

CITY OF WHITEWATER

Request for Proposals Whitewater Police Department Evidence Storage/Training Garage
February 11, 2025





A164
Evidence
Processing

HUSKY

universol

ALL EVIDENCE
HERE



February 11, 2025

Mr. Dan Meyer
Police Chief
Whitewater Police Department
312 West Whitewater Street
Whitewater, Wisconsin 53190

Re: Request for Proposals Whitewater Police Department Evidence Storage/Training Garage

Dear Mr. Mayer,

FGM Architects (FGMA) understands that well-designed public safety facilities are critical to the efficiency, security and long-term success of first responder operations. With extensive experience in designing law enforcement facilities, we specialize in creating spaces that support mission-critical functions, including secure evidence storage, advanced training environments, and vehicle storage solutions that enhance operational readiness.

Building on more than eight decades of experience, our team brings a long portfolio of well-designed public safety facilities and deep understanding of the unique challenges associated with these specialized spaces—from ensuring chain-of-custody integrity in evidence rooms to designing training facilities that replicate real-world scenarios. We listen to our clients and are committed to delivering functional, durable, and future-ready designs that not only meet current operational needs but also adapt to evolving demands.

The following highlights the unique benefits of the FGMA Team:

Unparalleled team with facility design experience. FGMA provides design leadership and technical expertise with experienced staff who are always seeking better ways of exceeding our clients' expectations. We have assembled a group of expert practitioners with deep experience in public safety facility design to support our partnership with the City of Whitewater. Our team brings decades of specialized knowledge and will work with Owner and stakeholders throughout all stages of the project.

Collaborative and Consensus-based Design Process. We fully understand the City would like a highly collaborative, interactive and transparent process. We engage elected officials, staff and the community through the assessment process so that everyone understands the reasoning for our final recommendations. Our approach fosters a consensus-based design process which ensures we will meet the long-term facility and City goals for this project.

Budget Development Expertise. FGMA understands that having reliable cost estimates is critical to the City. We specialize in working on public safety projects, we have up-to-date cost data and have tracked global cost trends and how they influence construction costs locally for decades.



High-Performance Design. High-performance design considers resisting shocks and stresses, long-term operational efficiency, conservation of resources, and designing for human health, wellness, and comfort. FGMA's value proposition is to provide a high-performing product that meets project criteria including the established budget. We will partner with you to set performance goals and achieve them. We look for opportunities to creatively stretch budgets, goals and thinking to deliver a better building. We use an integrative and iterative design process, including building simulation software, to inform recommendations and decisions based on data. Employing high-performance design strategies can yield efficiency and cost savings, improved reputation, and long-term viability and well-being- both at the community and individual level.

The FGMA team will provide the expertise, creativity and leadership that will be essential to realizing the most robust, long-lasting and cost-effective resource possible. We would sincerely welcome the opportunity to develop a relationship with the City of Whitewater on this meaningful and exciting commission.

Sincerely,

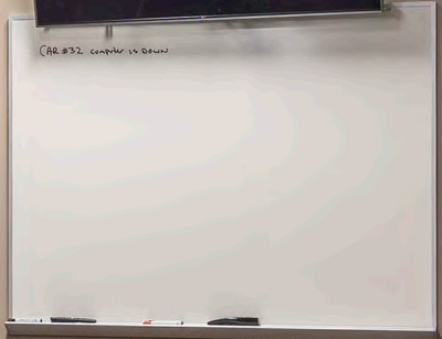
A handwritten signature in black ink, appearing to read 'Brian Wright', with a long horizontal stroke extending to the right.

Brian Wright, AIA, LEED AP
Principal-in-Charge
BrianWright@fgmarchitects.com
414.346.7283



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SECTION

A-C

Firm and Team
Introduction







In collaboration with our clients, we create buildings that are safe, environmentally responsible and true to their surroundings.

Delivering tailored solutions that meet the needs of law enforcement agencies while promoting safety, security and collaboration within the community.

A. NAME AND ADDRESS OF FIRM

FGM Architects Inc. (FGMA)
219 North Milwaukee Street
Suite 325
Milwaukee, Wisconsin 53202
414.346.7282

EVIDENCE STORAGE FACILITIES DESIGN EXPERTS

At FGMA, we understand the critical role that secure and efficient evidence storage plays in law enforcement operations. Our expertise in designing evidence storage facilities ensures that police departments have spaces optimized for security, organization and long-term functionality.

With a deep understanding of the complex requirements of evidence management, we create facilities that prioritize chain-of-custody integrity, secure access control and efficient space utilization. Our designs incorporate modern storage solutions that maximize vertical space, accommodate a variety of evidence types, and provide separate, controlled pathways for evidence intake and retrieval—ensuring compliance with best practices and regulatory standards.

POLICE STATION DESIGN EXPERTS

Our mission is to design spaces that prioritize safety, efficiency, and resilience while fostering collaboration, adaptability, and a sense of pride within the public safety community. We specialize in the design and construction of police stations and law enforcement facilities and have completed over 280 local, state, and national projects.

Our diverse portfolio encompasses a wide range of projects, including police stations, emergency operation centers and 911 facilities. By leveraging cutting-edge technology, FGMA helps law enforcement agencies stay ahead of evolving threats and challenges.

As part of our mission to create quality environments, designing public safety buildings that optimize health and well-being is a priority for our team. We are thought leaders in the design of interior environments that reduce stress while still supporting a high level of productivity.

Each project showcases our expertise in creating innovative, purpose-built environments that support the vital work of public safety professionals.



B. PRINCIPALS OF FIRM

Jan Behounek
AIA, LEED AP, CDT

Caroline Brogan, CPSM

John Burns, AIA, LEED GA

Mike Caraker

Leonard Debickero, AIA

Richard DePalma

Michael Denz, AIA

Rich DePalma

John Dzarnowski, AIA

Douglas Edney
AIA, NCARB, LEED AP BD+C

Michael Elliott, AIA, NCARB

Jason Estes, AIA

Bob Galloway, AIA, CSI

Diane Gilmartin

Stephen Hafer
AIA, LEED AP, NCARB

Anna Harvey, AIA,

Andrew J. Jasek, AIA

Charlie Kearns, RCDD

Christopher Kehde
AIA, LEED AP

David Kehm, AIA

Troy Kerr
AIA, LEED AP BD+C

Kyle Kim, AIA

Louise Kowalczyk
AIA, LEED AP

Timothy Kwiatkowski, AIA

Raymond Lee, AIA, LEED AP

Andrzej Leja
AIA, LEED AP BD+C

Antony Lo Bello, AIA

Paul Luzecky

Joshua Mandell
AIA, NCARB, LEED AP BD+C

Bryan Mason, AIA

Brian Meade, AIA, LEED AP

Kevin Meyer, AIA, NCARB

Daniel Nicholas, AIA

Jaime Palomo, AIA

John Peters

David Polkinghorn, AIA

Raegan Porter, NCIDQ, LEED

Ron Richardson
AIA, LEED GA

Rebecca Richter
AIA, LEED AP, RID, ALEP

William Roseberry
AIA, NCARB

Emily Spindler, AIA, NCARB

Andrew Stehl
AIA, LEED AP BD+C

Alyson Sternquist
AIA, LEED AP BD+C

Allison Stoos, AIA

Carol Stolt
Allied ASID, WELL AP

Elizabeth Wojtowicz

James G. Woods, AIA, ALEP

Brian Wright, AIA, LEED AP

David Yandel, AIA, LEED AP



FIRM STABILITY

FGMA has been in continuous operation since 1945. As an employee owned firm, everyone has a stake in the success of your project.

The CEO and President of FGMA have a combined tenure of over 40 years with the firm. In addition to six employees, three well qualified external members sit on the board of directors. Through strong management and careful stewardship of the business, FGMA has a robust backlog of work along with a strong balance sheet utilizing cash, not loans, to support operations.

Please contact our financial references for additional information:

Wintrust Commercial Banking

Grant Ohlson
Senior Vice President – Division Manager
Hinsdale Bank & Trust Company, N.A.
6262 South Route 83
Willowbrook, Illinois 60527
630.468.8674
gohlson@hinsdalebank.com

FGMK LLC

Brian L. Cote, Partner
2801 Lakeside Drive, 3rd Floor
Bannockburn, Illinois 60015
847.940.3259
bcote@fgmk.com

Risk Strategies Company

Lee Edmond, Senior Professional Liability
Specialist
1745 North Brown Road, Suite 250
Lawrenceville, Georgia 30043
678.690.5993
ledmond@risk-strategies.com

C. RESUMES OR BRIEF BACKGROUND DESCRIPTIONS INCLUDING RELEVANT EXPERIENCE OF THE PROPOSED PROJECT STAFF

FGMA provides the City of Whitewater with a team focused on public safety design who will deliver your projects on time and on

We offer you individuals with a proven record of experience who are committed to ensuring that your project will be of a highly distinctive quality. FGMA has developed a Principal-led team dedicated to the City of Whitewater. We anticipate that this team will work together on all projects.

PROFESSIONAL STAFF

In addition to the staff proposed for this project, FGMA offers the full resources of the firm. Our team of professionals is available to support all of your projects.





ORGANIZATION CHART



PRINCIPAL-IN-CHARGE
Brian Wright, AIA, LEED AP

PROJECT MANAGER
Bradley Kropp, RA

PROGRAMMER/PLANNER
Andrew Mayo, AIA

CONSULTANTS

Ring & DuChateau, LLP
MEP/FP Engineering

Ambrose Engineering, Inc.
Structural Engineering

FGMA can recommend and work with the City of Whitewater in procuring the right Civil Engineering consultant, if needed, for the project.



BRIAN WRIGHT, AIA, LEED AP

Executive Vice President &
Principal / Director of Municipal & Recreation

**“Designing buildings
for public use is my
passion.”**

Brian has dedicated his career to public safety and municipal projects. His expertise and knowledge of the trends and best practices in these building types provides a starting point for the programming and planning process. When combined with his client’s specific goals and objectives, Brian is able to bring a unique and successful design solution to each project.

EDUCATION

M of Architecture
University of Illinois at Chicago

BS in Architectural Studies
University of Illinois at Chicago

LICENSES & CERTIFICATIONS

Registered Architect
Wisconsin, Texas, Illinois, Missouri

MEMBERSHIPS

American Institute of Architects

Wisconsin Chiefs of Police Association

Wisconsin State Fire Chiefs Association

Wisconsin City/County Managers Association

PROJECT ROLE

Principal-in-Charge

EXPERIENCE

KENOSHA JOINT SERVICES, WI

Shooting Range *NEW*
Evidence *RENOVATION*

CITY OF STOUGHTON, WI

Public Safety Building
SPACE NEEDS STUDY

CITY OF MEQUON, WI

Police Station & Fire Department
SPACE NEEDS STUDY

CITY OF CEDARBURG, WI

Public Safety Building
SPACE NEEDS STUDY

VILLAGE OF SLINGER, WI

Library, City Hall, Police Station
SPACE NEEDS STUDY
Police Station *NEW*

CITY OF MONONA, WI

Public Safety Building (Police,
Fire, City Hall) *FEASIBILITY STUDY*

VILLAGE OF CARY, IL

Village Hall & Police *STUDY*

CITY OF EDWARDSVILLE, IL

Public Safety Facility (PD/FD)
SPACE NEEDS STUDY
Public Safety Facility (PD/FD) *NEW*

ELK GROVE VILLAGE, IL

Administration & Public Safety
Complex (VH/PD/FD)
NEW & RENOVATION
Council Chambers *RENOVATION*
Village Green *RENOVATION*

CITY OF FARMINGTON, MO

Library, City Hall, Police Station,
Civic Center, Senior Center, &
Aquatic Center *FEASIBILITY STUDY*

VILLAGE OF LAKEMOOR, IL

Village Hall/Police Station
SPACE NEEDS STUDY
Village Hall/Police Station *NEW*

CITY OF WOODRIDGE, IL

Police/Public Works
SPACE NEEDS STUDY

CITY OF VICTORIA, TX

Police & Municipal
SPACE NEEDS STUDY
Police, Dispatch and Municipal
Court *NEW*
Main Street Program *RENOVATION*

TOWN OF LEDGEVIEW, WI

Town Hall & Fire Station No. 1
FEASIBILITY STUDY
Town Hall & Fire Station No. 1
NEW



BRADLEY KROPP, RA

“I enjoy designing spaces for our community to live, work & play in.”

Brad will be responsible for overall coordination of the design team from the kick-off meeting to final completion. His primary responsibilities involve setting project goals, developing the design through the drawings and specifications and coordinating the work of FGMA's consultants. He has led diverse government, civic and community projects, delivering sustainable solutions that meet public needs.

EDUCATION

BS in Architectural Studies
University of Wisconsin

LICENSES & CERTIFICATIONS

Registered Architect | Wisconsin

MEMBERSHIPS

Sponsor of Southeast Wisconsin
Chapter of IFMA

PROJECT ROLE

Project Manager

EXPERIENCE

CITY OF STOUGHTON, WI

Public Safety Facilities
SPACE NEEDS STUDY

VILLAGE OF SHOREWOOD HILLS, WI

Village Hall, Public Works &
Police Department
FACILITY CONDITION ASSESSMENT/STUDY

CITY OF CEDARBURG, WI

Public Safety Building
SPACE NEEDS STUDY

VILLAGE OF SLINGER, WI

Police Station *NEW*

CITY OF FITCHBURG, WI

Police Services Facility *NEW*

CITY OF BROOKFIELD, WI

Police Department
SPACE NEEDS STUDY

CITY OF GREEN BAY, WI

City Hall & Police *SPACE NEEDS STUDY*
& *FEASIBILITY STUDY*

VILLAGE OF MENOMONEE FALLS, WI

Police Department *STUDY*
Police & Fire Training Facility
STUDY

SYCAMORE FD, IL

Fire Station No. 1 *PHASE II*

VILLAGE OF LINCOLNWOOD, IL

Multi Facility *IMPLEMENTATION*

GLENCOE GOLF CLUB, IL

Clubhouse *NEW*

WING PARK GOLF COURSE, IL

Clubhouse



ANDREW MAYO, AIA

Senior Associate

“Happy clients in new spaces—it’s why I love architecture.”

With a passion for creating efficient and community-centered municipal spaces, Andrew brings his expertise Police Department Programmer/Planner to this project. Drawing on extensive experience in Wisconsin, he combines thoughtful planning with innovative design to guide the Evidence Storage/ Training Garage project, ensuring it meets operational needs and fosters long-term growth.

EDUCATION

B of Architecture
Boston Architectural College

LICENSES & CERTIFICATIONS

Registered Architect | Wisconsin

MEMBERSHIPS

American Institute of Architects

Wisconsin City / County
Managers Association

League of Wisconsin Municipalities

Wisconsin Chiefs of Police Association

Wisconsin Police Executives Group

PROJECT ROLE

Programmer/Planner

EXPERIENCE

KENOSHA JOINT SERVICES, WI

Public Safety Building

*INTERIOR BUILDOUT**

Fleet Maintenance Building

*ADAPTIVE REUSE**

Shooting Range *RENOVATION*

Evidence *RENOVATION*

CITY OF STOUGHTON, WI

Public Safety Facilities *SPACE NEEDS*

STUDY

CITY OF BROOKFIELD, WI

Police Pre-Design *STUDY*,

FACILITY CONDITION ASSESSMENT

NEENAH POLICE DEPARTMENT, WI

Police Training Center *ADDITION*

CITY OF FITCHBURG, WI

Police Services Facility *NEW*

CITY OF OCONOMOWOC, WI

Public Safety Facility (Police &

Municipal Court) *ADAPTIVE REUSE*

CITY OF WAUWATOSA, WI

Police Department *RENOVATION*

CITY OF RACINE, WI

Community-Oriented

Police Substation *STUDY*

Public Safety Building (PD/FD)

SPACE NEEDS STUDY

VILLAGE OF

MENOMONEE FALLS, WI

Police Station Pre-Design *STUDY*

Public Safety Training Facility

STUDY

CITY OF MONONA, WI

Municipal Building (Police, Fire &

City Hall) *FEASIBILITY STUDY*

CITY OF MEQUON, WI

Police Station & Fire Department

STUDY

CITY OF CEDARBURG, WI

Public Safety Building

(Police & Fire) *SPACE NEEDS STUDY*

CITY OF ALTOONA, WI

Police, Fire, City Hall, Library,

Public Works & Parks *STUDY*

CITY OF BARABOO, WI*

Police Station & City Hall *NEW*

VILLAGE OF CALEDONIA, WI

Public Safety Building

(Police & Fire) *STUDY*

Public Safety Building

(Police & Fire) *NEW*

VILLAGE OF COTTAGE GROVE, WI

Village Hall, Police, Parks, EMS,

Library, Public Works Facility *STUDY*



JASON LAROSH, PE, LEED AP, CEA CPMP

Ring & DuChateau | Project Manager

Jason oversees MEP for this project and is responsible for the design and management of heating, ventilation, air conditioning and control systems. He has 13+ years of experience focusing on municipal facilities.

EDUCATION

MBA in Architectural Engineering
University of Wisconsin - Madison

BS in Architectural Engineering
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS

Professional Engineer | Wisconsin

PROJECT ROLE

MEP Project Manager

EXPERIENCE

CITY OF FITCHBURG, WI
Police Department *NEW*

VILLAGE OF SLINGER, WI
Police Department *NEW*

CITY OF WAUKESHA, WI
EOC & City Hall *NEW*

CITY OF WAUKESHA, WI
EOC & City Hall *NEW*

TOWN OF BELOIT, WI
Police Station *NEW*

CITY OF MILTON, WI
City Hall & Police Department
RENOVATION & ADDITION

CITY OF MADISON, WI
Police Training Facility & Firing Range
RENOVATION & ADDITION
South Port Road Facility

WAUKESHA COUNTY, WI
Administration Building *REMODEL*
County Jail *AHU UPGRADE / SOLAR HOT*
WATER HEATING SYSTEM

FRANKLIN FIRE DEPARTMENT, WI
Fire Station No. 3 *NEW*

MADISON FIRE DEPARTMENT, WI
Fire Station No. 13 *NEW*

DARIEN FIRE DEPARTMENT, WI
Fire Station *NEW*

FRANKLIN FIRE DEPARTMENT, WI
Station No. 3 *NEW*

ROCKTON FIRE DEPARTMENT, IL
Station *REMODEL & ADDITION*

MADISON FIRE DEPARTMENT, WI
Station No.13 *NEW*

DARIEN FIRE DEPARTMENT, WI
Station *NEW*

GREEN COUNTY EMS, WI
EMS Facility *NEW*

OAK CREEK FIRE DEPARTMENT, WI
Headquarters *NEW*

BELOIT FIRE DEPARTMENT, WI
Headquarters *NEW*

CITY OF MIDDLETON, WI
DPW Facility

COUNTY OF DODGE, WI
DPW Facility





R.D. RUFFIN, PE

Ring & DuChateau

Mr. Ruffin will lead the plumbing/fire protection systems design team for the project, taking responsibility for overseeing the coordination and preparation of the plans and specifications for those systems.

EDUCATION

BS in Architectural Engineering
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS

Certified Professional Engineer | Wisconsin

PROJECT ROLE

Project Engineer - Plumbing Systems

EXPERIENCE

CITY OF FITCHBURG, WI

Police Department *NEW*

VILLAGE OF SLINGER, WI

Police Department *NEW*

FBI CENTRAL RECORDS COMPLEX, WINCHESTER, VA

Records Storage

ARTHUR J. ALTMAYER SOCIAL SECURITY ADMINISTRATION BUILDING, MD

Social Security Administration
Building *NEW*

B.H. WHIPPLE FEDERAL, MN

Building Modernization
Geothermal System
Solar Panels - Domestic Hot
Water

ULINE CONFERENCE CENTER, WI

Conference Center

METROHEALTH HOSPITAL, OH

Replacement Hospital

FROEDTERT MILWAUKEE HOSPITAL, WI

Ambulatory Master Plan
Implementation
Clinics Renovation
North Tower remodel
IR Cath EP Lab & AHU 7
Replacement
Pharmacy Renovation
HVAC Steam and Chilled Water
Infrastructure Study

AURORA HEALTH CENTER, WI

Ambulatory and Clinics Building
Mixed-use Facility - Orthopedics

ST. ELIZABETH HEALTHCARE

Cancer Center *ADDITION*
Parking Garage

GUNDERSEN ST. JOSEPH'S HOSPITAL AND CLINIC, WI

Replacement Hospital





DAVID C. WILLIS, PE

Ambrose Engineering | Senior Vice-President

David’s responsibilities include preparing layout and design of structural framing systems, assisting in and supervising the preparation of final contract drawings, developing construction details, supervising or preparing final approval for numerous office buildings, schools, industrial buildings, churches and business centers.

EDUCATION

MS in Structural Engineering
Milwaukee School of Engineering

BS in Architectural Engineering
Milwaukee School of Engineering

LICENSES & CERTIFICATIONS

Professional Engineer | Wisconsin, Alabama, Colorado, Delaware, Iowa, Kentucky, Maryland, Michigan, Minnesota, Missouri, Montana, Nebraska, New Jersey, North Carolina, Ohio, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Vermont, Virginia, West Virginia

MEMBERSHIPS

Structural Engineers Association of Wisconsin

Civil Engineering Industry Advisory Committee

PROJECT ROLE

Structural Engineer

EXPERIENCE

CITY OF FITCHBURG, WI
Police Services Facility *NEW*

VILLAGE OF SLINGER, WI
Library, City Hall,
Police Station *STUDY*
Police Station *NEW*

VILLAGE OF CALEDONIA, WI
Fire & Police *STUDY & NEW*

NEENAH POLICE DEPARTMENT, WI
Police Training Center *ADDITION*

CITY OF WAUWATOSA, WI
Police Department *RENOVATION*

VILLAGE OF MT. PLEASANT, WI
Police Department
Shooting Range
Village Hall & Police Department

VILLAGE OF DEFOREST, WI
Police Department *ADDITION*
Village Hall *ADDITION*

DELANAN FIRE DEPARTMENT, WI
Fire Station

KEWAUNEE COUNTY, WI
County Courthouse
ADDITION & RENOVATION

CITY OF MADISON, WI
Water Utility Storage Building

VILLAGE OF MCFARLAND, WI
Public Safety Building

OZAUKEE COUNTY FAIRGROUNDS, WI
4H Building
Multiuse Facility

UNIVERSITY OF WISCONSIN - BARABOO, WI
Sauk County Science Building

UNIVERSITY OF WISCONSIN - MANITOWOC, WI
Science, Art & Library
REMODELING



SECTION

D-E

Firm Experience





D-E. DESCRIPTION OF PREVIOUS EXPERIENCE WITH RELEVANT DESIGN

Our experience demonstrates that FGMA brings to the City of Whitewater the necessary skills to translate your needs into reality.

Our experience brings value to your project. We provide quality design that responds to the functional and aesthetic requirements of each project. We consistently deliver projects that are reflective of the high level of energy and creativity of our team.

We have leadership expertise to oversee the schedule, budget, communication and management issues involved in projects.

The projects we have highlighted on the following pages are just a few of the solutions FGMA has provided to our clients to meet their special and unique needs.





BEFORE



AFTER

CLIENT

Kenosha City / County Joint Services

COMPLETED

Shooting Range - 06/2019
Evidence - 05/2020

REFERENCE

Mr. Joshua Nielsen
Assistant Director
1000 55th Street
Kenosha, Wisconsin
53140262.605.5007
jnielsen@kenoshajs.org

SIZE

Shooting Range - 3,950 sf
Evidence - 6,930 sf

PROJECT COST

Shooting Range - \$1.4M (e) \$1.4M (a)
Evidence - \$1.2M (e) \$1.1M (a)

New Facilities Strengthen Capabilities

SHOOTING RANGE & EVIDENCE STORAGE FACILITY

Creativity and problem-solving fueled FGMA's designed a new Shooting Range and Evidence Storage facility for Kenosha Joint Services, the agency managing the Sheriff and Police Departments facilities.

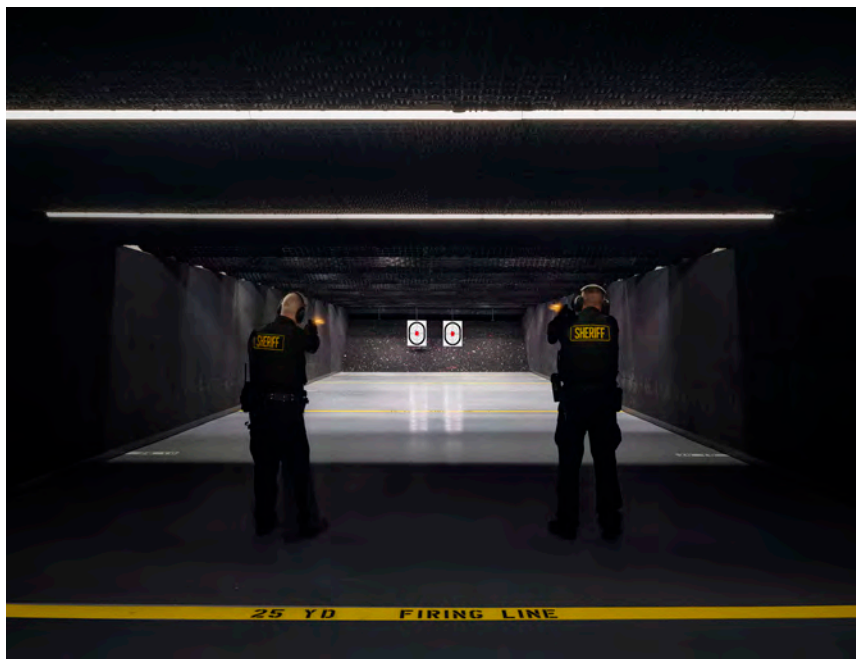
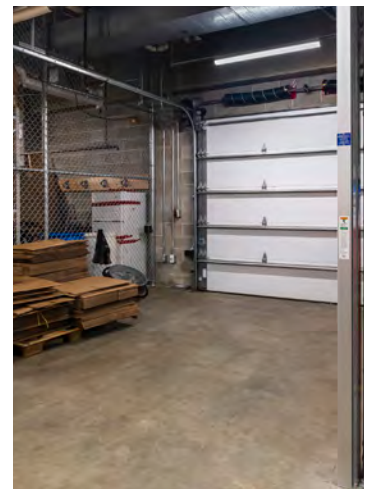
HIGH-DENSITY EVIDENCE STORAGE Following the successful completion of Kenosha's shooting range, FGMA began work on transforming the Evidence Storage facility, which was over-crowded and outmoded, slowing the efficiency of high-volume evidence management.

Designers installed 3 types of high-density storage systems. One is fully motorized, with carriages of shelving that can collapse and reopen with ease. A second system is mechanical with rolling carriages, including the reuse of the District Attorney's unused high density storage system; the third features static shelving for over-sized and bulky evidence. Kenosha's new Evidence Storage includes a self-contained Refrigerator/Freezer with redundant cooling to ensure materials are maintained at accreditation-level standards.



Today, Kenosha has significantly improved the intake, processing, and storage of critical evidence which is held in one location organized both by its type (“guns, drugs, money”) and organizing evidence in case order.

Throughout the renovation (including new mechanical, lighting, and plumbing), designers worked closely with Kenosha’s Project Manager and the Construction Manager to securely store evidence in temporary space while maintaining security standards.





CLIENT
City of Oconomowoc

COMPLETED
11/2020

REFERENCE
Mr. Jim Pfister
Chief of Police
630 East Wisconsin Avenue
Oconomowoc, Wisconsin
262.567.4401
jpfister@oconomowoc-wi.gov

SIZE
40,000 sf

PROJECT COST
\$11.7M (e) \$10.8M (a)

Former Grocery Store Turned Police and Municipal Court

POLICE FACILITY AND MUNICIPAL COURT

ADAPTIVE REUSE This former grocery store was transformed into a police facility and Emergency Operations Center, which was relocated from its current 4,000 sf location in City Hall to a 40,000 sf space it will share with municipal courts serving 17 local jurisdictions.

To control costs, the design reuses the existing building shell. A canopy, new exterior columns and identity signage on the façade rebrand the building. Windows to maximize daylight in the building were inserted in the existing side masonry walls.

MODERN POLICING The main entry is enhanced with a secure vestibule. From the lobby, there is an entrance for the court—for ease of access to visitors—and an enhanced-security entrance for police personnel. The public area includes a room for citizen reports and a multi-purpose room for training, meetings and community use. The floor plan of the station is designed to support state-of-the-art police functions, including lock-up, evidence processing/storage and hard/soft interview rooms. Open space work areas for the patrol and investigative divisions foster increased communication and collaboration.



Finishes and materials throughout, including carpets and furniture, were selected for durability as well as to provide a sense of calm and order.

The back of the station includes space for indoor police vehicle parking (yielding long-term tax dollar savings) as well as a secure sally port for safe transfer of detainees.

COMMUNITY BENEFIT Police and court personnel as well as citizens of Oconomowoc and surrounding communities are the beneficiaries of this creative, economical renovation that demonstrates the power of repurposing existing assets for today's and future needs.





CLIENT
Town of Ledgeview

COMPLETED
10/2018

REFERENCE
Ms. Sarah Burdette
Town Clerk/Administrator
3700 Dickinson Road
De Pere, Wisconsin 54115
920.336.3360
sburdette@ledgeviewwisconsin.com

SIZE
Public Works 14,316 sf
Village Hall 11,891
Fire 11,224

PROJECT COST
\$2.5M (e) \$2.5M (a)

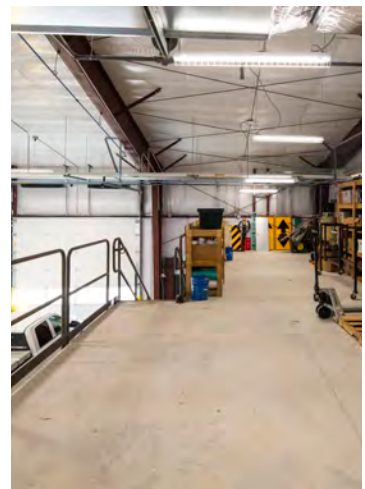
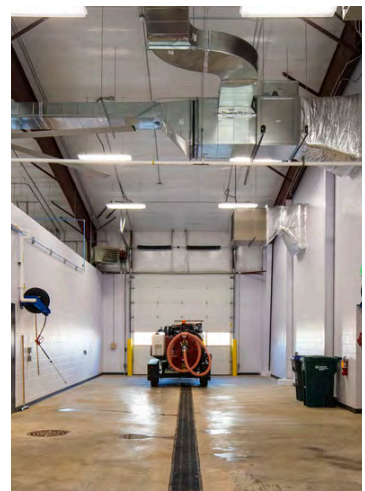
New Facility Designed with Growth in Mind

DEPARTMENT OF PUBLIC WORKS FACILITY

As the town has grown, so has the demand for services from the public works facility. Ledgeview selected FGMA as design architect, to perform a facility analysis which included a space needs assessment, facility analysis and preliminary site layout and budgeting. Beginning with this study, the team set the schedule, budget and scope for the project. After passing a referendum, the team began project implementation and set out to create a dedicated public works facility to anticipate needs well into the future. Designed with future expansion in mind, the layout of the new facility accommodates double the current fleet and anticipates growth in maintenance serviceability, as well as yard expansion.

The building features a large fleet storage bay with glass doors to maximize daylight, a jib crane for maintenance and a storage mezzanine. The office portion houses the supervisor, work stations, break room and locker room accommodations.

The yard space accommodates a large spoils and materials handling area, covered salt storage area and future cold storage. The lot adjacent is also owned by the town and will be part of future expansion plans.





CLIENT
City of Roanoke

COMPLETED
2025 (e)

REFERENCE
Mr. Gary Johnson
Director of Police & Fire Services
609 Dallas Drive
Roanoke, Texas
817.491.6084
gjohnson@roanoketexas.com

Mr. Jeriahme Miller
Chief of Police
609 Dallas Drive
Roanoke, Texas
817.491.8116
jmiller@roanokepolice.com

SIZE
63,200 sf

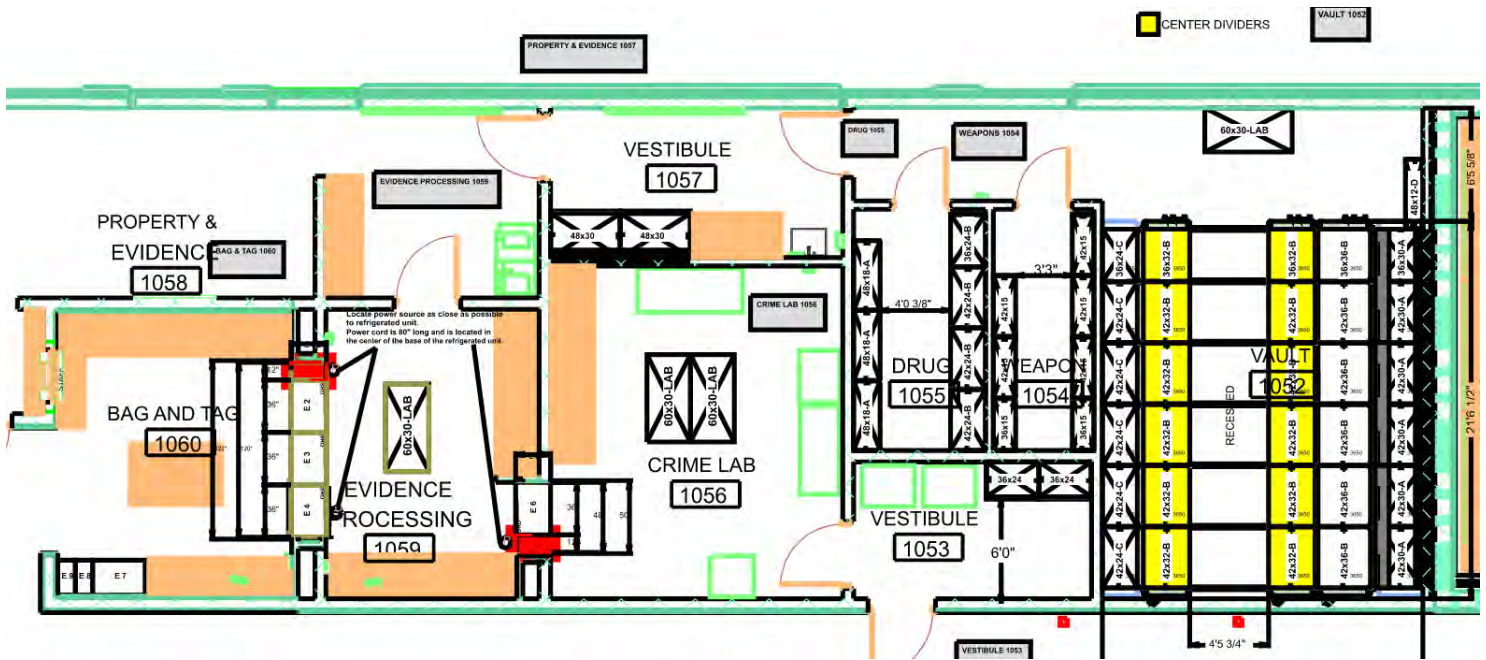
PROJECT COST
\$46M (e)

New Building Cements Strong Future

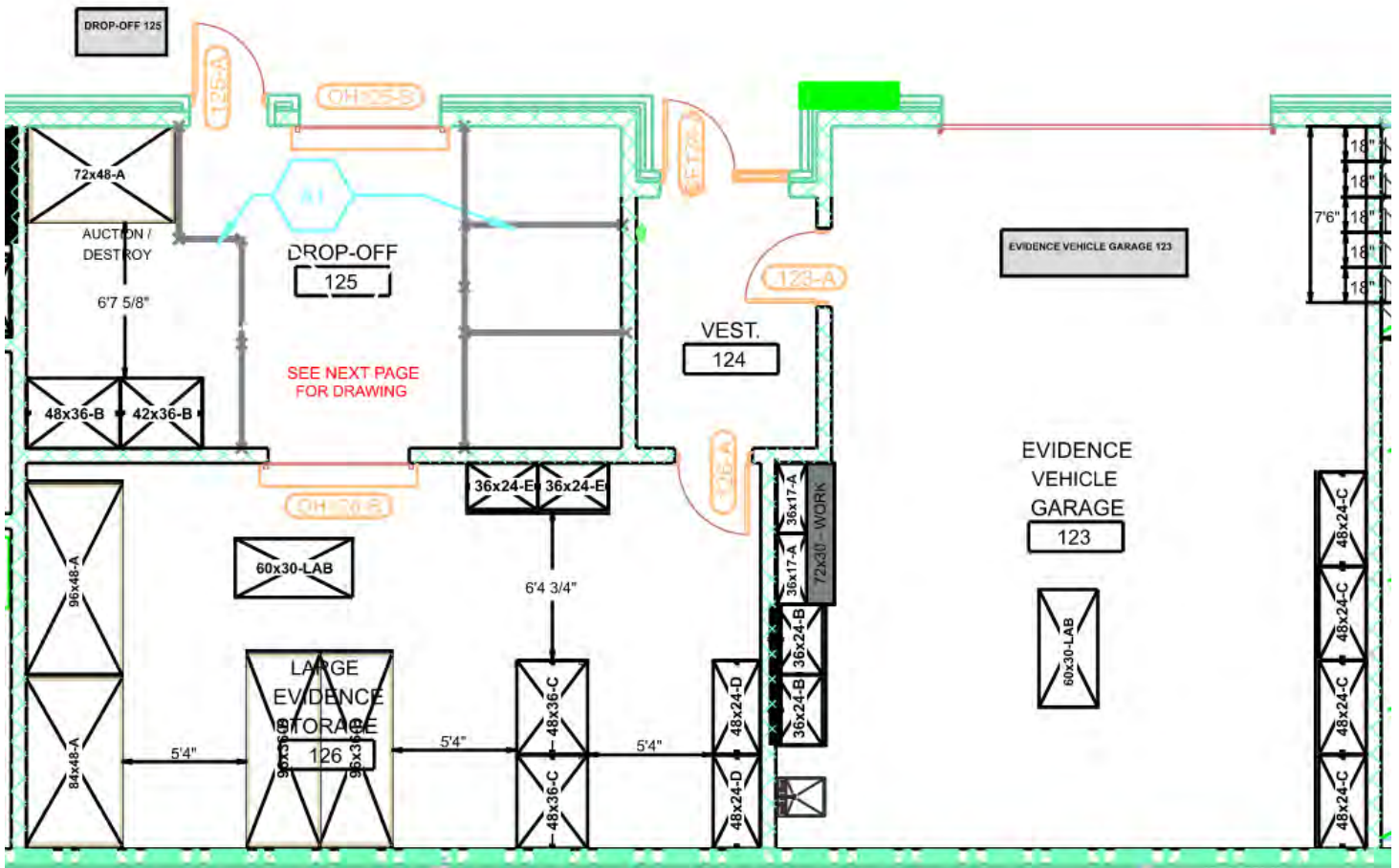
POLICE DEPARTMENT AND MUNICIPAL COURT FACILITY

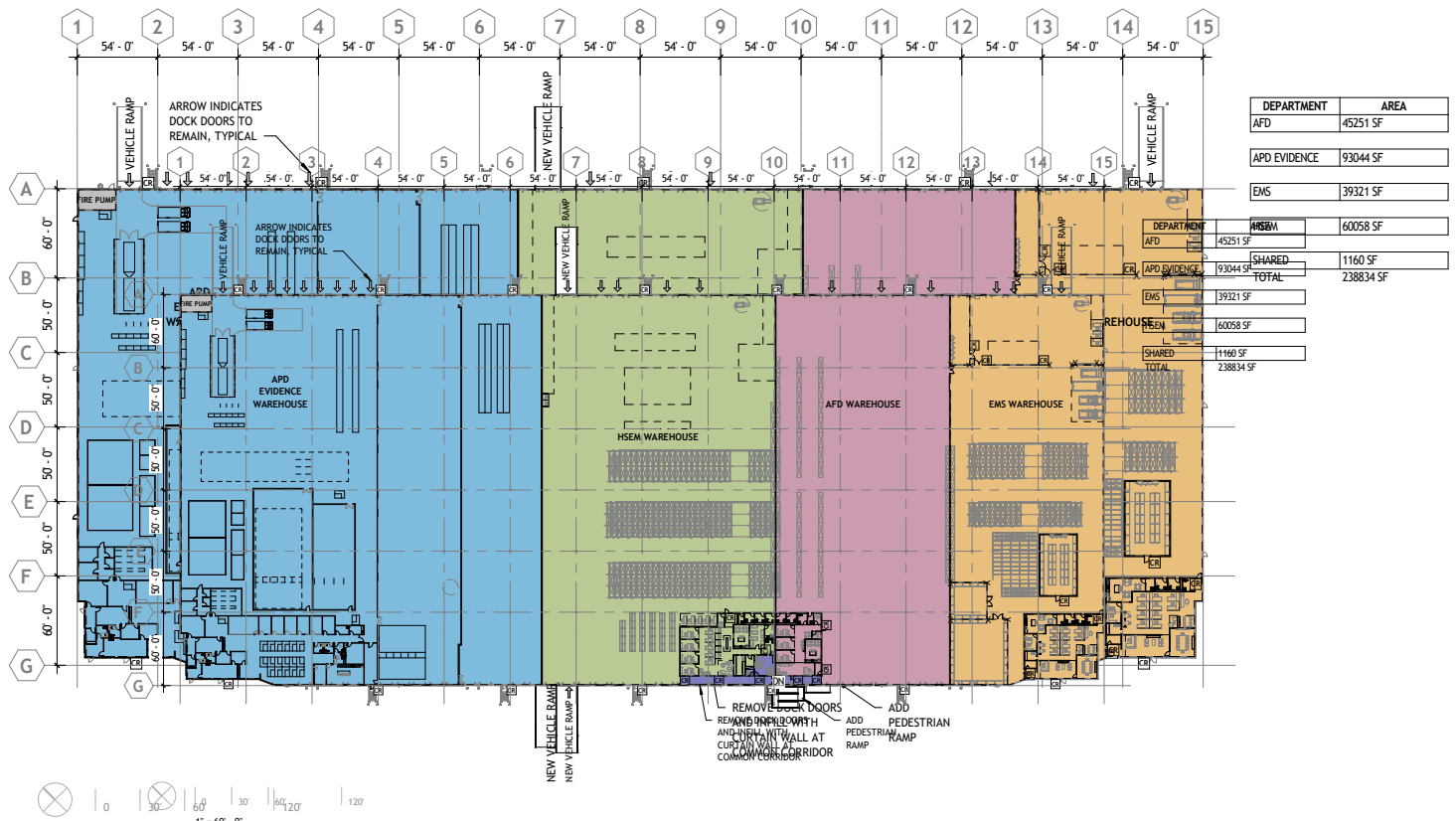
Roanoke has experienced steady growth and the demands on police services will only continue to grow for this robust and thriving City including how evidence and property are organized and stored. In order to address the operational inefficiencies in its current building, the City retained FGMA to provide full architectural design services for a new facility that will promote and enhance morale, recruitment, and retention of staff in a highly competitive environment.

The design strategy for creating new secure evidence storage zones on this 6-acre campus was to divide it up into two locations. Most of the evidence will be stored within the 45,000 sf main public safety facility with high ceiling space allowing for tall rolling high density storage units. Evidence types housed here will include general evidence, weapons, narcotics, valuables and biologicals. Other program spaces related to property and evidence include an evidence processing lab, staff workstations, a property viewing room, and a property return lobby with direct access to the public parking lot.



For the second location, large pieces of evidence will be housed in the 15,000 sf support building which is within the secured perimeter of the campus. The large evidence storage area consists of heavy-duty shelving of different sizes and is adjacent to both a secure vehicle processing bay as well as to a large evidence intake bay filled with smaller temporary intake cages right along the exterior wall and drive aisle for easy access.





CLIENT
City of Austin

COMPLETED
2024

REFERENCE
Mr. Eric DeJernett
Senior Vice President Advisory &
Transition
500 West Second Street
Austin, Texas
512.482.5504
eric.dejernett@cbre.com

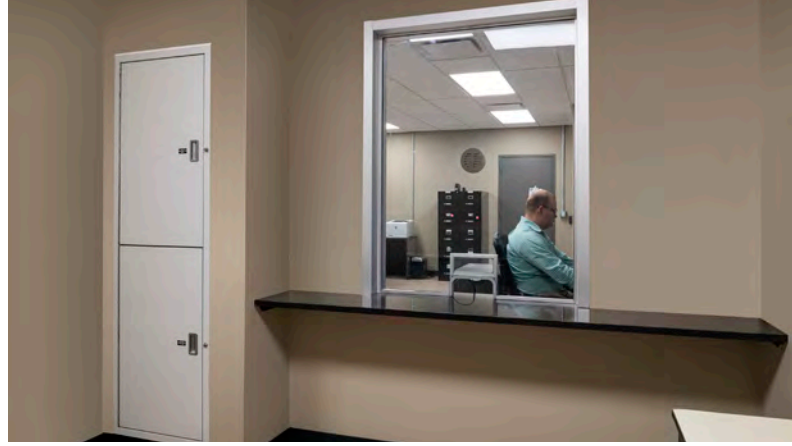
SIZE
200,000 sf

PROJECT COST
Study Only

New Facility Secures the Future of Public Safety Storage

APD WAREHOUSE SNA AND TEST FIT STUDY

In early 2024, FGMA teamed with STG Architects to provide the City of Austin with programming and test fit feasibility studies for a large 200,000+ sf TI storage warehouse facility for police, fire, EMS and HSEM. FGMA performed an existing APD evidence inventory, developed the APD evidence unit's program for 20-year growth and created space layout test fits. Some unique aspects of this project involved making sure there were separate and secure evidence intake and return routes to keep the public and staff apart, making sure the storage system concepts maximized the volume / height of this 26' high warehouse, and making sure different evidence types maintained necessary levels of security along all perimeter walls.



SELECT FGMA POLICE CLIENTS (MOST WITH EVIDENCE STORAGE)

WISCONSIN

Altoona PD
 Caledonia PD
 Cottage Grove PD
 Fitchburg PD
 Fontana PD
 Kenosha Joint Services
 County Sheriff & PD
 Monona PD
 Neenah PD
 Oconomowoc PD
 Oshkosh PD
 Racine PD
 Wauwatosa PD

TEXAS

Austin PD
 Elgin PD
 Hutto PD
 Roanoke PD
 Temple PD
 Victoria PD

ARKANSAS

Bella Vista Public
 Safety

ARIZONA

Mesa PD

ILLINOIS

Addison PD
 Arlington Heights PD
 Bellwood PD
 Bensenville PD
 Broadview PD
 Buffalo Grove PD
 Burr Ridge PD
 Carol Stream PD

Cary PD
 Channahon PD
 Chicago Heights PD
 Collinsville PD
 Des Plaines PD
 Downers Grove PD
 DuPage Public Safety
 Communications
 Edwardsville PD
 Effingham PD
 Elk Grove Village PD
 Elmhurst PD
 Franklin Park PD
 Glen Carbon PD
 Glendale Heights PD
 Glenview PD
 Harwood Heights PD
 Highland Park PD
 Hoffman Estates PD
 Itasca PD
 Illinois State Police
 Kildeer PD
 Lake in the Hills PD
 Lakemoor PD
 Lake Forest PD
 Lincoln PD
 Lincolnshire PD
 Manhattan PD
 McHenry PD
 Morton Grove PD
 Mount Prospect PD
 Mundelein PD
 New Lenox PD
 Northbrook PD
 Oakbrook Terrace PD
 Department
 Oak Park PD

Oakwood Hills PD
 Orland Park PD
 Palatine PD
 Park Ridge PD
 Round Lake PD
 Rockford PD
 Rosemont Public
 Safety
 Department
 Roxana PD
 Schaumburg PD
 Shiloh PD
 Skokie PD
 Streamwood PD
 St. Charles PD
 South Barrington PD
 Tower Lakes PD
 Troy PD
 Wauconda PD
 Waukegan PD
 Wheaton PD
 Wilmette PD
 Winnetka PD
 Woodridge PD

MICHIGAN

Lansing PD

MINNESOTA

Duluth PD

MISSOURI

Cape Girardeau PD
 Des Peres Public
 Safety Department
 St. Louis PSAP / EMA
 Farmington PD
 Fredericktown PD

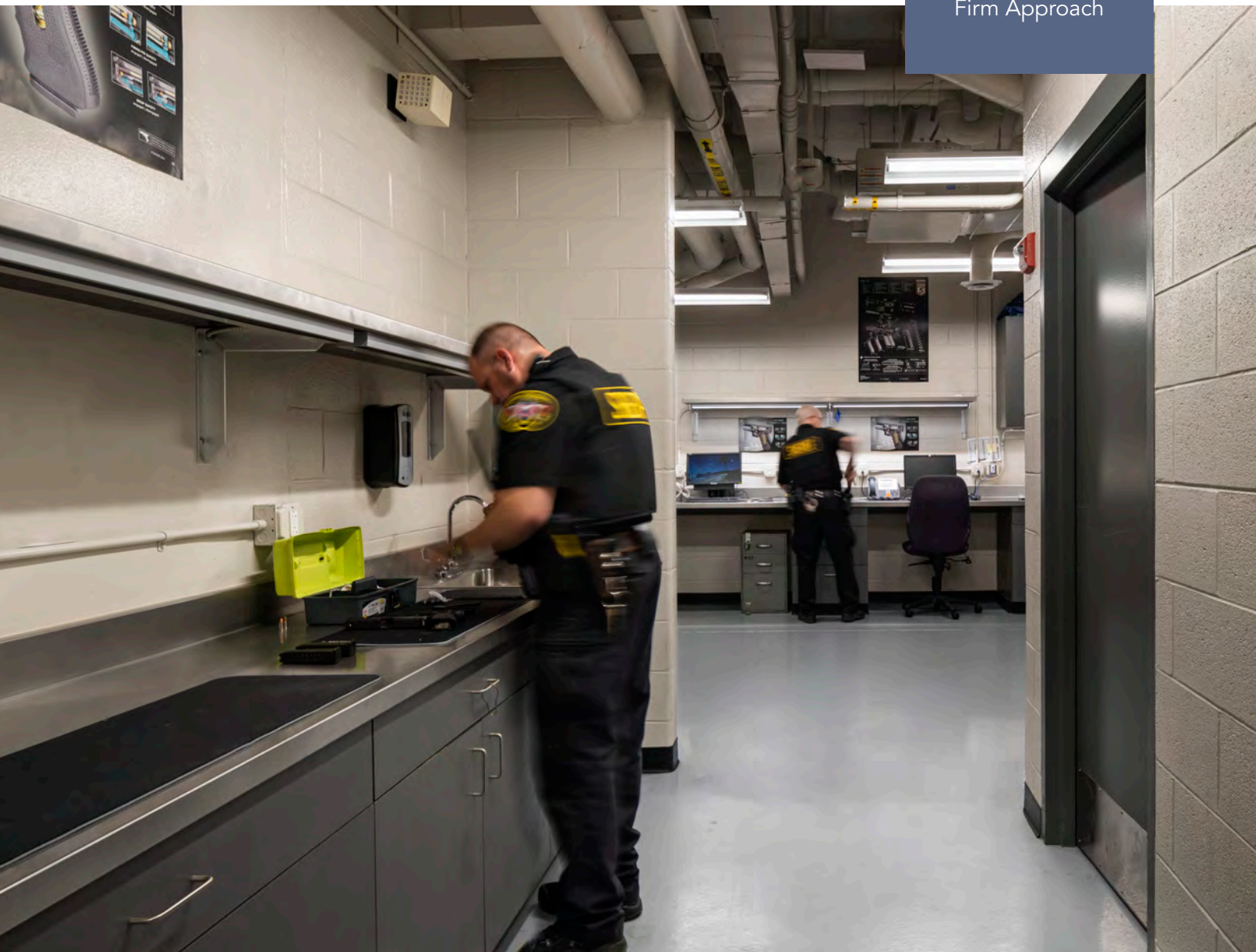


Franklin County
 Sheriff's Office
 Department
 Kinloch PD
 Ray County PSAP / 911
 St. Francois / Ste.
 Genevieve Counties
 911/ EOC

SECTION

F

Firm Approach





INERT STRAY

Safety Glasses

Red/White

First Line

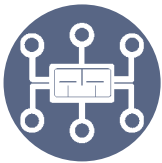
First Line

F. FIRM APPROACH



Phase 1: PRELIMINARY DESIGN & RESEARCH

Each project begins with a process of discovery aimed at developing a deep understanding of goals, unique needs, and potential challenges. We rely on an interactive process that invites active participation among the design team, key stakeholders, and those who will maintain the facility. The first step – and perhaps the most important – is to establish the project vision. We do this in two ways: through programming and visioning. This allows us to set expectations, define goals and objectives, and develop a list of space types, equipment and other needs that are critical to the success of the project. We review the long-term operational and climate-action goals of your organization, establish high performance priorities including energy and water targets. Additionally, we begin to establish key resilience requirements including building life expectancy, essential building services or systems, and allowable disruptions or downtime. We work together to record specific performance criteria and develop the Owner's Project Requirements, which is used to align design measures with the vision and budget throughout all phases of design.



Phase 2: SCHEMATIC DESIGN

Communication and collaboration with the client remain at the forefront. We evaluate climate conditions and assess the site in order to inform a site responsive solution. We test solutions and offer a range of options that incorporate established requirements. We rely on energy modeling to optimize geometry, orientation, envelope, and passive strategies and to provide an objective, comparative analysis of conceptual designs. We recommend building performance improvements based on data and aligned to goals and budget.



Phase 3: DESIGN DEVELOPMENT

FGMA investigates opportunities to optimize the proposed solution as we develop the design in greater detail. Our empathic design approach will ensure equitable and inclusive design going beyond accessibility requirements. We will provide forward looking technology solutions that will be flexible and agile allowing for future change. We continue modeling for energy, working as a team to reduce loads, and optimize building envelope including insulation values, window-to-wall ratio, glazing performance, daylight harvesting, shading, and thermal mass. We confirm energy and water reduction targets are on track. High-performance features are woven into every aspect of the design from energy usage to material selection. Furniture design is integral to this phase and throughout the project. Cost and schedule remain a priority throughout the development of the project.



Phase 4: CONSTRUCTION DOCUMENTATION

As the design is refined, we continue modeling to optimize high-performance features and budget. We reaffirm energy and water targets and conduct quality control reviews, including building systems. Drawings and specifications are created to provide clear direction to the contractors who will bid and build the project and to communicate code compliance to building officials.



Phase 5: BIDDING

We communicate with bidders throughout the process. Our team will analyze each contractor's bid and qualifications to confirm the best team for the project is selected.



Phase 6: CONSTRUCTION ADMINISTRATION

FGMA believes in a team-based approach to contractor engagement. We will answer questions related to the interpretation of the construction documents, observe and evaluate the work, report to the owner on progress, review the contractor's submittals, review and sign all pay applications, and determine substantial completion. We will engage the build team early with a design orientation meeting to cover any unique aspects, potential hurdles and review general expectations.



PUBLIC INPUT PROCESS

Team building is an essential component of the entire design and construction process.

A component of team building that we employ is to unify and motivate all of our architects and consultants to your goals and objectives. Before any sketch is generated or any line is drawn, our team will engage in a thorough project planning process which includes the development of schedule milestones.

Our ability to listen enables us to have a clear understanding of our client's unique needs, desires and challenges. These factors—combined with the unique qualities of each facility or site—have led us to propose design concepts that are very different from each other and that our clients have helped us to design. We will promote an interactive, collaborative process with all stakeholders who will use and support the projects to be undertaken.

The FGMA team uses face-to-face interaction as its primary means of communication, with video and teleconferences as a secondary means of moving the project forward. Our designers will use sketches, drawings and other visual materials to communicate their designs, including the latest computer-generated, 3D imaging software to quickly and accurately convey design options and test solutions.

We will also utilize Building Information Modeling (BIM) software to prepare the design documents.

We will discuss options for utilizing the BIM model for facility management purposes with the City of Whitewater and the Whitewater Police Department in order to understand how the design model might be adapted to the Department's best and most efficient use.

Our approach to communication is established at the onset of the project and is monitored and controlled throughout the remaining phases. Responses and directions from the City's stakeholders are requested on a continuing basis to ensure that the design meets your needs. The FGMA team is particularly experienced and skilled in working with numerous and possibly conflicting interests to achieve consensus and direction.

This participatory process involves all stakeholders and takes the following distinct forms:

- Workshops: brainstorming sessions designed to get everyone's ideas on the table and begin to evaluate various alternatives as they develop
- Meetings / Interviews: to elicit information or feedback in specific areas
- Review and approval procedures: to finalize decisions
- Community Engagement: This project is an opportunity to fully engage the community and use the design process for input on the facilities



SCHEDULE AND BUDGET MANAGEMENT

FGMA takes pride in our ability to manage complex assignments and keep them on schedule and within budget.

SCHEDULE MANAGEMENT

Before any sketch is generated or any line is drawn, our team will engage in a thorough project planning process which will establish a common set of goals and objectives for the project. These goals are developed and understood by the client as well as the architects, designers and consultants. The main schedule milestones will be identified prior to the commencement of the project and each team member will understand the importance and impact of their involvement in meeting the scheduled goals.

Establishment of a schedule requires the cooperative involvement of the design professional and the owner. Because we believe that each facility belongs to the client and the building users, our design process places you at the center of the design team. We weigh the need for a desired occupancy date against budgetary limitations, potential risks and the client's decision making process.

During the early phases of the project, working with the owner, goals and priorities will be set relating to aesthetic, functional and budget parameters. This will be accomplished through a collaborative consensus building process that will involve all members. As a group we will develop a work plan with which will be our roadmap for the project.

This schedule will help us organize the tasks by phase relating to the milestone dates. It will also indicate when information is required for decision making. It will establish review and approval periods relating to committee and board meetings. The schedule will target budget/estimate reviews, meetings with municipal agencies, internal department reviews and all of the detail required during the various project phases.



BUDGET MANAGEMENT

FGMA uses an active “Design to Cost” approach rather than a “Costing of the Design” process. Costs are controlled by means of frequent construction cost estimates throughout the progress of a project. In the early stages, costs will be estimated using square footage or other yardsticks. Due to the large number of educational projects that we bid on every year, we have a large database of recent bids on which to base early estimates that we will provide as input into this early costing process.

A cost model will also be developed in the context of the project budget for all of the major building systems by which alternatives for those systems can be evaluated. It is far easier to adjust maintain cost control in the early stages of the project than in the latter. Your Principal-in-Charge will be involved in this cost monitoring process from project inception through to project close-out to ensure your budgeting concerns are not overlooked.

As a project progresses, more detailed estimates are completed by the Construction Manager/General Contractor and reviewed in depth by us. Manufacturers and suppliers are often consulted regarding specific costs of items.

Alternatives for all building systems are presented to the city with a list of advantages and disadvantages and cost estimates related to the cost model for those building systems so that decisions are made within the overall framework of the budget.

As part of the interdisciplinary coordination meetings that are held on a regular basis over the course of designing and coordination all elements of a project, we benchmark the development of building systems against established budget parameters. We want to develop the best system possible for a client within the budget range that has been established.

We do not want to design a system that has to be altered to fit within a budget. We will not sacrifice functionality. By continuously measuring systems development against budget parameters, rather than only reviewing budget after phases have been completed, we believe that we will eliminate project revisions, maintain the project schedule and ensure project quality.

By constantly monitoring a project, changes during the design are incorporated in updated estimates, and the project scope or building systems can be selected or altered to maintain the budget.



FGMA recommends the development of cost estimates during the following stages of a project to effectively manage your cost:

- **At the Commencement of the Project—**
The estimating process begins very early in the project and is reviewed and updated during each phase of the project. This ensures that the project stays within your budget. Our objective is to develop an estimate that accurately reflects the price at which your project can be awarded. This requires precise pricing, experienced judgment, and continuing assessments of local market conditions.
- **At the Conclusion of Schematic Design**
- **At the Conclusion of Design Development**
- **At 50% Completion of Construction Documents**
- **During Evaluation of Bids—**Upon receipt of bids, we assist the Construction Manager/General Contractor with the check of the cost estimates provided previously to ensure the qualified bidders are at or under budget. Besides cost, information of the bidder's financial stability, previous experience, equipment ownership, and insurance is carefully reviewed.

As public safety specialists, we are versed in the standards governing police facility design.

Comprised of 49 core standards, the Wisconsin Law Enforcement Accreditation Group (WILEAG) influences the planning and design of police facilities. Through our current work on similar, relevant facilities in the State of Wisconsin, FGMA brings an understanding and adherence to WILEAG standards in order to enhance efficiency, effectiveness, and professionalism within law enforcement agencies.

We will work with the County to ensure that its new police facility is conducive to supporting the mission and functions of the agency while also promoting the safety and well-being of both officers and the public you serve.

The following are the most relevant standards that apply to your project:

MOBILE/WEARABLE VIDEO RECORDERS

6.1.9.2 Data security and access

6.1.9.3 Data storage and retention

RECORDS SECURITY

10.1.1.1 Separation of juvenile criminal records from adult criminal records

10.1.1.2 Policies and procedures governing collection, retention, storage and release of juvenile fingerprints, photographs, and other methods of identification

10.1.1.3 Appropriate security measures for agency files, including access limitations

11.1.2 EVIDENCE COLLECTION

To sustain a successful prosecution, agency personnel must utilize acceptable methods for field and lab processing of potential evidence, including maintenance of the chain of custody and integrity of evidence from scene to trial.

Air quality control with clean, sterile processing surfaces.

WILEAG Accredited Agencies We Have Worked With	
FULL ACCREDITATION	CORE STANDARDS ACCREDITATION
Cedarburg PD	Shorewood Hills PD
Cottage Grove PD	
Fitchburg PD	
Menomonee Falls PD	PURSUIING ACCREDITATION IN NEW FACILITIES
Mequon PD	Caledonia PD
Neenah PD	Slinger PD
Oshkosh PD	

In addition to the architectural aesthetic, our team will be observant of all government regulations throughout the design process. This includes, but is not limited to:

WI COMMERCIAL BUILDING CODE

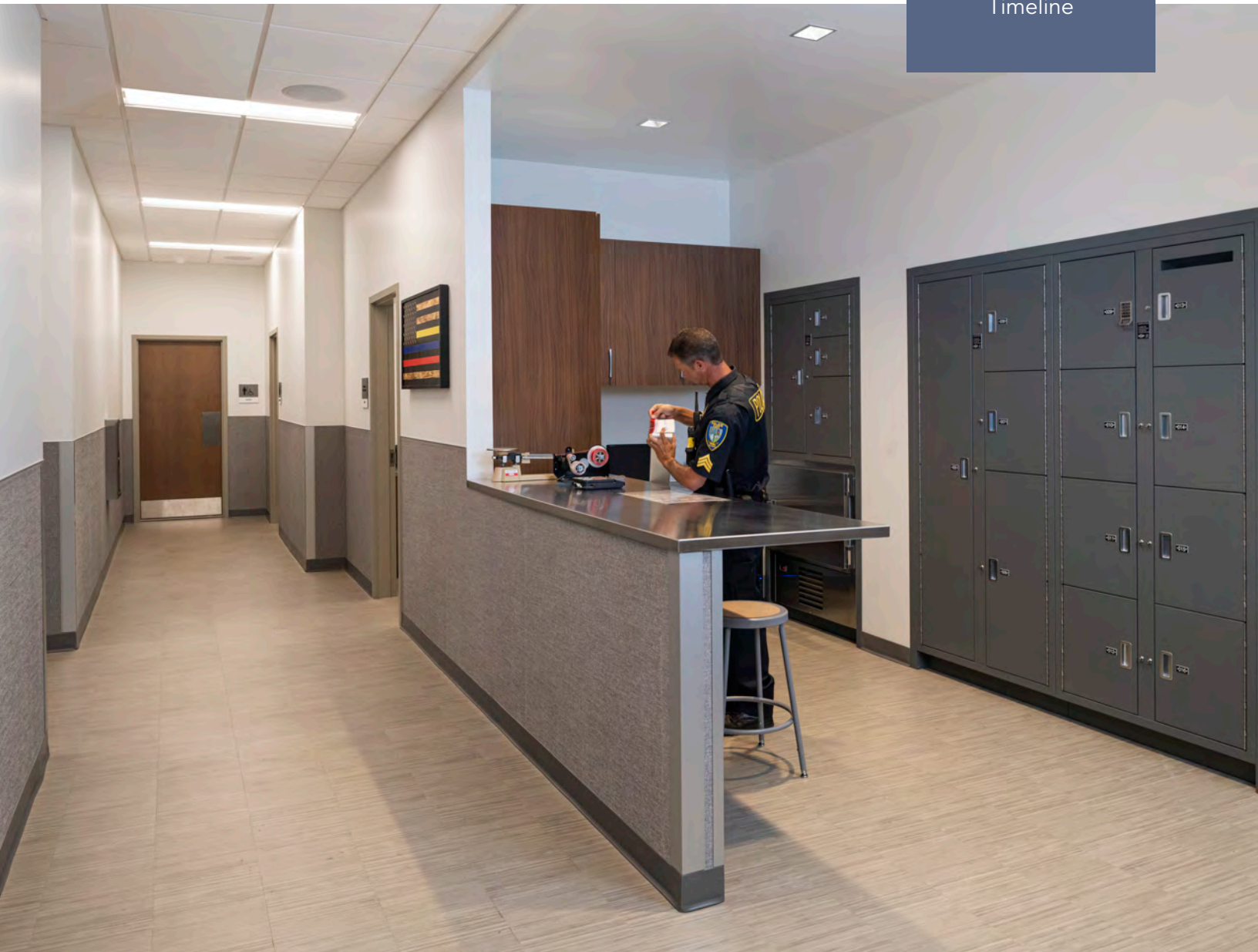
SPS 362 (2015 IBC), SPS 363 (2015 IECC), SPS 365 (2015 IMC), SPS 365 (2015 IFGC), SPS 381-387 (Plumbing Code)

All cited codes within the above list, including NEC, IFC, ADAAG and all standards and codes listed in 2015 IBC Chapter 35.

SECTION

G

Timeline





G. TIMELINE

Design Programming & Concept Planning	<i>March 2025</i>
Schematic Design	<i>April 2025</i>
Design Development	<i>May 2025</i>
Construction Documents	<i>June - July 2025</i>
100% Document Review Package (Construction Drawings, Specification Manual, Cost Estimate)	<i>August 1, 2025</i>
QA/QC Reviews	<i>August 2025</i>
DSPS State Plan Review	<i>August 2025</i>
Bidding	<i>August - September 2025</i>



SECTION

H

Budget Breakdown





H. BUDGET BREAKDOWN



Preliminary Design Services

Fixed Fee: \$22,500
Reimbursable Expenses: See Below for Anticipated Expenses

Final Design Services

Fixed Fee: \$60,500
Reimbursable Expenses: See Below for Anticipated Expenses

Bidding Related Services

Fixed Fee: \$5,000
Reimbursable Expenses: See Below for Anticipated Expenses

Grand Total

Fixed Fee: \$88,000
Reimbursable Expenses: See Below for Anticipated Expenses

Above fee is based on an approximately 50'x100' building located on City owned property at 109 County Highway U. Fee is inclusive of services outlined in Request for Proposal dated January 22, 2025, and listed below. The fee is based on an anticipated project construction cost of less than \$500,000. Deviation from these assumptions may require renegotiation of professional services fees.

List of Anticipated Reimbursable Expenses

- Postage and / or Delivery
- Contract Document Printing for Permitting
- Contract Document Digital Hosting for Bidding
- Destructive Testing / Investigation
- DSPS Plan Review Fees
- Other Review Agency Fees as necessary
- Travel / Mileage expenses
- Any Unforeseen Specialty Consultant

List of Services / Consultant Disciplines Included

- Architecture
 - including design & bid services
 - Coordination with Evidence Storage Equipment Vendor
- Civil Engineering & Stormwater Management Design
- MEP & FP Engineering
- Structural Engineering

List of Services / Consultant Disciplines Excluded

- Surveying & Land Division (CSM)
- Wetland Delineation
- Geotechnical Engineering & Soil Analysis
- Environmental Engineering
- Multiple Bid Packages
- Building Commissioning
- LEED and / or Other Design & Accreditation
- Off-site Public Utility and Street Extensions
- Interior Design
- Landscape Architecture
- Construction Administration Services



We Build Community



SUBMITTED BY

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Principal-in-Charge

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