



RFP: Whitewater Police Department Evidence Storage/Training Garage



Senga Architects

Firm Overview and Qualifications

HISTORY & EXPERIENCE

Senga Architects Inc. was established in January 2016 as a Minority-owned Architecture Design Firm located in downtown Chicago. The firm operates as an S-Corporation and holds certifications including MBE Certified Chicago and MBE Certified Illinois. Led by Founding Principal Architect Firmin S. Senga, our team is committed to providing quality and sustainable design solutions. We specialize in architectural services for public organizations, with a focus on collaboration, innovation, and client satisfaction.

PRACTICE PHILOSOPHY

Senga Architects Inc. is dedicated to providing innovative and sustainable design solutions. The firm emphasizes collaboration with clients, consultants, and team members. Utilizing Building Information Modeling (BIM) software and Revit as standard practices, the senior staff, with over 15 years of experience, ensures the delivery of digital documents and effective project management.

POTENTIAL ADDITIONAL CONSULTANTS

- Civil Engineering:
 - Terra Engineering
- Structural Engineering:
 - Deepak Gidwani of **DG Structural Engineering**, 401 S. La Salle St., Suite 1305, Chicago, IL
- MEP:
 - **Designteq**

IN-HOUSE DESIGN DISCIPLINES

DESIGN SERVICES

Architectural design, interior design, and planning

EVALUATION & PLANNING SERVICES

Programming, Existing facilities surveys, Economic feasibility studies, Site analysis, Environmental studies, Zoning analysis, ADA analysis

ADDITIONAL SERVICES PROVIDED IN-HOUSE

BIM/Revit Consulting, Interior Design, FFE, Permit Expediting, ADA Compliance and Accessibility Improvement, Code violation correction, Construction administration

ANNUAL VOLUME OF WORK

Senga Architects does about \$10 million in construction annually.

STAFFING INFORMATION

Senga Architects is comprised of 17 team members:

- 1 Principal Architect;
- 1 Senior Architect/Project Manager;
- 6 Architectural Designers; 1 Senior Architectural Designer
- 4 Architectural Interns;
- 3 Office Administrators.



TECHNICAL TRAINING AND EDUCATION

EDUCATION Graduate degrees from the Royal Institute of British Architecture and the Cracow Institute of Technology in Cracow, Poland.

CREDENTIALS Illinois Architectural License - Licensed Architect 2011 Indiana Architectural License - Licensed Architect 2018 Michigan Architectural License - Licensed Architect 2018 LEED AP - 2008 LEED AP BD+C - 2011 NCARB AIA Active member of the sustainable design focus group at M+W US Inc.

EXPERIENCE 17+ years of experience in project types: Commercial, corporate office, data center, residential, industrial, heavy manufacturing, laboratory, mission critical, military, higher education, research, cultural and spiritual, and hospitality.

ASSIGNMENT EXPERIENCE SD's, DD's, CD's, CA's, Site analysis, Code research, Specifications and Materials, Document checking, and Coordination.

DESIGN EXPERIENCE Architectural, Structural, Mechanical, Electrical, Plumbing, Civil, Interior, Landscape, and Material research & specifications.

EVALUATION AND PLANNING EXPERIENCE Programming, Existing facilities surveys, Economic feasibility studies, Site analysis, Environmental studies, and Zoning process assistance.

ADDITIONAL EXPERIENCE FFE, Graphic design, Permit expediting, ADA compliance and accessibility improvements, and Code violation corrections. 15+ years of experience with BIM/Revit, AutoCAD, Google Sketchup, Rhino 5, QGIS. Start date: January 2016. Supervised and completed over 400 projects. Prior to Senga Architects, 15 years of experience with other firms.

GENERAL EXPERIENCE & WORK WITH OTHER FIRMS PRIOR TO FOUNDING SENGA ARCHITECTS

ECE, CHAMPAIGN-URBANA, IL

Project Info: Design Build, Higher Education and Research

Cost: \$135,000,000 USD

Year: 2012 - 2015

Assignment: SD's, DD's, CD's, CA's, Site Analysis, Code Research, Specifications, and material research, document checking and coordination

LOYOLA CTRE, MAYWOOD, IL GOLD LEED

Project Info: Design Build, Higher Education and Research, Laboratory, and Vivarium

Cost: \$125,000,000 USD

Year: 2013 - 2016

Assignment: SD's, DD's, CD's, CA's, Site Analysis, Code Research, Specifications, and material research, document checking and coordination

EXPERIENCE WITH REQUESTED SERVICES

COOK COUNTY JUVENILE WEST COURTHOUSE

Senga Architects is providing an ADA Assessment and Transfer Package for the Cook County Department of Capital Planning and Policy. The facility of focus is the Juvenile West Courthouse and First Floor of the Juvenile Temporary Detention Center.

EDUCATIONAL SCIENCE LABS, CPS CHICAGO, IL

Interior Renovations and Expansion of High School Science Labs of CPS High Schools. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research.

PRE-K EXPANSIONS, CPS, CHICAGO, IL

Improvement and expansion for public school classrooms. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research.

Specific Role: Senior Architect

CPS TUS CLASSROOM AND BATHROOM PROJECTS

Complete renovation of multiple pre-fabricated classroom modular buildings at four CPS schools, including complete mechanical, electrical, plumbing and accessibility upgrades.

EXPERIENCE WITH REQUESTED SERVICES (CONTINUED)

OPEN CONTRACT, GOVERNOR'S STATE UNIVERSITY, UNIVERSITY PARK, IL

Senga Architect's Team was chosen to provide services for the next three years for this public university set on 750 acres in University Park, Illinois.

ACCESSIBILITY IMPROVEMENTS, 32 POLLING PLACES, CPS CHICAGO, IL

Our improvements range from the installation of small safety features to the design and installation of new accessible ramps and vertical platform lifts. This work includes the analysis of the unique conditions of each school to arrive at a solution that can be implemented within a limited timeframe and budget, without interrupting instruction, and preserving the architectural qualities of the spaces requiring improvement.

CDB PROJECT 630-000-272 REPAIR ROOFING AND REPLACE LIGHTNING - STATEWIDE PROGRAM - DOT, IL

Replacing the existing shingle roof on salt dome buildings as needed. Upgrading the lights to LED. Determine if any aspects of this projects are eligible for Illinois Energy Grant or Rebate Program. Responsible for preparing and submitting the grant application if the project qualifies for the rebate.

CDB PROJECT 810-052-024-01 - IMPROVEMENTS TO PEDESTRIAN WALKWAY

The Kaskaskia Community College - Centralia, Clinton County, is an 18-building facility established in 1968. The Library (JC20E), is a 38,126 square foot, 2-story building established in 1971. The Administration (JC20F), is a 18,404 square foot, 2-story building established in 1974. The scope of work provides for adding a roof structure over the pedestrian walkway connecting the Library Building second floor and the Administrative Building second floor, including lighting and outdoor heaters.

JOINT PUBLIC SAFETY TRAINING CAMPUS, CHICAGO IL

The Chicago Joint Public Safety Training Campus will be a new state-of-the-art facility to train the city's first responders. The 1.3 acre campus will increase the training capabilities of both new and current police officers, firefighters, and paramedics, allowing for comprehensive cross-training among departments. In addition to training facilities, there will be two restaurants on the site, Culvers and Peaches. Senga Architects is currently designing.

TECHNICAL TRAINING AND EDUCATION

EDUCATION: B. Arch and Environmental Design from Miami University Licensed Architect with the State of Illinois with extensive experience as a project manager and senior designer with specialties in sustainable design, healthcare, and public projects. 24+ years of experience in project types: Residential, commercial, governmental, industrial, educational, cultural, spiritual, hospitality, healthcare, and affordable housing.

ASSIGNMENT EXPERIENCE: SD's, DD's, CD's, CA's, Site analysis, Code research, Document checking, and Coordination.

DESIGN EXPERIENCE: Architectural, Structural, Mechanical, Electrical, and Plumbing. Evaluation and Planning Experience: Programming, Existing facilities surveys, Site analysis, Environmental studies, and Zoning process assistance.

ADDITIONAL EXPERIENCE: Graphic design, Permit expediting, and Code violation corrections. Start date: August 2021. Supervised over 13 projects and Completed 4. Prior to Senga Architects, 26+ years of experience with other firms.

GENERAL EXPERIENCE & EXPERIENCE WITH REQUESTED SERVICES

EDUCATIONAL SCIENCE LABS, CPS CHICAGO, IL

Interior Renovations and Expansion of High School Science Labs of CPS High Schools. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research. Specific Role: Senior Architect

PRE-K EXPANSIONS, CPS, CHICAGO, IL

Improvement and expansion for public school classrooms. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research. Specific Role: Senior Architect

CPS TUS CLASSROOM AND BATHROOM PROJECTS

Complete renovation of multiple pre-fabricated classroom modular buildings at four CPS schools, including complete mechanical, electrical, plumbing and accessibility upgrades. Specific Role: Senior Architect

JOINT PUBLIC SAFETY TRAINING CAMPUS, CHICAGO IL

The Chicago Joint Public Safety Training Campus will be a new state-of-the-art facility to train the city's first responders. The 1.3 acre campus will increase the training capabilities of both new and current police officers, firefighters and paramedics, allowing for comprehensive cross-training among departments. In addition to training facilities, there will be two restaurants on the site, Culvers and Peaches. Senga Architects is currently designing. Specific Role: Project Manager

ACCESSIBILITY IMPROVEMENTS, 32 POLLING PLACES, CPS CHICAGO, IL

Our improvements range from the installation of small safety features to the design and installation of new accessible ramps and vertical platform lifts. This work includes the analysis of the unique conditions of each school to arrive at a solution that can be implemented within a limited timeframe and budget without interrupting instruction, while preserving the architectural qualities of the spaces requiring improvement. Specific Role: Senior Architect

OPEN CONTRACT, GOVERNOR'S STATE UNIVERSITY, UNIVERSITY PARK, IL

Senga Architect's Team was chosen to provide services for the next three years for this public university set on 750 acres in University Park, Illinois.

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TREVOR O'KEEFE

ARCHITECT III

TECHNICAL TRAINING AND EDUCATION

EDUCATION: B. Arch from Illinois Institute of Technology. Extensive experience as a project manager and senior designer with specialties in sustainable design and public projects.

ASSIGNMENT EXPERIENCE: SD's, DD's, CD's, CA's, Site analysis, Code research, Document checking, and Coordination. 8+ years of experience in project types: Residential, commercial, industrial, educational, cultural, spiritual, and hospitality.

DESIGN EXPERIENCE: Architectural, Structural, Mechanical, Electrical, and Plumbing.

Evaluation and Planning Experience: Programming, Existing facilities surveys, Site analysis, Environmental studies, and Zoning process assistance. Graphic design, Permit expediting, and Code violation corrections. AutoCAD, Project Management, Rhinoceros, Revit.

Start date: February 2020. Completed over 22 of 38 assigned projects. Prior to Senga Architects, 8 years of experience with other firms.

GENERAL EXPERIENCE & EXPERIENCE WITH REQUESTED SERVICES

IRAZU

Senga Architects designed the interior and exterior renovation for a restaurant in the Bucktown Neighborhood of Chicago.

PRE-K EXPANSIONS, CPS, CHICAGO, IL

Improvement and expansion for public school classrooms. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research.

Specific Role: Quality Control

EDUCATIONAL SCIENCE LABS, CPS CHICAGO, IL

Interior Renovations and Expansion of High School Science Labs of CPS High Schools. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research.

Specific Role: Quality Control

CPS TUS CLASSROOM AND BATHROOM PROJECTS

Complete renovation of multiple pre-fabricated classroom modular buildings at four CPS schools, including complete mechanical, electrical, plumbing and accessibility upgrades. Specific Role: Quality Control

JOINT PUBLIC SAFETY TRAINING CAMPUS, CHICAGO IL

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ACCESSIBILITY IMPROVEMENTS, 32 POLLING PLACES, CPS CHICAGO, IL

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CDB PROJECT 630-000-272 REPAIR ROOFING AND REPLACE LIGHTNING - STATEWIDE PROGRAM - DOT, IL

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TECHNICAL TRAINING AND EDUCATION

EDUCATION: B. S. Arch, M. Arch from the University of Illinois Urbana-Champaign - 2016

ASSIGNMENT EXPERIENCE: SD's, DD's, CD's, CA's, Site analysis, Code research, Document checking, and Coordination. 4+ years of experience in project types: Residential, commercial, industrial, educational, cultural, spiritual, and hospitality.

DESIGN EXPERIENCE: Architectural, Structural, Mechanical, Electrical, and Plumbing. Evaluation and Planning Experience: Programming, Existing facilities surveys, Site analysis, Environmental studies, and Zoning process assistance.

Graphic design, Permit expediting, and Code violation corrections. AutoCAD, Grasshopper, Rhinoceros 3D, Revit, SketchUp, Thea Render, Adobe Illustrator/InDesign/Photoshop, Microsoft

Start date: October 2021.

25 Projects in Progress. Prior to Senga Architects, 4 years of experience with other firms.

GENERAL EXPERIENCE & EXPERIENCE WITH REQUESTED SERVICES

CDB PROJECT 810-052-024-01 - IMPROVEMENTS TO PEDESTRIAN WALKWAY

The Kaskaskia Community College - Centralia, Clinton County, is an 18-building facility established in 1968. The Library (JC20E), is a 38,126 square foot, 2-story building established in 1971. The Administration (JC20F), is a 18,404 square foot, 2-story building established in 1974. The scope of work provides for adding a roof structure over the pedestrian walkway connecting the Library Building second floor and the Administrative Building second floor, including lighting and outdoor heaters.

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Replacing the existing shingle roof on salt dome buildings as needed. Upgrading the lights to LED. Determine if any aspects of this projects are eligible for Illinois Energy Grant or Rebate Program. Responsible for preparing and submitting the grant application if the project qualifies for the rebate. Specific Role: Designer

EDUCATIONAL SCIENCE LABS, CPS CHICAGO, IL

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PRE-K EXPANSIONS, CPS, CHICAGO, IL

Improvement and expansion for public school classrooms. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research. Specific Role: Charts, Graphs, Media

ACCESSIBILITY IMPROVEMENTS, 32 POLLING PLACES, CPS CHICAGO, IL

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JOINT PUBLIC SAFETY TRAINING CAMPUS, CHICAGO IL

The Chicago Joint Public Safety Training Campus will be a new state-of-the-art facility to train the city's first responders. The 1.3 acre campus will increase the training capabilities of both new and current police officers, firefighters and paramedics, allowing for comprehensive cross-training among departments. In addition to training facilities, there will be two restaurants on the site, Culvers and Peaches. Senga Architects is currently designing. Specific Role: Designer

RUCHI PATEL

ARCHITECTURAL DESIGNER II

TECHNICAL TRAINING AND EDUCATION

EDUCATION: B Arch, M. Arch Iowa State University with special training urban studies and graphic studies - 2021

ASSIGNMENT EXPERIENCE: SD's, DD's, CD's, CA's, Site analysis, Code research, Document checking, and Coordination. 3+ years of experience in project types: Residential, commercial, industrial, educational, cultural, spiritual, and hospitality.

DESIGN EXPERIENCE: Architectural,, Structural, Mechanical, Electrical, and Plumbing.

Evaluation and Planning Experience: Programming, Existing facilities surveys, Site analysis, Environmental studies, and Zoning process assistance. Graphic design, Permit expediting, and Code violation corrections. AutoCAD, V-Ray, Rhinoceros 3D, Revit, Adobe Photoshop/Illustrator/InDesign

Start date: May 2021

23 Projects in Progress. Prior to Senga Architects, 3 years of experience with other firms.

GENERAL EXPERIENCE & EXPERIENCE WITH REQUESTED SERVICES

COOK COUNTY JUVENILE WEST COURTHOUSE

Senga Architects is providing an ADA Assessment and Transfer Package for the Cook County Department of Capital Planning and Policy. The facility of focus is the Juvenile West Courthouse and First Floor of the Juvenile Temporary Detention Center.

EDUCATIONAL SCIENCE LABS, CPS CHICAGO, IL

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Specific Role: Document checking and code coordination

PRE-K EXPANSIONS, CPS, CHICAGO, IL

Improvement and expansion for public school classrooms. Architectural, Mechanical, Electrical, Plumbing, and Structural design work and specifications; Design development, construction document, and schematic design; Construction administration; Document checking and coordination; Site analysis; Code research.

Specific Role: Document checking and code coordination

CHICAGO PUBLIC SCHOOLS TUS PROJECTS

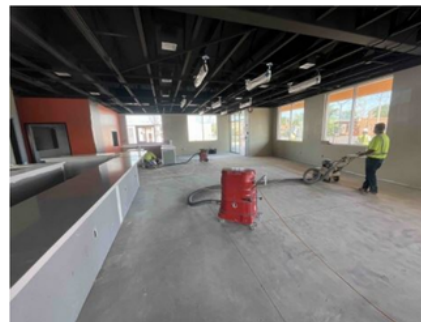
For various Chicago Public Schools, the Mechanical, Electrical and Plumbing were replaced. Ceilings, lighting, doors and hardware were replaced, new Fire Alarm Systems were put in place, and bathrooms were updated. Classroom and hallway updates were designed.

Similar Projects

CHICAGO JOINT PUBLIC SAFETY TRAINING CAMPUS

4433 W CHICAGO AVE, CHICAGO, IL 60651

The Chicago Joint Public Safety Training Campus will be a new state-of-the-art facility to serve the city's continued efforts to provide the best tools, technology and learning environment for first responders. The 1.3 acre campus will increase the training capabilities of both new and current police officers, firefighters and paramedics, allowing for comprehensive cross-training among departments. In addition to training facilities, there will be two restaurants on the site, Culvers and Peaches. Senga Architects, along with FGMA, designed these two restaurants.



TOTAL DOLLAR VALUE OF PROJECT:

\$10,000,000

REFERENCE:

Lynne Sorkin, AIA, LEED AP
 Direct 630-576-1089
 LynneSorkin@fgmarchitects.com

COMPLETION DATE:

Design Completed 2022

CURRENT PHASE OF DEVELOPMENT:

Ongoing (Currently Under Construcion)



KEY PERSONNEL AND THEIR ROLES:

- Firmin Senga** Principal Architect
- Paul Jensen** Senior Architectural Designer, Construction Documents, Construction Administration
- Ruchi Patel** Construction Documents, Construction Administration
- Ryoka Matsuno** Construction Documents, Construction Administration

Similar Projects

COOK COUNTY COURTHOUSE ADA COMPREHENSIVE ASSESSMENT AT JUVENILE WEST COURTHOUSE

ADA

Americans with Disabilities Act

Services being provided by Senga Architects include creating the existing building drawings and building assessment reports.



Senga Architects is providing an ADA Assessment and Transfer Package for the Cook County Department of Capital Planning and Policy. The facility of focus is the Juvenile West Courthouse and First Floor of the Juvenile Temporary Detention Center.

The scope includes the 450,000 sq. ft. facility along with the associated parking garage, exterior walk, and parking.

START / COMPLETION DATE:

2023 / 2025

CURRENT PHASE OF DEVELOPMENT:

Ongoing

REFERENCE:

ADRIAAN JELKS-BROWN
ADRIAAN.JELKS-BROWN@COOKCOUNTYIL.GOV
312-603-4472

TOTAL DOLLAR VALUE OF PROJECT:

\$8 Million +

KEY PERSONNEL AND THEIR ROLES:

Firmin Senga Principal Architect
Samuel Berk Architect
Marco Vides Senior Architectural Designer
Ruchi Patel Architectural Designer II
Elexa Cary Architectural Designer II

Similar Projects

CPS FACILITY NEEDS – MECHANICAL AND EXTERIOR ENVELOPE

Florence Nightingale Elementary School

Mechanical Renovations: Includes architectural, mechanical, electrical, plumbing, and structural design work; design development; construction documents; cost estimating; scheduling; and code research. The project focuses on enhancing mechanical systems at Florence Nightingale Elementary School to meet CPS standards, with a budget of \$13,435,275.

Exterior Envelope Improvements: Involves architectural, structural, and design development; construction documents; cost estimating; scheduling; and code research. This component addresses roof replacement, structural upgrades, and masonry repairs, with a budget of \$4,966,500.

Planning Phase Coordination: Currently in the design phase, our efforts are on detailed planning and development. We are preparing design documents, managing cost estimates, scheduling, and code compliance to ensure alignment with CPS standards and budget.

Project Scope:

- Mechanical System Renovations: \$13,435,275
- Roof Replacement, Structural, and Masonry Repairs: \$4,966,500



COMPLETION DATE:

Ongoing, 2025

CURRENT PHASE OF DEVELOPMENT:

Planning

TOTAL DOLLAR VALUE OF PROJECT:

\$18.4 MIL +

REFERENCE:

SIMONÉ J. RAY, RA
 CPS MEDILL CAMPUS
 708.269.0208
 SJRAY2@CPS.EDU

KEY PERSONNEL AND THEIR ROLES:

Firmin Senga Principal Architect
Paul Jensen Quality Control, Construction Administration, Design Documents

Approach to the Project & Information Gathering

Senga Architects Inc. will take a structured, collaborative, and data-driven approach to ensure a successful design and implementation for the Whitewater Police Department's Evidence Storage/Training Garage.

PROJECT KICKOFF AND STAKEHOLDER ENGAGEMENT

- Conduct a kickoff meeting with city officials and police staff to establish project goals and constraints.
- Identify key stakeholders and coordinate a clear communication plan.

SITE ANALYSIS & CODE COMPLIANCE

- Perform site surveys (topographic, utility, and geotechnical) to assess feasibility.
- Review State of Wisconsin and City of Whitewater codes to ensure full compliance.

SPACE PLANNING & FUNCTIONAL DESIGN

- Work with police personnel to define evidence storage and training requirements.
- Develop preliminary site layouts based on security needs, efficiency, and future growth.
- Solicit stakeholder feedback through structured discussions and working sessions.

PUBLIC & COMMUNITY CONSIDERATIONS

- While the project primarily serves law enforcement, we will engage city officials to determine public input opportunities, if applicable.
- Provide visualizations (3D renderings, virtual walkthroughs) for stakeholder review and approval.

DESIGN DEVELOPMENT & COST ESTIMATION

- Develop detailed BIM/Revit models for accurate construction documents.
- Provide cost estimates at preliminary, 60%, and final design phases to maintain budget control.

BIDDING & CONTRACTOR SELECTION

- Prepare bid packages and assist in contractor selection to ensure competitive pricing and quality execution.
- Support the bid evaluation and award process with the City of Whitewater.

Timeline and Budget

Project Timeline

Phase	Milestone	Est. Completion
Project Kickoff & Planning	Kickoff meeting, initial data collection, site survey	Mar 2025
Preliminary Design	Concept development, site analysis, stakeholder feedback	Apr 1, 2025
60% Design Development	Refinement of drawings, technical specifications, cost estimation	Jun 2, 2025
Final Design & Permitting	Bidding documents prepared, final OPCC, permit submission	Aug 1, 2025

Estimated Budget Breakdown

Category	Estimated Cost
Design	
Architectural Fees	\$50,000
Construction Cost Estimation & Bid Preparation	\$20,000
Structural Engineering	\$20,000
HVAC, Electrical, & Plumbing Systems	\$30,000
Total Estimated Budget	\$120,000