b>\$52,995</b>



ANGUS-YOUNG  
ARCHITECTS/ENGINEERS

Janesville | Madison | Rockford  
[angusyoung.com](http://angusyoung.com)  
608.756.2326