



REQUEST FOR PROPOSALS FOR:
WHITEWATER POLICE DEPARTMENT: EVIDENCE STORAGE/TRAINING GARAGE



MISSION STATEMENT

To apply passionately our artistic talents with high integrity, loyalty and servitude; ensuring that our clients **THRIVE**.

"In today's competitive business climate many firms are concerned more with their bottom line than the quality of their work. I believe what is most important is that a firm doesn't lose sight of the only thing that matters; integrity and winning the trust of the clients they serve. With the right foundation good structure will follow."

- Jeremy D. Bartlett, Firm Principal

City of Whitewater Police Department
Attn: Dan Meyer, Police Chief
312 W. Whitewater St.
Whitewater, WI 53190
dmeyer@whitewater-wi.gov

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

Dear Dan Meyer,

Thank you for considering Thrive Architects (Thrive) for the new Whitewater Police Department Evidence Storage/ Training Garage to be located within the confines of the Whitewater Waste Treatment Facility. We have reviewed the request for the proposal and believe our team is uniquely qualified to deliver Architectural and Engineering Design services for the proposed project.

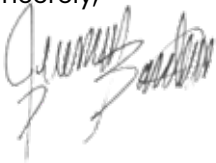
Thrive and our engineering partners have extensive experience with Public and Private Storage Facility projects. Our Public Storage design experience includes projects for the City of Waukesha and the City of Pewaukee. We also have extensive experience in the Private Storage Sector having designed numerous large scale pre-engineered commercial, self-storage buildings in recent years.

Our multidisciplinary team of Thrive Architects and JSD Professional Services is committed to delivering a project that is functional and maintains the budget constraints while providing your full building program goals. Our team is flexible and will work with your team to achieve the design delivery methods you have outlined within the RFP.

For your project, we have brought together our Mechanical, Electrical/Communications, Structural, and Civil Engineers. Jeff Stowe, Architect, will be leading this project team from our Madison Office. Jeff will be the main point of contact and will shepherd the project from kickoff to completion. We can commence on the project immediately upon being awarded and are committed to meeting the August 1st, 2025 design completion deadline.

Our team takes great pride in our extensive design knowledge. Our portfolio includes a diverse array of storage and local municipal projects, which we believe will bring significant value to this project. We thank you for the opportunity and look forward to lending our expertise to the new Whitewater Police Department Evidence Storage/ Training Garage.

Sincerely,



Jeremy D Bartlett, Firm Principal
jdb@thrive-architects.com
833.380.6180, ext 701

ARCHITECTURAL FIRM: THRIVE ARCHITECTS, LLC

HOME ADDRESS: 259 South St., Waukesha, WI 53186 (Suite A)

PHONE: 833.380.6180

WEBSITE: thrive-architects.com

OWNER/CONTACT: Jeremy D Bartlett, jdb@thrive-architects.com, Sole Proprietor

ARCHITECTURAL LICENSE: 10236-5

ORGANIZATION TYPE: Limited Liability Corporation, S. Corporation

FIRM HISTORY: Established in 2008

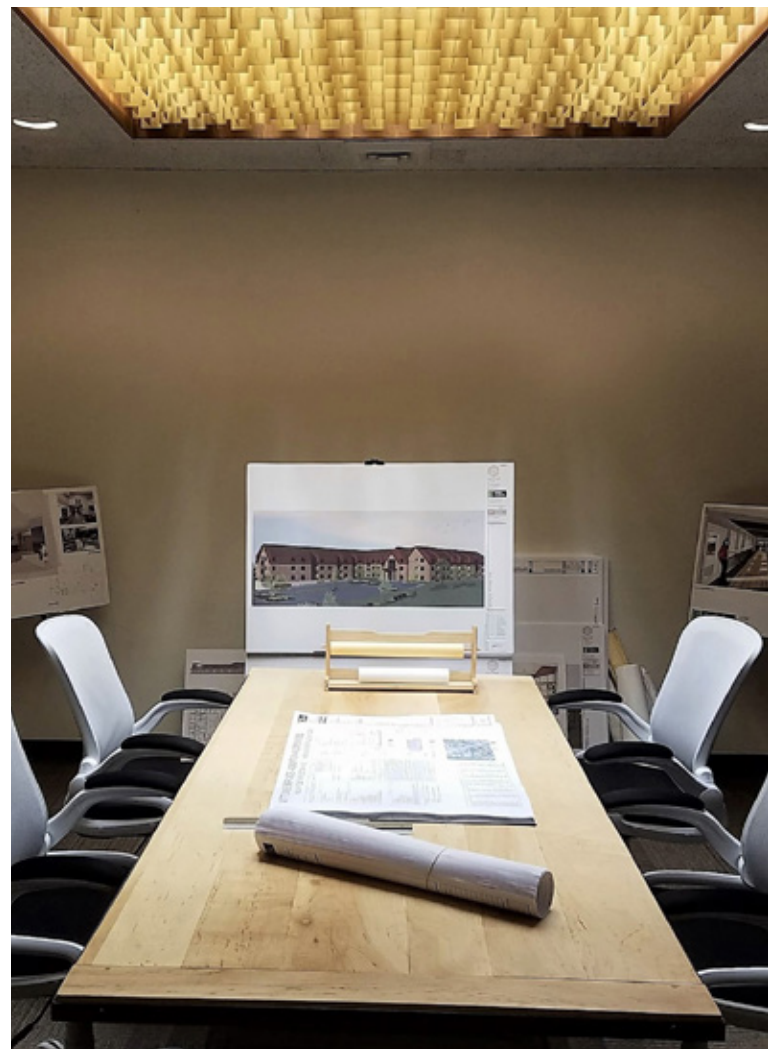
NUMBER OF EMPLOYEES: 11 total employees

OFFICE LOCATIONS: 259 South St. Ste A, Waukesha, WI 53186 (Home Office)

7818 Big Sky Drive Ste 209, Madison, WI 53719

2339 W Wisconsin Ave Ste C, Appleton, WI 54914

STATE CERTIFICATIONS: Licensed to practice Architecture in Wisconsin



OUR STORY

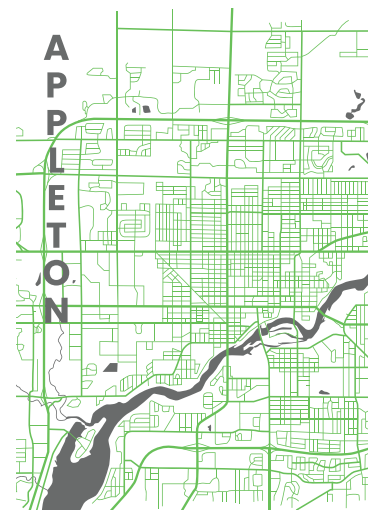
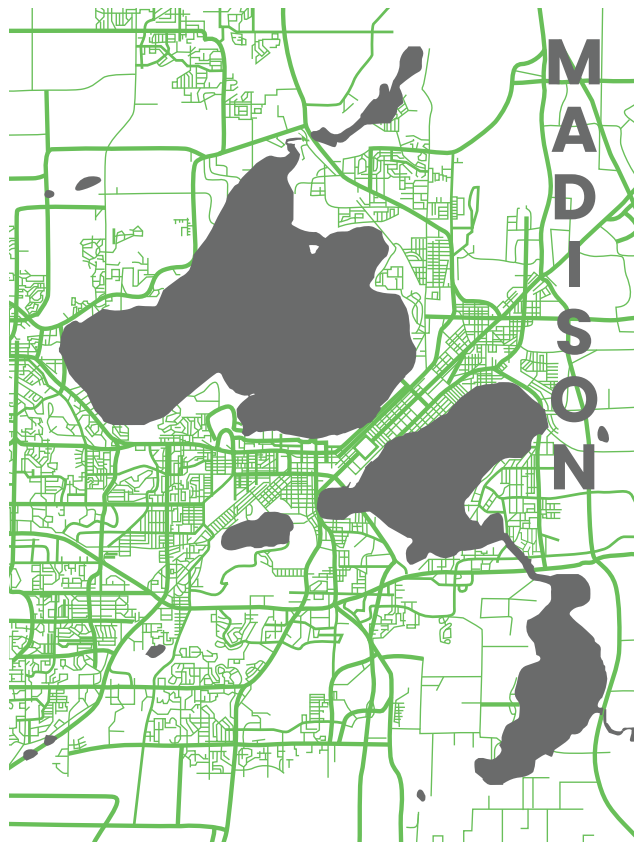
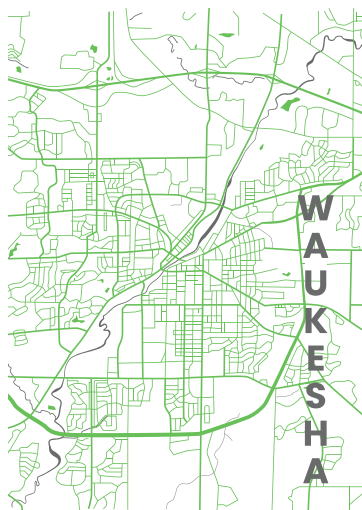
Thrive Architects began in 2008 as a part-time business providing small remodel projects mainly to residential clients. It wasn't until 2015, after 18 years in the Architectural profession, that Jeremy Bartlett decided to officially open Thrive Architects to commercial clients on a full-time basis.

Immediately outgrowing the home office, in 2016 the firm opened an office location in Waukesha, Wisconsin which now serves as our Headquarters.

In 2020 the firm expanded to Appleton and opened another office location.

In 2023, we have embarked on a Madison, Wisconsin presence and hired staff to operate a new Madison location.

With eleven employees located in three offices across Wisconsin we are well prepared to serve our clients throughout the State as we become the industry leader in Architecture and Design.



STATEMENT OF QUALIFICATIONS

Thrive Architects, with offices in Waukesha, Appleton and Madison, Wisconsin is a dynamic architectural firm committed to transforming visions into reality. With a profound dedication to excellence and innovation, we specialize in providing comprehensive architectural solutions tailored to meet the unique needs of each client. Our team brings a wealth of experience to every project, we have a proven track record of delivering exceptional results that exceed expectations. Since our inception in 2015, we have focused on combining design creativity with technical expertise to produce a diverse range of meticulously crafted projects.

FIRM PHILOSOPHY

To apply passionately our artistic talents with high integrity, loyalty and servitude; ensuring that our clients Thrive. We strive to be great communicators. We spend a significant amount of time in the design process meeting one on one with our clients. We encourage casual meetings with our clients whereby we approach the design by explaining a layout in-depth and sketch alongside the client to develop the plans. Our process is unique and often times our clients appreciate the design strategy we implement because it not only produces great results in the planning stages it also allows the client to capitalize on the brainstorming process during plan development. Our design process allows the client to see consistent progress at every stage as they are part of the step by step process.

COST ESTIMATING

Thrive Architects typically designs projects within budget the first time. Recently with inflation that has become more challenging. Nobody wins when the project needs to be redesigned and therefore we work hard to avoid designing above the owners budget from the beginning. If this does happen we work to value engineer with the client and make the necessary plan adjustments without compromising the design goals.

QUALITY CONTROL

Our firm maintains a full internal checklist of building components and does a complete review of each project prior to submittal for permit.

CODE COMPLIANCE

Our firm develops all commercial projects similar to the proposed per the Wisconsin adopted version of the 2015 International Building Code. Compliance is maintained through standard plan review and submittal procedures. For complex projects we often will establish a pre-plan review meeting to review the project with the state. We usually have at least a few projects under review with the state at all times which allows us to stay very current on plan review procedures and regulatory government agencies which are always evolving.

ENERGY SAVINGS IN OUR DESIGNS

While we value sustainable design we find our clients place importance on the balance between sustainability and costs. We tend to focus on the practical items that create long-term sustainable savings and environmental impact such as LED lighting and high-efficiency mechanical equipment. In some cases portions of a project may make sense to use geo-thermal and or solar power sources. Most of our clients ask that we design LEED-like but not maintain the necessary paperwork to achieve this. We have found that nearly all products we specify are LEED certified and therefore accomplishing sustainable goals has become much easier in recent years.

MEETING PROJECT SCHEDULE

We are straightforward with our approach to meeting schedules and understand the importance of delivering a project on time. We strive for great communication between team members and clients regarding project time line and goals.



WAUKESHA OFFICE



JEREMY BARTLETT
Architect/Firm
Principal



DAVID RASCHKA
Architect/Associate
Principal

MADISON OFFICE



JEFF STOWE
Architect/Associate
Principal

APPLETON OFFICE



ANGIE STRECKENBACH
Architect/Associate
Principal



ASHLEY POLLEX
Project Manager



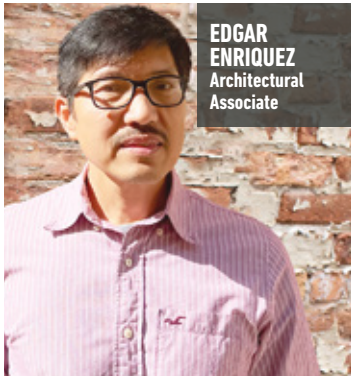
NATHAN HIRT
Architectural
Associate



JULIE JAKUBEK
Architectural
Associate



KEATON VERSTEGEN
Architectural
Associate



EDGAR ENRIQUEZ
Architectural
Associate



DEB BARTLETT
Accounts Manager



JONATHAN TEWS
Architectural
Associate

OUR FIRM STRIVES TO CULTIVATE...

- Good Communication With Our Clients
- Candor And Honesty Throughout The Design Process
- A Sense Of Humor
- Strong Work Ethic So That Our Clients Succeed
- Hands On Creativity Through Experiential Design
- A Positive Connection In Our Community
- Partnerships With Small Businesses

Jeremy D. Bartlett, Architect/Firm Principal



jdb@thrive-architects.com

ARCHITECTURE LICENSE
#10236-5

AFFILIATIONS

- Waukesha County Business Alliance
- Muskego Planning Commissioner
- Leading Age Wisconsin
- WALA Wisconsin Assisted Living Association Member
- SAGE - Society for the Advancement of Gerontological Environments Member

EDUCATION

Milwaukee School of Engineering – Bachelor of Science in Architectural Engineering, 1997

EXPERIENCE

- Licensed Architect with 25+ years of experience
- Previously worked as V.P. of Pre-Construction on Services at a Construction Firm
- Bachelors Degree in Architectural Engineering with Emphasis in Structural Engineering
- Spent 2 Years Working for Civil Engineer - Street and Site Design
- Over 25+ years of Design and Construction on Experience of Senior Care Environments
- Served on Board of Zoning Appeals and Planning Commission for City of Muskego from 2010 to Present
- 20+ Years Experience Marketing and Providing Business Development

RELEVANT WORK EXPERIENCE

PUBLIC STORAGE EXPERIENCE

- Summer Fun Marine, Genesee, WI
- Storage Master, Brookfield, WI
- Stor-It-Right, Oconomowoc, WI
- Pewaukee Self Storage, Pewaukee, WI
- Storage Master, Cudahy, WI
- Grafton Self Storage Alteration, Grafton, WI
- Great Lakes Power Vac, Pewaukee, WI
- StreetWorks Exotics, Pewaukee, WI

LOCAL MUNICIPAL EXPERIENCE

- City of Waukesha Park and Rec Storage Building, Waukesha, WI
- City of Pewaukee Salt Storage, Recycling Center and Fuel Island, Pewaukee, WI
- City of Pewaukee Fire Department Station 2 Storage Building, Pewaukee, WI
- Waukesha Parade Memorial Grede Park and Main Street, Waukesha, W
- City of Pewaukee City Hall Study and Remodel, Pewaukee, WI
- City of Waukesha Fire Department Station 4 Addition, Waukesha, WI
- City of Waukesha Fire Department Burn Building Training Center, Waukesha, WI
- City of Waukesha Library Remodel, Waukesha, WI
- City of Waukesha Transit Center Remodel, Waukesha, WI
- City of Watertown Riverside Park Restroom Building, Watertown, WI
- City of Waukesha Cold War Museum Study, Waukesha, WI
- Waukesha County Jail Shower Room Remodel, Waukesha, WI
- HAC of Waukesha County Overflow Shelter Renovation, Waukesha, WI
- Milwaukee County Jail Inmate Processing Center Remodel, Milwaukee, WI
- Village of Mukwonago Fire Station #1 Sleeping Quarters Study, Mukwonago, WI
- Village of Mukwonago Utilities Department Expansion Study, Mukwonago, WI
- Town of Norway Sanitary District Lift Station 5, Norway, WI
- Mukwonago High School Baseball Field Concession Stand, Mukwonago, WI
- East Troy School District Bus Maintenance Facility, East Troy, WI
- East Troy Middle School Gymnasium Remodel, East Troy, WI
- Franklin High School Baseball Dugouts, Franklin, WI
- Waukesha West High School Auditorium Remodel, Waukesha, WI
- Milwaukee Public Schools Admin. Building Emergency Generator, Milwaukee, WI



Jeff M. Stowe, Architect/Associate Principal



jms@thrive-architects.com

AFFILIATIONS

- AIA

EDUCATION

UW Milwaukee – Bachelor of Science, Architectural Studies

EXPERIENCE

- Licensed Architect with 20 years of experience
- Design and Construction Experience on a variety of project types; with focus in Retail, Hospitality and Business.
- Strategic planning and business development; sole proprietor of an architectural firm for twelve years.

RELEVANT WORK EXPERIENCE

- Spellman Trailer, Franklin, WI
- Wauwatosa Self Storage, Milwaukee, WI
- Storage Mart, Franklin, WI
- Milwaukee County Jail Inmate Processing Center Remodel, Milwaukee, WI
- Town of Norway Sanitary District Lift Station 5, Norway, WI
- Franklin High School Baseball Dugouts, Franklin, WI
- Wisconsin P&P Amusement, Menomonee Falls, WI
- Viking Electric, Wauwatosa, WI
- Phoenix Investors, Multiple Warehouse/Manufacturing Facilities, WI
- Storage Mart, Franklin, WI
- Wauwatosa Self-Storage, Milwaukee, WI

"As a kid of the 70's, Mr. Brady was an influence, but seriously I've always loved unique houses and buildings and enjoyed drawing."



Jonathan W. Tews, Architectural Associate



jwt@thrive-architects.com

AFFILIATIONS

- AIA Associate Member

EDUCATION

UW Milwaukee - Masters Degree,
Architectural Studies

EXPERIENCE

- Bachelors and Masters degree in architectural studies
- Drafting experience in Revit, Chief Architect, Autocad, Rhino
- 6+ years of experience working with Adobe Suite and Microsoft office products

RELEVANT WORK EXPERIENCE

- Salvation Army Store, Waukesha, WI
- Fred Astaire Dance Studio, Muskego, WI
- Wauwatosa Self Storage, Milwaukee, WI
- Southern Lakes Church Family Center Addition, Elkhorn, WI
- Steaks and Hoagies, Waunakee, WI
- Shattered Glass Brewery, Beaver Dam, WI

"I have always had an interest in how things are built and put together. I was naturally drawn to the profession for its creative and functional aspects."





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.

SERVICES

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

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

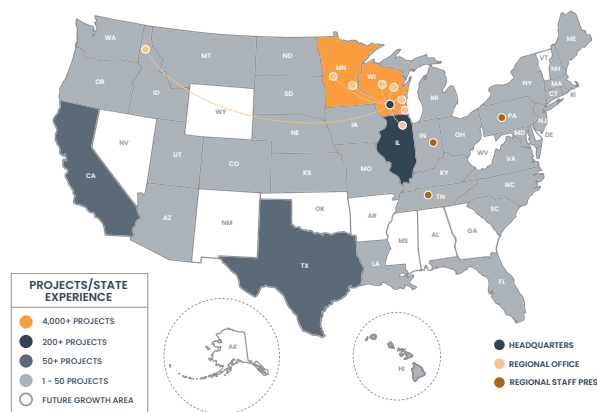
418 E. Lakeside Ave, Suite 221, Coeur d'Alene, ID 83814 | (847) 682-9420

Alexandria, MN

1206 3rd Ave. East, Alexandria, MN 56308 | (320) 763-6855

Minneapolis, MN

Coming Soon



JSD Project Team

Whitewater Police Storage



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

JSD Project Team

Whitewater Police Storage

**John Trava, PE – Structural Engineer**

Mr. Trava has been practicing civil and structural engineering for over 12 years. He has a strong background in design, project management, proposal writing, business development, and 3D modeling in Revit on commercial, residential, and industrial structures.

Relevant Experience:

REG Lab Expansion, Deforest, WI

Didion Expansions (Multiple), Cambria and Johnson Creek, WI

Jefferson Wellhouse #3, Jefferson, WI

CHR Remodel, Windsor, WI

Holy Family Shire Stone Homes, Fall River, WI

Sauk Trails Plaza II, Madison, WI



PUBLIC STORAGE EXPERIENCE

- Wauwatosa Self Storage, Milwaukee, WI
- Storage Mart, Franklin, WI
- Summer Fun Marine, Genesee, WI
- Storage Master, Brookfield, WI
- Stor-It-Right, Oconomowoc, WI
- Pewaukee Self Storage, Pewaukee, WI
- Storage Master, Cudahy, WI
- Grafton Self Storage Alteration, Grafton, WI
- Great Lakes Power Vac, Pewaukee, WI
- StreetWorks Exotics, Pewaukee, WI

LOCAL MUNICIPAL EXPERIENCE

- City of Waukesha Park and Rec Storage Building
- City of Pewaukee Salt Storage, Recycling Center and Fuel Island
- City of Pewaukee Fire Department Station 2 Storage Building
- Waukesha Parade Memorial Grede Park and Main Street
- City of Pewaukee City Hall Study and Remodel
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- City of Waukesha Fire Department Burn Building Training Center
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- City of Waukesha Transit Center Remodel
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- City of Waukesha Cold War Museum Study
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- Mukwonago High School Baseball Field Concession Stand
- East Troy School District Bus Maintenance Facility
- East Troy Middle School Gymnasium Remodel
- Franklin High School Baseball Dugouts
- Waukesha West High School Auditorium Remodel
- Milwaukee Public Schools Admin. Building Emergency Generator





WAUKESHA PARK & REC STORAGE

Waukesha, Wisconsin



PROJECT STATS

Remodel: 5,984 ft²

Completed: 2023

Cost of Construction: \$400,000

Designed for the City of Waukesha Parks and Recreation Department this new Storage Building provides additional storage and maintenance capacity for their fleet of vehicles and equipment.

The project consisted of site development and planning for a pre-engineered wood structure.

Thrive managed the public bid along with issuance of all design documents and specifications. The project construction was awarded to Ford Construction of Waukesha, WI.





PEWAUKEE FIRE DEPARTMENT STATION 2

Pewaukee, Wisconsin

PROJECT STATS

New Construction: 4,368 ft²
Completed: 2020
Cost of Construction: \$750,000

Pewaukee Fire Department was in need of a Storage Building for their auxiliary equipment. We designed the building such that the architectural style matched the existing fire station. Project was constructed in 2019.





SUMMER FUN MARINE

Genesee, Wisconsin



PROJECT STATS

New Construction: 82,080 ft²
Completed: 2021

Summer Fun Boat needed a facility for over winter storage for their clients boats. Located in Genesee, Wisconsin our work consisted of a fenced in and secure multi-storage facility.

In total, seven pre-engineered wood storage buildings were constructed on this site.





STORAGE MASTER

Brookfield, Wisconsin

PROJECT STATS

New Construction: 94,000 ft²

Completed: 2022

Over 94,000 square feet of new construction in Brookfield, WI. Twelve separate buildings to house secure, climate controlled and non climate controlled self-storage units.

All buildings were pre-engineered metal buildings. Thrive designed the exterior facades per the Owner's brand specifications while satisfying the high design standards of Brookfield.





STOR-IT-RIGHT
Oconomowoc, Wisconsin

PROJECT STATS

New Construction: 51,000 ft²
Completed: Summer 2025

Over 51,000 square feet of new construction in Oconomowoc, WI. Four buildings to house secure, climate controlled, self-storage units.

Currently under construction the project will eventually contain eight (8) pre-engineered metal buildings.





PEWAUKEE SELF STORAGE

Pewaukee, Wisconsin

PROJECT STATS

New Construction: 58,000 ft²

Completed: 2022

Pewaukee Self Storage features pre-engineered, high-quality structural buildings designed for secure and convenient storage. Spanning 58,000 square feet of new construction in Pewaukee, WI, the facility consists of eight buildings offering a mix of drive-up and climate-controlled units to meet a variety of storage needs.





PEWAUKEE DPW

Pewaukee, Wisconsin

PROJECT STATS

New Construction: 5,760 ft²

Completed: July 2023

Cost of Construction: \$2,000,000

The City of Pewaukee was under construction on their new DPW building when they acquired additional land for a second phase of their project. Our team helped with the design and relocation for the municipal yard, including a new salt storage building, new fuel island, and relocation of their recycle yard.





CITY OF WAUKESHA FIRE DEPARTMENT STATION 4

Waukesha, Wisconsin

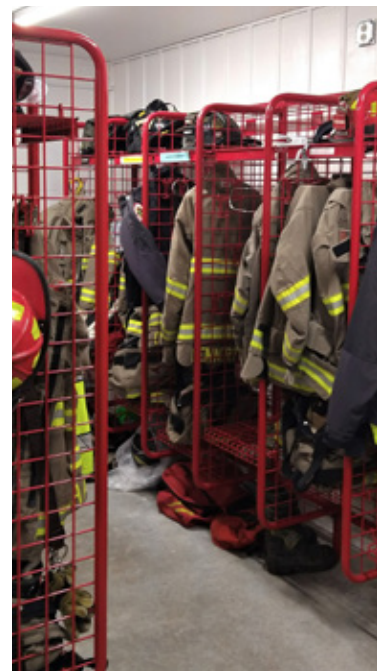
PROJECT STATS

Addition: 865 ft²

Completed: 2021

Cost of Construction: Undisclosed

Waukesha Fire Department required a Storage Space for their auxiliary equipment and fire gear. We designed the building addition such that the architectural style matched the existing fire station. Project was completed in September 2021.





WAUKESHA PARADE MEMORIAL

Waukesha, Wisconsin

PROJECT STATS

Construction Completed: Fall 2024

Cost of Construction: \$1,500,000

We were entrusted with being selected to design the memorial to honor the victims of the 2021 Christmas Parade tragedy. With our office so close to the parade route, we were impacted by the events, and wanted our design to illustrate the strength of our community with everybody coming together in the days and weeks after the incident. The individual concrete ribbons, each represented one of the lives lost in the tragedy, weave through the park and come together to form a central heart.



Photos and Construction of Waukesha-Strong Memorial by Scethlein



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

UW-Whitewater Lauretide 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.

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



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

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

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.

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



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

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.





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



TASK 1 – PROJECT KICK-OFF

Timeline: 4 Weeks

- Meet with City staff to discuss preliminary concepts, building programming and City expectations.
- Authorize Surveying to begin.
- Assist City with obtaining soil boring quotations for geotechnical engineering services.
- Initiate conceptual design documents including site plan sketch and floor plan sketch.

TASK 2 – DESIGN DEVELOPMENT

Timeline: 5 Weeks

- Meet with City staff to review the plan concepts and qualify the building program.
- Further develop design concepts, including floor plan, site plan and exterior elevations
- Provide preliminary opinion of estimated cost
- Complete code research and consider material selections
- Submit plans to governing agencies for any local planning and zoning approvals
- ALTERNATE: Provide 3D Rendering of Building Exterior

TASK 3 – CONSTRUCTION DOCUMENTS AND SPECIFICATIONS

Timeline: 5 Weeks

- Meet with City Staff to finalize design details
- Prepare bid documents including but not limited to: floor plans, preliminary foundation plans, exterior elevations, site plans, code sheet, door and window details, building sections, civil plans, mechanical engineering, electrical engineering and specifications.
- Please note with the project utilizing pre-engineered wood framed building it is understood that the foundation design will need to be included in the pre-engineered building scope of work. Our structural engineering will be limited to assumptions. All final foundation design will be by pre-engineered wood framed building supplier under the review of our structural engineer.
- Peer review and coordination with consultants' team
- Obtain Owner Final Review before issuing for Bidding

TASK 4 – PROJECT BIDDING

Timeline: 6 Weeks

- Provide legal advertisement to the City for publication
- Submit plans for plan review to governing agencies
- Distribute construction documents to bidders
- Answer questions during bidding
- Prepare Addenda as required in response to bidder questions
- Attend bid opening
- Provide comparison of bids

ALTERNATE: TASK 5 – CONSTRUCTION ADMINISTRATION

Timeline: Determined by Selected General Contractor

- Provide Notice of Award to approved contractor
- Attend pre-construction meeting
- Provide Construction Bulletin and RFI Support
- Attend site bi-weekly to review project progress and provide site observation up to Six (6) visits
- Review pay applications
- Provide shop drawing review
- Conduct and punch-list walk-thru at construction closeout up to One (1) site visit
- Provide as-built drawings

DESIGN APPROACH:

- **One Contact:** Thrive Architects will have the same Design Team from start to finish on your project. We will maintain one point of contact from our team; Jeff Stowe, Architect. If anything shall ever arise that requires assistance, our Firm Principal Jeremy Bartlett, is also available to support and address any and all needs.
- **Overview of Design Process:** During preliminary design, Thrive will lead a kick-off meeting with introductions to the team. During schematic design, the design team will develop floor plans and building elevations, review building code restrictions and develop a conceptual site plan. We will confirm the building program by conducting interviews with the stakeholders and refine the design accordingly. During design development, we will explore the engineering specifics and make Architectural material selections as well as finalize and sign off on plans to move forward to the Construction Document phase; furthermore we will provide an assessment of the estimated building costs. During the Construction Documentation phase, we anticipate the A/E team will be focusing on developing permit and bid drawings and specifications for the full project while continuing to provide updates with the Project Planning Team.

DESIGN FEE:

Thrive Architects is pleased to provide the Architecture and Engineering services for the Whitewater Police Department Evidence Storage/Training Garage as outlined in the Owner's RFP. A **comprehensive** summary of our Fixed Fee Proposal is listed below.

Fixed Fee for Architecture/Engineering Services..... \$58,500

Optional Additional Costs/Services:

Allowance for Reimbursable Printing and Mileage Expenses\$400

Printing for Owner/Architect meeting documents at SD and DD phases, Mileage. Does not include printing for Construction Documents, Printing for Bidders nor Government Agency Fees.

Structural Engineering Construction Documents for Foundation Design.....\$3,500

Final structural engineering cannot be completed until Pre-Engineered Building Supplier is selected and they provide their Structural Load Calculations. Therefore it is assumed the Owner will prefer to have the Pre-Engineered Building Supplier provide the Foundation Design.

Meeting documents at SD and DD phases, Mileage. Does not include printing for Construction Documents, Printing for Bidders nor Government Agency Fees.

Alternate: 3D Rendering of Building Exterior\$1,500

Alternate: Construction Administration Services.....\$11,700

The proposal does not explicitly request that Construction Administration Services shall be included. However we would recommend this. We would provide 6 site visits, 1 Punchlist Visit, Review of Shop Drawings, Full Construction Bulletin Support and Answering Contractor Questions During Construction.

Excluded Design Services:

Plumbing Design	Interior Design	Furniture and Furnishing Selections
Fire Protection Design	Fire Alarm Design	Low Voltage Design
Soil Engineering	Soil Reports	Soil Borings
Environmental Testing	Material Testing	As-Built Drawings
Fire Maps	Marketing Plans	City Zoning Approvals
Site Lighting/Photometrics	Landscape Design	

Hourly Rates:

Architectural Drafter: \$75/Hour	Associate Principal Architect: \$115/Hour
Senior Architectural Drafter: \$85/Hour	Firm Principal Architect: \$130/Hour
Architect Proj. Mngr: \$95/Hour	Structural Engineer: \$165/Hour
Civil Engineer: \$180/Hour	Mech/Electrical Engineer: \$175/Hour

