

CITY OF WHITE WATER

WEST DES MOINES
PUBLIC SERVICES
8850

Securing Evidence,
Strengthening Training,
Supporting Justice



FEH DESIGN

ARCHITECTURE / ENGINEERING / INTERIORS

City of Whitewater Police Department
Attn: Dan Meyer, Police Chief
312 W. Whitewater St.
Whitewater, WI 53190

Re: Request for Proposal (RFP) Evidence Storage & Training Garage

Dear Chief Meyer and selection committee members,

On behalf of FEH Design, I am pleased to submit this proposal for the design and construction of the Whitewater Police Department's Evidence Storage and Training Garage. We recognize the critical role this facility will play in securing long-term evidence while also providing a dedicated space for officer training. Our team is committed to delivering a functional, secure, and efficient space that supports the department's mission and enhances operational readiness.

Understanding the unique demands of law enforcement infrastructure, our approach prioritizes security, durability, and adaptability. The evidence storage component will incorporate climate-controlled environments, advanced security measures, and efficient organizational layouts to ensure the integrity and accessibility of stored materials. The training facility will be designed to accommodate diverse instructional needs, incorporating flexible spaces that support tactical exercises, classroom learning, and hands-on simulations.

With a proven track record of successful municipal facility projects, FEH Design brings a wealth of experience in designing purpose-driven law enforcement spaces. Our collaborative design process emphasizes input from department leadership and key stakeholders to ensure the final product meets the specific needs of the Whitewater Police Department.

We appreciate the opportunity to contribute to this vital project and are eager to bring our expertise to the table. Please do not hesitate to reach out with any questions or to schedule a discussion regarding next steps. We look forward to the possibility of working together to create a facility that serves the department and the Whitewater community for years to come.

Sincerely,
FEH Design



Mark Taylor, Assoc. AIA AICP
markt@fehdesign.com / 563 590 9869



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01

**NAME
AND ADDRESS**



FIRM CONTACT INFORMATION

FEH DESIGN

Milwaukee
1135 S. 70th Street, Suite 301
Milwaukee, WI 53214

(414) 200-9660

AUTHORIZED REPRESENTATIVE

Mark Taylor, Assoc. AIA, AICP
Project Manager
(414) 200 - 9660
markt@fehdesign.com



FIRM PRINCIPALS

FIRM BACKGROUND

AREAS OF FOCUS

Public Safety, Education, Libraries, Corporate, Municipal,

ADDITIONAL SPECIALTIES

Civic, Commercial, Historic, Government, Museums, Public Safety, Recreation, Worship

SERVICES

ARCHITECTURE

Studies, Evaluations, Master Planning, Design Workshops, Design+Build, New Construction, Additions, Renovations, Historic Preservation

STRUCTURAL ENGINEERING

Evaluations, New Construction, Additions, Renovations

INTERIOR DESIGN

Color Theory, Environmental Branding, Graphic Design, Furniture, Fixtures, Equipment

SPARK SESSION

Interactive Design Workshops

BOND REFERENDUM

Consulting, Research, Coordinate, Marketing Materials, Media Management

WE ARE A DEDICATED TEAM FOCUSED ON SOLVING YOUR UNIQUE CHALLENGES AND BRINGING YOUR VISION TO LIFE.



Every member brings unique talents to the table, and together we are creating vibrant communities through collaborative design. The Midwest is our home as our offices are located in Sioux City, Des Moines, and Dubuque, Iowa, and Milwaukee, Wisconsin. Our clients receive a high level of personalized service and are involved in the entire design process.

Our people have been and continue to be our differentiator, it's who we are and what we do. Much like the color purple, we embody the balance of red's stimulation and blue's calm. We are a dynamic group of individuals who blend together to create a team that works seamlessly together for our clients and their goals.

OUR HISTORY... BRIEFLY

FEH Design's roots trace back to 1898, when Andrew H. Foss began designing railroad depots in Minnesota. Much of the firm's early work included commercial buildings, libraries, and schools. During the Depression years, our firm worked on numerous government projects. Our Sioux City office opened in 1958, Des Moines in 1979, Dubuque in 2011, and our Wisconsin office in 2012. From our family-owned start, we grew into one of the region's longest operating architecture firms.

fehdesign.com



DECADES OF EXCELLENCE MUNICIPAL & PUBLIC SAFETY DESIGN

FEH Design has extensive experience working with communities on public projects throughout Iowa, South Dakota, Nebraska, Wisconsin and Illinois. Our design process is focused on design collaboration. These projects range from facility assessments to new construction.



reimagining the built environment, together

FIRM LEADERSHIP



We've been shaping municipal and public safety facilities for decades—since the 1940s.

From time-tested fundamentals to innovative, forward-thinking designs, we create spaces that support communities and those who



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PROJECT TEAM
RESUMES

CHRISTOPHER J. WAND, AIA, NCARB

ASSOCIATE PRINCIPAL, ARCHITECT

Chris's attention to detail and appreciation for the history of a structure and its surroundings make Chris the ideal preservation architect. His approach to additions is one of appropriateness leading to sensitive designs that blend gracefully with existing structures. On renovations and restorations he strives to maintain the appearance, feel, and experience of the original building or space



Iowa State University
Bachelor of Architecture

Registered Architect
IA, KS, MO, MN, NE, ND, SD,
WI

30 years experience
1 year with FEH

RELEVANT EXPERIENCE

CITY OF WATERTOWN

Watertown, Wisconsin
City Hall/Police Dept Space Needs Analysis

EPWORTH GATEWAY*

Epworth, IA
Design of a "gateway" for the City of Epworth for placement near the US 20 overpass - structure consists of an open masonry base and enclosed, painted wood cupola with windows.

MARQUETTE WELCOME CENTER*

Marquette, IA Phases I and II;
Relocation and renovation of existing freight depot for conversion to welcome center/museum including foundation, roof, site work, interior/exterior finishes and historic lighting.

GUTTENBERG MUNICIPAL BLDG*

Guttenberg, IA Phases I and II:
Upgrade to 1939 building including elevator addition, restroom upgrade, renovation of city offices, mechanical and electrical systems upgrade, window replacement and exterior restoration. epworth gateway*

WHITE ELEPHANT BUILDING*

Cedar Rapids, IA
Relocation and restoration of the building.

MARK C. TAYLOR, AICP, ASSOCIATE AIA

PROJECT MANAGER

Results-centered Architectural Professional with over 25 years of experience in design and project management from conception to construction completion, cost-effective problem solving, green design innovations and effective team collaborations. Dedication to creating dynamic designs and facilitating productivity by efficiently utilizing experience in current design and management software.



University of Wisconsin
Milwaukee 1999
Master of Architecture
Mastre of Urban Planning
Bachelor of Science, Architectural Studies

25 years experience

RELEVANT EXPERIENCE

WATERTOWN SPACE NEEDS

Watertown, Wisconsin
Space Needs Analysis

DODGE COUNTY JUDICIAL CENTER*

Juneau, WI
Renovations

VILLAGE OF GLENVIEW COMPREHENSIVE PLAN*

Glenview, WI
Masterplan & Comprehensive Plan

MCFARLAND PUBLIC SAFETY CENTER*

Mcfarland, Wisconsin
New Police/fire/EMS/Municipal Court Complex

DOWNTOWN APPLETON VISION PLAN*

Appleton, WI
Planning

PARK EAST REDEVELOPMENT PLAN*

Planning
2003 Charter Award - Congress for the New Urbanism

BRYAN BLAIR, SE, LEED AP

PRINCIPAL, STRUCTURAL ENGINEER

As a structural engineer, Bryan loves making sure creative designs turn into something exciting and functional. He draws inspiration from nature - and his coworkers - to make each project unique.



Master of Science -
Structural Engineering,
University of Texas at Austin
2002

Licensed Structural
Engineer: IA, IL, WI, NE, SD,
TX, AZ, NCEES, LEED AP
22 Years Experience
12 Years with FEH

RELEVANT EXPERIENCE

PLEASANT HILL PUBLIC SAFETY BUILDINGS

Pleasant Hill, Iowa
New Construction/Furniture

ELDRIDGE POLICE + CITY HALL

Eldridge, Iowa
Assessment, Site Selection /
Conceptual Design

MITCHELL CO. COURTHOUSE

Osage, Iowa
Facility Assessment /Demolition / New
Construction

PLEASANT HILL FIRE STATION

Pleasant Hill, Iowa
Renovations at existing FD/PD/Library

SIoux CITY POLICE DEPT

Sioux City, Iowa
Security Entrance Vestibule

URBANDALE FS #43 + FUELING STATION

Urbandale, Iowa
New Construction

CITY OF BELLEVILLE

Belleville, Wisconsin
Police, Fire, City Hall & Library Study

SUN PRAIRIE PUBLIC LIBRARY

Sun Prairie, Wisconsin
Renovation + Expansion

ALGONA CITY HALL

Algona, Iowa
Demolition / Salvage /
New Construction



Mission: To enhance our communities through creative, passionate & inspired services

Since 1998, JSD Professional Services, Inc. (JSD), has grown from one office with two employees to eight offices across four states. Strategically placed to serve local, regional and national clients, JSD's staff includes civil and structural engineers, surveyors, planners, landscape architects, and development services specialists who are all focused on delivering exceptional services from project concept through ribbon cutting.

Our multi-disciplined approach provides our clients with a coordinated team of specialists who have a broad knowledge base in creative design, site evaluation, project financing, municipal entitlements, land survey documentation, site infrastructure, municipal infrastructure and construction.

REGIONAL OFFICES

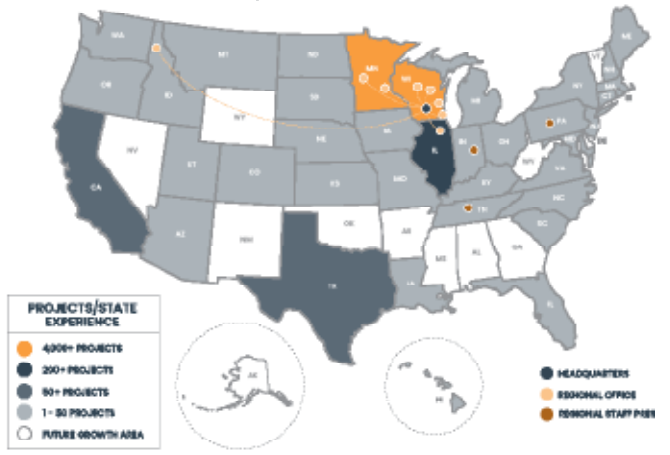
- Madison, WI
507 W. Verona Ave, Suite 500, Verona, WI 53593 | (608) 848-5060
- Wausau, WI
7402 Stone Ridge Dr, Suite 4, Weston, WI 54476 | (715) 298-6330
- Milwaukee, WI
W238 N1610 Busse Rd, Suite 100, Waukesha, WI 53188 | (262) 513-0666
- Appleton, WI
3215 W. Lawrence St, Suite 6, Appleton, WI 54914 | (920) 733-2800
- Chicago, IL
1400 E. Touhy Ave, Suite 215, Des Plaines, IL 60018 | (312) 644-3379
- Coeur d'Alene, ID
418 E. Lakeside Ave, Suite 221, Coeur d'Alene, ID 83814 | (847) 682-9420
- Alexandria, MN
1206 3rd Ave. East, Alexandria, MN 56308 | (320) 763-6855
- Minneapolis, MN
Coming Soon

80+
TEAM MEMBERS

25+
INDUSTRY AWARDS
Since 2015

SERVICES

- Civil Engineering
- Land Surveying & Mapping
- Landscape Architecture
- Planning
- Development Services
- Environmental Services
- Construction Services
- Transportation Engineering
- Structural Engineering
- Water Resources



MATT HAASE, PE - SENIOR ENGINEER/PROJECT MANAGER

Mr. Haase has nearly 12 years of professional engineering design and construction experience on a multitude of land development projects across sectors of public services, commercial, retail, residential, institutional and industrial types of developments. As a project consultant, he leads teams of surveyors, civil engineers, landscape architects and other related design disciplines from initial conception through construction documents.

Relevant Experience:

- City of Fitchburg Police Station (new facility), Fitchburg, WI
- Dane County Sheriff's Precinct, Stoughton, WI
- City of Madison Bus Storage Garage, Madison, WI
- Certco Maintenance Facility, City of Fitchburg, WI
- City of Baraboo Fire Station 1 & 2 (new facilities), Baraboo, WI
- City of Platteville Fire Station (new facility), Platteville, WI



KEVIN YESKA, PLA, ASLA - LANDSCAPE ARCHITECT/PROJECT CONSULTANT

With over 12 years of experience, Mr. Yeska serves as a project consultant and landscape architect with expertise in commercial, institutional and residential design. Mr. Yeska not only understands the municipal entitlement process, but has extensive experience in critically laying out sites to meet municipal requirements relating to site access, parking accommodations, and designing open green spaces. All of which aid in establishing a "sense of place" for the design.

Relevant Experience:

- City of Fitchburg Police Station (new facility), Fitchburg, WI
- Certco Maintenance Facility, City of Fitchburg, WI
- Dane County Sheriff's Precinct, Stoughton, WI
- Dane County Public Safety Communications 911 Facility, McFarland, WI
- City of Madison Fire Station No. 6 Remodel/Addition, Madison, WI
- City of Baraboo Fire Station 1 & 2 (new facilities), Baraboo, WI



TODD BUHR, PLS - DIRECTOR OF SURVEYING

Mr. Buhr manages JSD survey operations for all regional locations. His duties include performing and coordinating survey project workload between offices, staffing, QA/QC, department and capital improvement budgets and company standards. He has over 30 years of land survey coordination, project management and staff management experience in the public and private sector. His background using LEAN manufacturing principles has made JSD's surveying operations efficient and cost effective.

Relevant Experience:

- City of Fitchburg Police Station (new facility), Fitchburg, WI
- City of Baraboo Fire Station no. 1 & 2 (new facilities), Baraboo, WI
- City of Platteville Fire Station (new facility), Platteville, WI
- City of Madison Fire Station No. 6 Remodel/Addition, Madison, WI
- University of Wisconsin-Whitewater Chiller Plant, Whitewater, WI



004

EXPERIENT AND
RELEVANT DESIGN

SECURING EVIDENCE, STRENGTHENING TRAINING, SUPPORTING JUSTICE.

Our team is passionate about designing innovative municipal and public safety facilities that meet the evolving needs of our communities. We are dedicated to reimagining traditional spaces by incorporating cutting-edge design concepts and technologies that enhance efficiency, safety, and collaboration. Our commitment to staying up-to-date with industry advancements enables us to create environments that empower first responders, municipal staff, and community members alike. From adaptable workspaces to sustainable design solutions, we strive to build facilities that support the vital services keeping our communities safe and thriving.





PROJECT
EXPERIENCE

CRESTON PUBLIC WORKS FACILITY

CITY OF CRESTON / CRESTON, IOWA



The City of Creston has long needed a new Public Works facility. Their current building is too small, is inefficient and is in very poor condition. To determine how to move forward the City hired FEH Design to complete a study and develop options on how this need can be addressed. The first step was a space needs assessment. Working with the City Administrator and Public Works staff, a thorough review of the existing site and building was completed. The existing maintenance building was reviewed and has many issues and it functionally does not work for a practical public works maintenance facility. Its inefficiencies diminish the staff's ability to be productive. After studying several alternative design options the City decided to move forward with a new building in a new location on the site. A new maintenance facility will replace the existing building with 5 maintenance bays, a wash bay, welding area, tire machine area, 2 offices, break room, restroom(s) with showers, lockers, storage areas, vestibule for access of the maintenance shop for staff and visitors, parking for 15. The proposed design allows for the existing building to be kept in operation while the new building is being constructed. Storm water drainage is an issue on site currently. The new facility will need to be elevated to provide proper drainage away from the building. The project is being funded from a successful Bond Issue.

COMPLETION DATE:
April 2024

ESTIMATED COST:
\$3,500,000

CLIENT REFERENCE:
Mike Taylor, City Administrator
641 782 2000 ext 202
mike@crestoniowa.org

SQUARE FEET
Public Safety BI

ACTUAL COST:
\$3,563,000

WEST DES MOINES PUBLIC SERVICES CENTER

CITY OF WEST DES MOINES, IOWA



The new public services facility provides operations, maintenance, vehicle repair, engineering, and construction services for West Des Moines' public infrastructures. Prior to their second location, it was a challenge to meet the city's growing needs from the current facility.

The design for West Public Services Center follows FEH Design and Kueny Architect's master plan for the 60-acre site, while allowing space for future services. Phase one of the site includes the public services building, vehicle fueling station, cold storage building, salt storage, brine mixing building, and a covered outdoor storage structure. The public services building houses administration and office spaces, in addition to a 23-bay vehicle facility containing maintenance and repair shop areas, wash bays, and 98 storage stalls.

COMPLETION DATE:
August 2020

ESTIMATED COST:
\$26,900,000

CLIENT REFERENCE:
Gary Rank, Interim Public Works Director
515 222 3536
Gary.Rank@wdm.iowa.gov

SQUARE FEET
Gross SF: 247,622
Net SF: 25,831

ACTUAL COST:
\$25,880,618

DUBUQUE CO. ROADS SHOP AND OFFICE BUILDING

DUBUQUE, IOWA



Dubuque County was looking for a better location to serve the entire county more efficiently, and to house their equipment. They turned to their partner FEH Design to design a new shop/garage building and new five-department office building. The office building houses the County Engineering department, the Soil and Water department, the County Health department, the County Zoning department, and the County Assessor department. The space also includes a high-tech, divisible meeting room, a break room, a quiet room, and ample storage space. The new 58,300 sf shop/garage, with 37 stalls, houses the large equipment in a climate-controlled space. The garage building includes offices for the county roads department, space for maintenance equipment, and a fully equipped service shop containing multiple stalls including one with a five-ton capacity lift. The space also includes an indoor wash bay for large vehicles. The project included a three-stall covered bunker for salt and sand storage.

COMPLETION DATE:
October 2019

ESTIMATED COST:
\$11,613,450

CLIENT REFERENCE:
Jason Reicher, Facilities Director
563 690 4901
jason.reicher@dubuqu countyiowa.gov

SQUARE FEET
Office: 9,604 gsf
Garage: 63,913 gsf
Salt Bunker: 12,500 gsf

ACTUAL COST:
\$10,449,000 Phase 2
\$1,521,088 Phase 1

PLEASANT HILL PUBLIC SAFETY BUILDING

CITY OF PLEASANT HILL / PLEASANT HILL, IOWA



FEH Design was retained by the City of Pleasant Hill for the analysis of the existing City of Pleasant Hill Master Plan and Needs Assessment, refinement of these plans to create an updated Needs Assessment, a full Design Document Set and Construction Administration for a New Public Safety Building located a couple miles east of their existing facility.

The 34,000 sf New Public Safety Building includes space mainly for the Pleasant Hill Police Department to function in a space that is appropriately sized for current and future growth, but also to have the appropriate amount of security for their building to function properly. It also includes space for a Public Community Room, an Emergency Operations Center, and some satellite Fire Department Response services spaces.

FEH Design was awarded the 2023 ASHRAE Technology Award for our achievements in innovative building design. The Pleasant Hill Public Safety Building highlights our commitment to occupant comfort, indoor air quality, and energy conservation, with a focus on ASHRAE standards and real-world performance data.

COMPLETION DATE:
March 25, 2021

ESTIMATED COST:
\$11,268,636 (PSF)
\$ 2.9 M (Exist. FS)

CLIENT REFERENCE:
Ben Champ, City Manager
515 309 9460
bchamp@pleasanthilliowa.org

SQUARE FEET
Public Safety Bldgs: 34,271 sf
Net: 30,550 sf
Existing Fire Station
Fire Dept: 17,290 sf

ACTUAL COST:
\$12,485,041 (PSB)
\$12,485,041 (Exist. FS)

GRINNELL PUBLIC SAFETY BUILDING

GRINNELL, IOWA



FEH Design designed the new Public Safety Building for the City of Grinnell. The 31,500 sf facility houses the police, fire departments as well as emergency communication dispatch. FEH provided the building programming and explored several options for development of the project, recommending the City of Grinnell pursue the most sustainable option reusing a former grocery store which provides nearly 60% of the program required space. The balance of the project was accomplished with the addition of the fire apparatus bays, a public safety museum and a public entrance. The project is LEED registered with sustainable design strategies implemented throughout the project. The Fire Department space includes a seven-bay apparatus area that houses 13 fire and ambulance vehicles. To accommodate the full time and volunteer staff needs; a training/hose drying tower, apparatus support spaces, day room, bunk rooms and office spaces are included in the Fire Department areas. The Police Department spaces include a sally port, booking areas, detention cells, evidence storage rooms, offices, armory spaces, suspect and victim interview rooms and squad room. The Police and Fire Departments share locker rooms, showers, exercise room, kitchen facility and training classrooms as well as the dispatch areas. A Public Safety Museum is included, allowing the public access to see the history and evolution of the Fire and Police Departments.

COMPLETION DATE:
January 2010

ESTIMATED COST:
\$3,855,629

CLIENT REFERENCE:
Russ Behrens, City Manager
641 236 2626
rbehrens@grinnelliowa.gov

SQUARE FEET
Gross: 31,530 SF

ACTUAL COST:
\$4,688,834

IAAAP FIRE & SECURITY BUILDING

AMERICAN ORDNANCE LLC / MIDDLETOWN, IOWA



FEH Design designed this new 22,000 sf multi-purpose fire and security building for the Iowa Army Ammunition Plant (IAAAP). The facility is designed to consolidate IAAAP Fire Department, Security Guards, Safety, Clinic and Wellness center into one facility. The facility includes four drive-through apparatus bays, dayroom, sleeping quarters, wellness center (doubles as tornado shelter), training rooms, weapons vault, plant radio dispatch operation room and security locker rooms.

The facility is heavily insulated and designed with energy efficient heat pump system/geothermal well field system.

COMPLETION DATE:
March 2013

ESTIMATED COST:
\$5,713,000

CLIENT REFERENCE:
Brent Bennett
319 753 7963

SQUARE FEET
Gross: 22,000 SF

ACTUAL COST:
\$5,900,000



UW-WHITEWATER LAURENTIDE HALL

WHITEWATER, WI

JSD provided professional civil engineering and surveying services for the College of Letters and Sciences and Student Success Center on the University of Wisconsin-Whitewater campus. Services included a conceptual grading & erosion control plan, design development, construction documents, LEED coordination, bidding assistance, landscape plan, and construction administration on this multi-phase project.

JSD also worked with several contractors on this project and supplied construction layout services for the two new parking lots, building, and site utilities. The project incorporated sustainable design concepts with a goal of achieving LEED Gold Certification.

Client: Dept. of Facilities Development
 Project Size: 5,400 Square Feet
 Project Completion: 2017



FITCHBURG POLICE STATION

FITCHBURG, WI

The City of Fitchburg police services, in collaboration with police department work groups and their Facility Oversight Committee, brought on JSD to help design a site to meet increased program and space needs. The new facility will be nearly 75,000 square feet and include the following components: booking/processing, dispatch, evidence, training areas, and multi-purpose space that can host department and community events or be reserved for public use.

Our team is providing land surveying, civil engineering, and landscape architecture for the proposed development. Design services include preliminary design, schematic design, and construction documents. Our engineering team is also providing plans for grading and drainage, erosion control, utilities, and stormwater management.

Client: FGM Architects
 Project Size: 74,560 Square Feet
 Project Completion: In Progress

UNION GROVE MULTI-PURPOSE MAINTENANCE FACILITY

TOWN OF DOVER, WI

JSD was selected by the Wisconsin Building Commission to design and provide limited construction services for the construction of a 4,800-square-foot wood frame, standing metal-seamed maintenance and storage building on the Wisconsin Department of Veterans Affairs, Union Grove Veterans home campus.

The project included construction of the building and associated site improvements including parking, drives, stormwater detention and associated utility improvements.



Client: Town of Dover
 Project Size: 4,800 Square Feet
 Project Completed: 2014

WAUKESHA POLICE DEPARTMENT

WAUKESHA, WI

In 2020, the City of Waukesha hired a consultant to address current water leaks in a variety of locations at the Waukesha Police Department. After analysis and discussions with the city, it was decided to embark on a larger project to modernize all the building systems and enlarge the existing 54,000-square-foot building to 81,000 square feet along with improvements to the entire site.

JSD provided design services including schematic design, design development and final construction documents. Included in the deliverables was a dimensioned site plan, a grading and drainage plan, a utility plan for private sanitary, storm and water main service to the building and an erosion control plan.



Client: Engberg Anderson
 Project Size: 81,000 Square Feet
 Project Completed: 2022



DEPT. OF MILITARY AFFAIRS ARMED FORCES RESERVE CENTER MOTOR VEHICLE STORAGE BUILDING

MADISON, WI

The Armed Forces Reserve Center, the first in Wisconsin, is home to 16 military units with approximately 800 soldiers, sailors, airmen and marines from the reserve components of the armed forces. The property is a new development site that includes a concrete drive, concrete parking lot, and a 9,986-square-foot motor vehicle storage building.

JSD provided final construction drawings and specifications for site-civil and landscape architecture services based on the preliminary design report.

Client: HSR Associates
 Project Size: 9,986 Square Feet
 Project Completed: 2020



MONONA PUBLIC SAFETY FACILITY

MONONA, WI

JSD collaborated with the architect, who specializes in designing public safety facilities, to conduct a feasibility study for this site. The study was carried out to identify if a building that met the needs of the city would work on the current site. JSD provided civil engineering and landscape architecture services for the feasibility study.

JSD considered several different design options recommending one that would meet all goals of the project and address the following: lack of adequate sleeping quarters, undersized offices and radio room, undersized apparatus bay, lack of meeting and training space, and lack of necessary storage areas.

Client: FGM Architects
 Project Size: \$48 Million
 Project Completed: 2022



CERTCO FLEET MAINTENANCE FACILITY

MADISON, WI

Certco's new Fleet Maintenance Facility is a 21,000-square-foot building featuring seven semi-tractor bays, three trailer bays, and one car repair area. It features state-of-the-art equipment in a climate-controlled environment. There is also a separate pre-engineered metal building which is used as a tractor shelter facility.

The maintenance facility is constructed of exterior insulated precast concrete wall panels, steel joists, and a metal deck roof system. The interior features the latest industry technology for electrical, lighting, plumbing, and HVAC. A two-ton overhead crane hoist serves five of seven repair bays to allow for completion of simple maintenance to complex rebuilds on their fleet vehicles.

Client: Certco, Inc.
 Project Size: 21,000 Square Feet
 Project Completion: 2020

OUTAGAMIE COUNTY 911 CENTER

APPLETON, WI

The Outagamie County Public Safety Communications Center is the initial point of contact for citizens in need of assistance. Telecommunications handle all incoming 911 calls to the Sheriff's Office for police, fire and/or emergency medical services. The project consisted of a 9,500 square foot emergency communications center facility, and associated site development.

JSD provided land surveying, engineering, landscape architecture, and construction administration. Our team assisted with schematic design, design development, construction documents and bidding.



Client: Wold Architects
 Project Size: 9,500 Square Feet
 Project Completed: 2024



DANE COUNTY SHERIFF'S SOUTHEAST PRECINCT

STOUGHTON, WI

The outdated Dane County Health and Human Services building, hidden by overgrown landscaping and utilities, has since been transformed into the new Sheriff's Precinct through careful design considerations. The two-story building garage addition takes on a contemporary, Norwegian theme with metal siding and wood accents throughout.

By carefully reworking existing grades around the foundation, JSD successfully "placed" this existing building into the landscaping while preserving as many native tree species as possible. Improvements for the project also included the redevelopment of the parking lot, driveways, concrete sidewalks, and patio area.

Client: OPN Architects
 Project Size: 10,100 Square Feet
 Project Completed: 2021



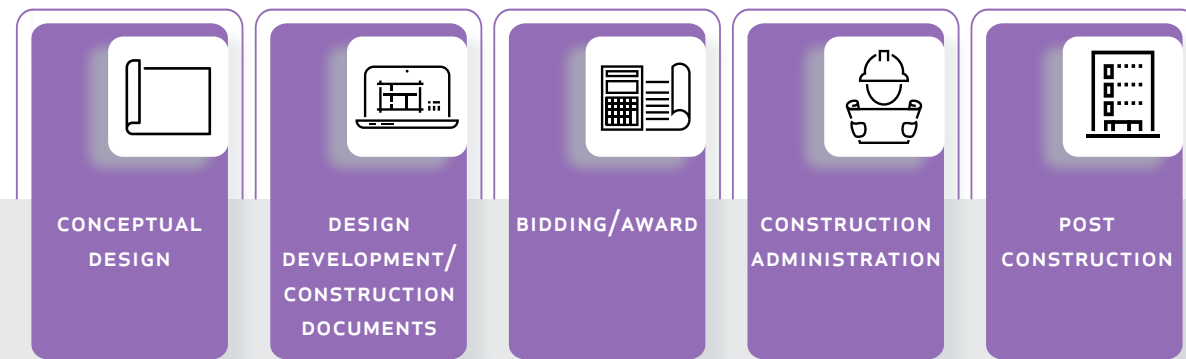
APPROACH

OUR APPROACH

DESIGNING A SPACE FOR STORAGE AND TRAINING

To help you achieve your vision for the future, FEH Design proposes a collaborative approach to enhance programming while looking ahead. We understand that each building, design challenge, and community is unique.

Our process includes several carefully executed steps, with research playing a vital role. This includes exploring alternative architectural, structural, and mechanical solutions for your facilities. These steps are designed to develop a plan that best evaluates space suitability, supports intended functions, and ensures efficient circulation patterns. This method aids in early comprehensive planning and construction cost projections. **We will, of course, start by reviewing and building upon the work you have already completed!**



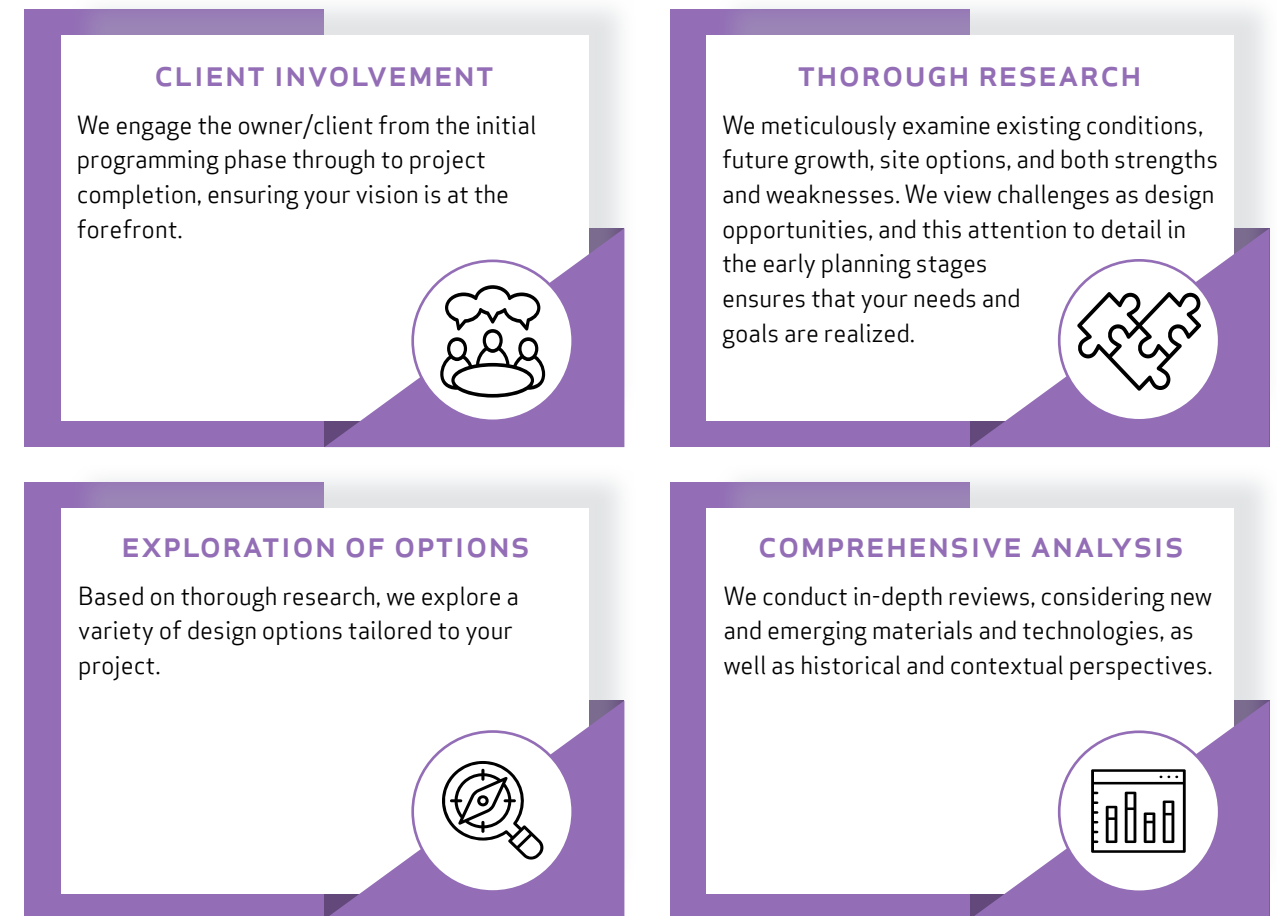
Our process inherently engages people to the point that all participants become idea generators and analyzers. This creates highly successful public projects.

PRELIMINARY DESIGN PROCESS

Completing the schematic design before major fundraising and construction scheduling will equip you with detailed tools to make informed decisions and significantly bolster your funding applications. Every project comes with unique challenges—whether they involve time, budget, site restrictions, or the need to maintain operations during renovations.

With over 125+ years of experience, our firm has successfully navigated virtually every conceivable project constraint. The value of partnering with a team led by someone with over 30 years of hands-on experience cannot be overstated.

Our design philosophy, though extensive, can be succinctly summarized:



Our approach is never about imposing an architect's style or ego—it's about fulfilling the needs, desires, and dreams of our clients. Every design is unique because each client brings their own aspirations, requirements, and circumstances to the table. We don't just bring a design style; we bring a process that brings your vision to life.

PROGRAMMING / PREDESIGN PHASE

The Programming/Pre-design Phase is crucial to the success of your project. In this phase, we define the project scope, communication objectives, building theme, and visual image—all in alignment with your goals and budget.

DESIGN DEVELOPMENT

We have preliminary sketches from the schematic design. Now, it's time to refine and finalize several critical features.

Objective:

- Complete code search



Conceptual Rendering



CONSTRUCTION DOCUMENTS

The project sketches will be turned into drawings and a specification manual. We use the most recent version of Autodesk's Revit Software in preparing design documents. FEH Design is proud of its regional reputation for very complete, detailed construction documents.

Objective:

- Create drawings and specifications that express quantities, qualities and relationships for the construction of the project
- Assist client in preparing the necessary bidding and contractual information for construction

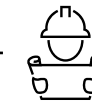


BIDDING / AWARD

After the construction documents have been developed, contractors are solicited to bid on the project. If a construction manager is involved, we will work with them in the development of the bid packages.

Objective:

- Issue documents for competitive selection of a general contractor
- Award a contract for construction of the project.



CONSTRUCTION ADMINISTRATION

Our Project Managers handle the construction administration duties. All of the information transfer is logged and tracked electronically. This includes shop drawings, meeting minutes, field reports, RFI's, field directives, proposal requests, change orders and any contractor submittals.



Objective:

- Administer the contract for construction
- Advise the owner of the progress and quality of the work



POST CONSTRUCTION

Project close-out is a very important phase in the life of any project, as it is when the owner takes possession of the property and is legally liable for the use and maintenance of the facility. Clients will receive proper training, operation manuals and documentation to allow them to properly maintain and use the facility. With your permission, we will bring in a photographer to capture the awesome, new space!

Objective:

- Close out the project and have client take possession
- Design/Build MEP will teach client how to use their building and building systems - locks, thermostat, and more
- Photograph space
- Do a happy dance



FEH Design takes pride in our trade. We will not disappear after the project is completed. Clients are encouraged to contact us if questions or concerns arise with their project. Keep us in the loop if there are ribbon cuttings or other events, as we like any reason to come back and visit!



07

TIMELINE

TIMELINE

PRELIMINARY TIME FRAME:

Week of February 17th Notice of award to FEH Design
Week of February 24th Contract Finalization.

PRELIMINARY DESIGN SERVICES:

Week of March 10th Project Kick-Off Meeting
Week of March 24th Initial Design Review/Site Layout
Week of March 31st Utility Marking, Soil Borings, Survey
Week of April 21st OPCC

FINAL DESIGN SERVICES:

Week of May 19th 60% Construction Documents & OPCC
Week of June 9th Final Construction Documents/Specifications & OPCC
Week of June 16th Plan Review

BIDDING SERVICES:

Week of June 30th Issue for Bid
Week of July 14th Bid Opening
Week of July 21st Award Bid

CONSTRUCTION ADMIN/COORDINATION:

Week of July 28th Coordinate with Design Build MEP Engineers
Week of August 11th Construction Begins.



BUDGET
BREAKDOWN

BUDGET BREAKDOWN

Based on our experience of similar types of projects we are recommending that the Mechanical, Electrical, and Plumbing be a design/build process. This often customary approach for this project type will not only save you money, but also provide an extra level of security on sensitive systems relating to the continuity and chain of custody for property and evidence items. FEH will facilitate and coordinate all aspects between your system requirements and the MEP design/build contractors during the bidding and construction phase.

Based upon our understanding of the scope of work and the described tasks, we will perform the professional services for design through construction administration for a lump sum fee as follows:

Preliminary Design Services:

- Architecture/Structure \$ 11,500
- Land Surveying and Civil \$ 12,000

Final Design Services

- Architecture/Structure \$ 14,500
- Land Surveying and Civil \$ 7,500

Bidding Services

- Architecture/Structure \$ 2,000

Construction Administration

- Architecture/Structure \$ 5,000
- Land Surveying and Civil \$ 1,500

Total Lump Sum Fee \$ 54,000

Expense/Reimbursable Charges:

- Mileage is charged at the annual IRS reimbursement rate for 2025.
- Direct Expenses incurred on the Owner's behalf are charged at our cost plus 10%. Such items include, but are not limited to:
 - o Plan Review / Permit Fees
 - o Specialized Testing, such as Soil Borings
 - o Other Direct Expenses incurred on the Owner's behalf

Please add the our standard rate sheets and JSD's