



PROPOSAL & STATEMENT OF QUALIFICATIONS

Whitewater Police Department Evidence Storage / Training Garage

Whitewater, Wisconsin

February 11, 2025



architecture · interior design · planning



TABLE of CONTENTS

Cover Letter	1
Firm Information	2
Resumes	3
Relevant Design Experience	6
Similar Projects	9
Project Approach	13
Timeline	16
Budget Breakdown	17

February 11, 2025

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

sent via email: dmeyer@whitewater-wi.gov

Dear Mr Meyer:

Thank you for the opportunity to submit our proposal and credentials for **the Whitewater Police Department Evidence Storage / Training Garage**. Our team has extensive experience working with multiple cities, villages, towns, and counties; many of these projects have included storage garages for equipment and vehicle repair, equipment storage, and offices.

To accomplish your project, we are submitting in collaboration with Strategic Structural Design (Madison, Wisconsin, for structural engineering), and IBC Engineering (Waukesha, Wisconsin, for mechanical, electrical, and plumbing). We have worked with these firms on numerous successful projects.

Our team is dedicated to providing:

■ **Public Planning Expertise in Municipalities**

We are experienced with similar communities, such as the Village of Windsor, Sharon, Stratford, Deerfield, and New Glarus, as well as the City of Fitchburg. Our team has provided various design services for their village halls and police departments.

■ **Teamwork**

We view our clients and contractors as members of our design team. We believe in clear, honest, and frequent communications which helps the team optimize solutions, and keeps the project in budget, on schedule, and minimizes problems.

■ **Creativity, Innovation, and Value**

Our practice is recognized for its problem-solving and innovative ideas, results unique to each client, and projects that are cost effective.

We look forward to your review and for the opportunity of working together. Please contact me if you have any questions.

Sincerely,



A. James Gersich, AIA
Architect/Principal
jgersich@dimensionivmadison.com
608.829.4453

6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

p 608.829.4444

f 608.829.4445

dimensionivmadison.com



MISSION STATEMENT

We will provide thorough, attentive services to our clients, listening to user needs, introducing and exploring innovative ideas with a goal of providing creative, functional and affordable architecture that is sustainable and will stand the test of time.

Firm Information

Dimension IV Madison Design Group LLC

6515 Grand Teton Plaza, Suite 120 ■ Madison, Wisconsin 53719

p: 608.829.4444

f: 608.829.4445

dimensionivmadison.com

Principals / Owners

Jim Gersich, AIA, RLA, WRID

Jerry Bourquin, AIA

Ron Siggelkow, AIA

Ray White, AIA

Tracey Mac Murchy, AIA

Carl Miller, AIA, LEED® Green Associate

Sheila Ace

Tina Gordon, NCIDQ

Primary Contact:

Jim Gersich, AIA

jgersich@dimensionivmadison.com

608.829.4453

Staff

Our team provides architectural, interior design, and planning services throughout the Upper Midwest. Six of our principals worked together prior to founding the firm in 2002. Our staff of 22 design and technical support professionals includes nine licensed architects, one LEED® Green Associate, and one LEED® Accredited Professional. Each provides a unique contribution to help ensure our clients' goals are met.



Jim Gersich AIA, RLA, WRID



Shawano Municipal Utilities – Shawano, Wisconsin

Jim will be the Principal-in-Charge supplemented by additional architectural and interior design staff.

Village of Windsor – Windsor, Wisconsin

- **Municipal Campus Space Needs Analysis, Building Programming, and Downtown Plan** (including new village hall)
- **New Department of Public Works Facility**
- **Sheriff's NE Precinct / Police Department Remodel / Renovation**

Shawano Municipal Utilities Training Garage Facilities – Shawano, Wisconsin

Lac du Flambeau Workforce Training & Business Development Center – Lac du Flambeau – Wisconsin

Fitch-Rona EMS Conversion / Renovation – Verona, Wisconsin

Portage County City-County Building Remodel – Stevens Point, Wisconsin

New Glarus Village Hall Building Assessment, Feasibility Study, and Space Needs (included concepts for police department) – New Glarus, Wisconsin

Waupaca County Courthouse – Waupaca, Wisconsin

- **Master Plan and Space & Facilities Needs Assessment (2018/2023)**
- **Urgent Needs Repair / Remodeling**
- **Finance Department Remodeling**
- **Addition / Remodeling**

Matheson Public Library – Elkhorn, Wisconsin

45+

Years of Experience

Principal
Project Manager
Architect
Landscape Architect
Construction Administrator

Registration/Accreditation

Registered Architect:
WI, IL, IN, IA, ME, MI, MN,
NY, OH, and SC

Registered/Certified Interior
Designer: WI and MN

Registered Landscape
Architect: WI

National Council
of Architectural Registration
Boards (NCARB)

Education/Training

MBA, University of Wisconsin-
La Crosse, Wisconsin (1986)

Bachelor of Architecture,
University of Illinois,
Urbana-Champaign (1973)

Organizations/Committees/ Memberships

American Institute of
Architects (AIA)

Continuing Education Committee
(2018 Chair)

AIA Wisconsin (1997 President)

Wisconsin Architects Foundation

Wisconsin Joint Examining Board
(2012-Present Vice Chair)

State of Wisconsin Nursing Home
Administrator Examining Board
(2023-Present Vice Chair)

Resumes continued

We have teamed with Strategic Structural Design and IBC Engineering to assist with the mechanical, electrical, plumbing, and structural engineering of the project. These pages showcase their bios and a few of their related projects.



STRATEGIC STRUCTURAL DESIGN

Strategic Structural Design (Madison, Wisconsin) was established with the mission of assisting its clients with the highest quality services provided seamlessly through a collaborative design approach. All work is performed by a small group of highly skilled, licensed professional engineers who collaborate and coordinate with architects and engineers to exceed client expectations. SSD will provide structural engineering design services for this project.



**Michael Leiferman, PE,
LEED® AP
Principal / Structural Engineer**

Mike has over 30 years of experience in the design, manufacturing, and construction of buildings. He is dedicated to ensuring that the structural system design is cost effective, both in terms of material costs and constructability.

Similar Project Experience:

Village of Windsor Sheriff's NE Precinct / Police Department Remodel / Renovation – Windsor, Wisconsin*

Village of Windsor New Department of Public Works Facility – Windsor, Wisconsin*

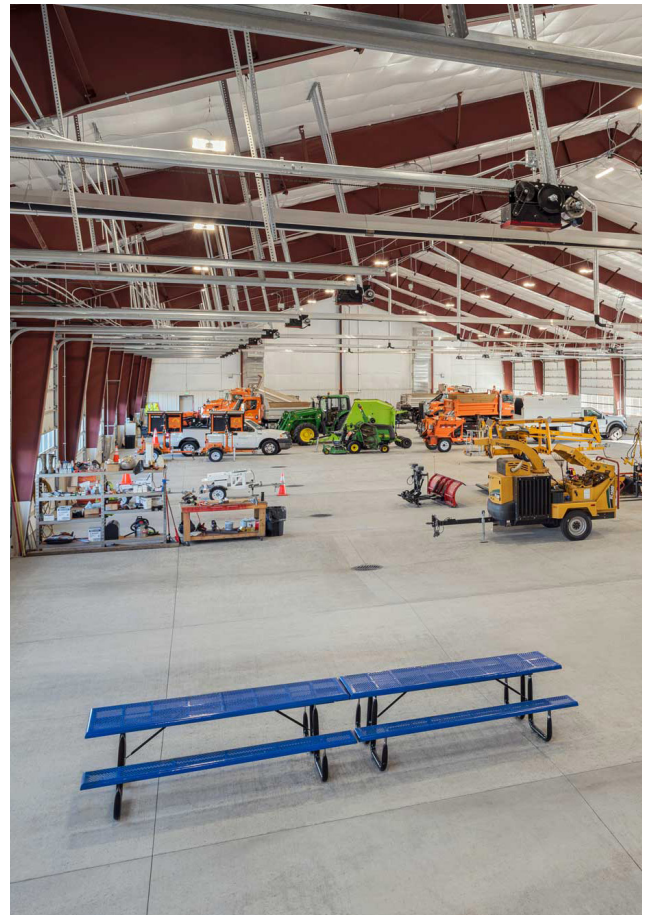
Village of Windsor Municipal Campus Space Needs Analysis and Building Programming, and New Public Works Facility – Windsor, Wisconsin*

Waupaca County Courthouse Urgent Needs Remodeling / Repair – Waupaca, Wisconsin*

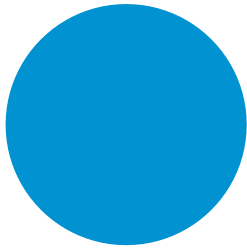
Village of Sharon Feasibility Study – Sharon, Wisconsin*

Village of Deerfield New Village Hall – Deerfield, Wisconsin*

* Projects with Dimension IV Madison Design Group



Village of Windsor Department of Public Works – Windsor, WI



**LICENSES/
CERTIFICATIONS**

Registered Designer of
Systems, State of
Wisconsin (2091-7)

LEED Accredited
Professional, US Green
Building Council

AWARDS

Wisconsin Builder Top
Project:

- Northwestern Mutual
Tower and Commons
- Froedtert & the Medical
College of Wisconsin
Sports Science Center
- Westlawn Gardens
- Lapham Park
Revitalization

SCOTT BEGLINGER, RD, LEED AP

Principal-in-Charge

An accomplished HVAC and plumbing systems designer with nearly 30 years of experience, Scott possesses a keen sense for detail and excellent communication skills. Passionate about the environment and sustainable building practices, he has been involved in several facilities that incorporate renewable energy features.

Milwaukee Police Administration Building Various Projects – Milwaukee, Wisconsin: IBC has provided a wide range of MEP services over the years including everything from feasibility studies to complete design and construction support. Projects have included high rise infrastructure upgrades and renovations of the 6th, 5th, 4th, and 3rd floors as well as a complete replacement of the sanitary drainage system serving the two-level underground parking garage. Designs have included pressurization systems for elevator and stairway egress as well as holding cell areas.

Waukesha Police Department – Waukesha, Wisconsin: Project Engineer for an addition and remodel to the police department. The existing MEP systems of the original 53,000 sq ft building were completely upgraded, and a 28,000 sq ft addition added capacity to the 23-year old facility. Responsibilities included HVAC and plumbing design.

Jackson Municipal Building – Jackson, Wisconsin: Project Engineer for a new 54,000 sq ft building for the Village of Jackson that houses the Village’s City Hall, Police and Fire Department. Responsible for plumbing and mechanical engineering design services.

Milwaukee County House of Corrections – North Dorm HVAC Upgrades – Franklin, Wisconsin: Project Engineer for the design and construction support services for the demolition of existing air handling units, addition of a DX cooling coil and condensing unit for an existing air handling unit, the addition of a new air handling unit with an air cooled condensing unit and the replacement of select general building exhaust fans and all associated ductwork and automatic temperature controls revisions required to successfully complete the project.

Dane County City County Building – Madison, WI: Principal-In-Charge for updates to the Dane County City County Building, including LED lighting with state-of-the-art controls system, integrating with their HVAC controls to maximize the energy efficiency within the building. This project also includes window replacement and coordination with the Dept. of Energy and Focus on Energy groups to secure incentive funding. IBC is also coordinating with the Wisconsin State Historical Preservation Office (SHPO) to meet the historical preservation requirements for this project

Relevant Design Experience

Dimension IV Madison staff has extensive experience working with local governments, boards, commissions, committees, and user groups. As a firm, one of the major types of work we have chosen to focus on is civic/governmental, including public safety facilities, training centers, public works, town and village halls, office buildings, and libraries. We combine the vitality of our firm's commitment with the knowledge of over 300 years of combined individual experience.

We bring a depth of experience working to creatively solve design challenges. Our in-house team of architects, interior designers, landscape architect/planners and technical support staff will work diligently and interactively to develop creative, cost-effective solutions to meet the needs of the City of Whitewater. We enjoy a highly participatory, consensus-building process leading to great solutions and satisfied clients.



Village of Deerfield New Village Hall – Deerfield, Wisconsin

The general concept we abide by is that everyone brings a unique contribution to a project's success and each person's views needs to be heard and properly integrated into the project design and outcome. We are highly skilled at facilitating this input into the design process, whether for public groups or private clients.

We love helping our clients get the most out of their buildings and have had the privilege of assisting other Wisconsin municipalities and governments. Our experience include studies, master plans, building assessments, renovations, expansions, and new buildings in the following areas:

- Dane County
- Waupaca County
- Rusk County
- Marathon County
- Portage County
- Dodge County
- Ashland County
- Washington County
- Washburn County
- City of Beloit
- City of Fitchburg
- City of Brodhead
- City of Madison
- City of Middleton
- City of Monroe
- City of Oshkosh
- City of Portage
- City of Shawano
- City of Stoughton
- City of Verona
- Village of Deerfield
- Village of New Glarus
- Village of Sharon
- Village of Windsor
- Village of McFarland
- Village of Mount Horeb
- Village of Poynette
- Village of Stratford
- Town of Boulder Junction
- Town of New Glarus
- Town of Rutland

Relevant Design Experience continued

We customize our services to better serve each client and successfully deliver each project. Throughout our experience our in-house services have included the following:

Design Architecture

Complete design services, from concepts to construction documents and specifications for new buildings, additions, renovations, and facility maintenance and improvement projects.

Historic Architecture

Rehabilitation and adaptive reuse; restoration/preservation work with local, state, and national agencies and commissions, and National Register project experience.

Planning

Program development, long-range facility planning, feasibility studies, and adaptive reuse analyses.

Site Planning and Design

Master planning, campus planning, site selection, parking studies, site lighting, site development, and landscaping.

Sustainable Design

LEED® certification, Energy Star®, Focus on Energy®, sustainable sites, rain gardens, water efficiency, energy efficiency, materials (reuse, recycling, and reduction), and indoor air quality.

Interior Design

Space planning and programming, tenant improvements, Furniture, Fixtures, & Equipment (FF&E) specification and procurement, materials, colors, signage, physical relocation assistance / coordination, and equipment inventories.

Building Evaluations/Assessments

Code and life safety analysis, accessibility compliance, renovation/expansion feasibility, technology deficiencies review, building energy performance, long-term maintenance, and cost analysis.

Space Needs Assessments

Current and projected space needs surveys, functional relationships, equipment and furnishings space requirements, departmental and workflow analysis.

Cost Estimating

Life-cycle costing analysis, cost/benefit analysis, and detailed project cost estimating at various stages of the project design.

Project Management

Conceptual budgets, scheduling, construction delivery, system analysis, quality control, and project phasing.

Construction Administration

Site observation, shop drawing review, progress reports, contractor payment certifications, and post occupancy follow up.



Shawano Municipal Utilities Garage – Shawano, WI

Relevant Design Experience continued

We have designed a wide variety of facilities using PEMB solutions, leveraging our extensive experience to create value-driven designs that meets each project's unique needs. This expertise allows us to effectively navigate the challenges PEMB structures present, delivering efficient and tailored solutions.



Cardinal Glass – Tomah, WI

Our firm has extensive experience with storage / garage type buildings. These buildings include warehouses; public works; garages; storage buildings, both heated and non-heated; and industrial facilities.

Projects we have completed include:

- Rutland Town Hall/Garage (PEMB) – Stoughton, WI
- Manilla Gorilla (PEMB) – Wisconsin Rapids, WI
- Bardo Custom Blending (PEMB) – Elroy, WI
- Matalco (Stand Alone Warehouse) – Wisconsin Rapids, WI
- Seneca Foods Warehouse – Cambria, WI
- Badger Coaches (PEMB) – Madison, WI
- Badger Prairie Healthcare Design (Cold Storage Building) – Verona, WI
- Hillsboro Equipment (PEMB) – Hillsboro, WI
- Cardinal Glass (PEMB) – Tomah, WI
- Westphal & Co. (PEMB Expansion) – Madison, WI
- Madison Window Cleaning (PEMB) – Cottage Grove, WI
- Hy Cite Storage Building (Warehouse and Vehicle Storage) – Madison, WI
- Wisconsin Department of Natural Resources LE Boat Storage Building (Pole Building) – Madison, WI
- Sergenian's Distribution Center (PEMB) – Madison, WI



Sergenian's Distribution Center – Madison, WI

Similar Projects

City of Fitchburg Police Evidence Building



Remodel

Our design services for the remodeling of the existing police evidence processing building, included a new vehicle processing room, work stations, storage room, IT closet and building security improvements.

Project Location	Fitchburg, Wisconsin
Completion Date	December 2008
Client	City of Fitchburg
Project Data	6,300 SF Total
Construction Cost	\$80,000

Village of Windsor



Adaptive Reuse / Remodeling for Police Department

The Village commissioned our team to conduct three projects concurrently. First, a feasibility study for a new civic center campus as a part of a revitalized downtown; in this study, the existing village hall and lower level sheriff's precinct were assessed for condition and expected useful lives. Then the Department of Public Works (DPW) and related recycling center were analyzed for their work efficiency.

Resulting efforts included a downtown master plan which integrated a new village hall; a new 30,000 SF DPW/recycling facility; and a renovation of the vacated DPW-2 building, for adaptive reuse as a new Windsor Police Department.

Project Location

Windsor Wisconsin

Client

Village of Windsor

Client Contact

Jamie Rybarczyk
Deputy Administrator
608.888.0066, ext. 105
jamie@windsorwi.gov

Construction Cost

\$779,961

Completion Date

August 2020

Shawano Municipal Utilities Training-Garage Facilities



Municipal Utilities New Headquarters Building

Project Location	Shawano, Wisconsin
Completion Date	June 2024
Project Owner	Shawano Municipal Utilities Bruce Gomm SMU General Manager 715.526.3131 bgomm@cityofshawano.com
Project Construction Manager	Miron Construction Luke Oberdorfer Luke.Oberdorfer@Miron-Construction.com 906.936.2086
Project Size	25,804 SF (total building area) 3,436 (total mezzanine)
Construction Cost	\$10,900,000

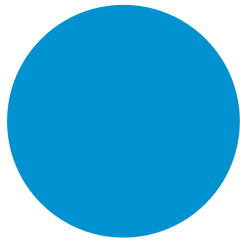


The new municipal building included offices and a garage. The eleven-office area has a waiting area, vendor interface room, customer kiosks, conference room, training room, and break room.

The garage has a break/squad area for line staff, warehouse, tool storage, and 16 vehicle bays.

The building has sustainable elements of in-floor hydronic radiant heat with geothermal heating and cooling at the offices, solar PV panels, and bike racks.

The project was built to LEED® Silver status and has been submitted for certification.



Waukesha Police Department

Waukesha, Wisconsin

81,000 sf
\$14 Million
2022



The Waukesha Police Department had been headquartered in a 53,000 sq ft facility built in 1990. For decades the Department's criminal division was forced to work around a fatal flaw in the design of the original building – the Evidence Room contained a significant amount of pressurized water piping and was located on the lower level of the building, below a mechanical mezzanine that contained the building's water heating equipment, exposing the evidence held by the Department to significant risk of damage from leaks in aging pipes and equipment.

Since the Department was outgrowing the 20-year old facility, and much of the equipment in the building was nearing the end of its useful life, the City of Waukesha embarked on an ambitious plan to completely renovate the building with all new systems and add an addition 28,000 sq feet of office space, lockers and equipment storage bays.

IBC Engineering designed completely new plumbing, HVAC, electrical and lighting for the entire facility, including relocating the building's water heating systems and designing clean agent fire sprinkler systems to eliminate all pressurized water piping from the evidence storage areas

- HVAC Design
- Electrical Design
- Lighting Design
- Fire Alarm Design
- Plumbing Design

Architect of Record:
Engberg Anderson

Project Approach

From design through contract bidding, our management plan and design approach is thorough and highly structured which will help us move your project forward in an organized and timely manner.

Our approach is built on consistency, communication, and accurate reporting.

Preliminary Design

■ Kick-off Meeting

We discuss the project process, timeline, scope, and priorities, and review the building plan concept.

■ Detailed Field Verification

Our team investigates existing and future equipment so we can anticipate needed changes.

■ Space Needs Program

We will provide a summarization of the gathered data and provide a report that is highly detailed and includes the specific character of rooms and equipment.

■ Codes

We will review the State of Wisconsin's and City of Whitewater's codes and standards which are applicable to the Evidence Storage / Training Garage.

■ Design

Prepared using Revit/BIM drawings. Layout options will consider programmatic needs, growth, and services. We will present the drawings for review.

■ Preliminary OPCC

Once specifications and spreadsheets are updated we will provide a preliminary Opinion of Probable Construction Cost (OPCC). The bidding-construction schedule is also be updated.

■ Review Meeting

We will have one in-person or virtual meeting to review the preliminary drawings.

■ Design Report

Drawings, outline specifications, code analysis, cost estimate and project schedule are detailed in

a design report, for review-approval prior to commencing CDs.



Map of Proposed Location of the Evidence Storage / Training Garage

Project Approach continued

Final Design

- **Design Development**
We will prepare design development drawings, technical specifications, and other documents for the architectural, structural, mechanical, electrical and plumbing building systems.
- **Review Meeting**
We will have one in-person or virtual meeting to review the 60 percent completion of the design development document.
- **Updated OPCC**
The OPCC will be prepared at approximately 60 percent completion.
- **CDs/Review**
Our team provides a 60%-complete set (without specifications). We hold an in-person meeting or virtual meeting to discuss comments from your reviews. We then prepare the final CD set and perform a quality check of all deliverables. After your final review, we will hold another in-person review meeting.
- **Final OPCC**
The final OPCC will be prepared.
- **Final Deliverables**
Final Bidding Documents will be submitted to the State of Wisconsin Department of Safety and Professional Services and the City of Whitewater for Site Plan Review approval.

Manilla Gorilla –
Wisconsin Rapids, WI



Contract Bidding

- **Distribution of Bidding Documents**
The bidding documents will be distributed electronically through WisconsinBids, or another electronic bidding platform.
- **Prepare Notice Ad for Bids**
Prepare and facilitate advertisement in the City of Whitewater's official newspaper.
- **Addenda**
Assist in answering technical questions from bidders, prepare and review Addenda if any.
- **Bid Opening / Tabulation / Bidder Review**
Architect will attend and (if requested) conduct the opening and bid tabulation, will review and make recommendations.
- **Contract Documents**
Three sets of Contract Documents will be prepared for signature.

Project Approach continued

Online Surveying

Helping facilitate ideas and points of view, for people who cannot or prefer not to participate in-person, has led us over the recent past to become skilled at the development of online surveying instruments (e.g. Survey Monkey). We routinely craft specific instruments for target audiences.

The survey, if desired, could target stakeholders and staff. All this data is aggregated and provided to you for review and prioritization.

Design Process

After the online surveying, staff meetings, and other community feedback, we are armed with the information that describes the character and identifies the design goals for the project. It is crucial that the city and staff be involved in reviewing the various design concept options, and as the final preliminary design develops. Regularly scheduled meetings will be arranged to review and develop design concepts through a consensus-building approach.

Thoughtful discussions, careful listening, and the honest weighing of options continue to be part of this process.

The design process will involve the development and discussion of various options measured against specific criteria addressing the space and facility needs. We will perform a public presentation if desired. Priorities will be revisited and cost budgets will be assigned to various options and solutions.

Design options will be communicated through various media, including sketches, 3-D computer-simulation models, illustrations, and plan drawings.

Pre-Engineered Metal Building versus Wood Pole Building

We understand that this project is for a long-term evidence and vehicle storage as well as a dedicated training area. We would like to bring attention to other building options to be studied and the cost estimated.

The proposed building is for a new approximately 5,000 square foot (50'x 100') wood pole building. We understand that you are open to other options, and we feel that a Pre-Engineered Metal Building (PEMB) is a viable consideration for this project.

PEMB buildings are ideal for long-term investments, and environments that require high protection, with concerns that include security, durability, and long-term low maintenance.

We would analyze the cost, pros and cons of each option with the owner and structural engineer.



Rutland Town Hall / Garage Rendering –Stoughton, WI

Timeline

We have developed a list of tasks and a timeline for the completion of the scope of services. If you are available, we will commence design efforts shortly after the estimated notification of intent to award date of February 18, 2025.

Our term **Design Team** includes your representatives as well as our design staff. The focus of the following timeline is to highlight interactive tasks of the entire Design Team as opposed to tasks limited to only one of the participants.

We understand that current project funding does not allow for the Architect-Engineer's Construction Administration services to be included at this time, and they will be added when the construction is funded. These Construction Administration services are required by Wisconsin DSPS, and our team is fully prepared to provide these services, with related fees to be negotiated at a later date. Depending on several factors, the construction duration could be as short as six months and could be up to one year.

	Feb 2025	Mar 2025	Apr 2025	May 2025	June 2025	July 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025
Preliminary Design	█									
Final Design (CD's)			█							
Bidding and Contracting						█				



Madison Window Cleaning – Cottage Grove, WI

Budget Breakdown

Dimension IV Madison Design Group, together with its subconsultants Strategic Structural Design (structural) and IBC Engineering (mechanical, electrical, and plumbing), proposes an all-inclusive fixed fee for the professional services described in the RFP.

The firms on our team are fee-for-service, independently owned and operated professional consulting firms. Dimension IV Madison Design Group (officially Dimension IV – Madison, LLC) is the prime consultant, Project Manager, and Architect of Record. Strategic Structural Design is the structural engineering consultant; and IBC Engineering is the mechanical, electrical, and plumbing engineering consultant.

Budget Breakdown

	<u>PEMB</u>	<u>Alternate</u>
Preliminary Design	\$ 20,000	\$ 20,000
Construction Documents Through Bidding	\$ 31,650	\$ 38,150
Construction Administration*	\$ 0	\$ 0
TOTAL	\$ 51,650	\$ 58,150

* Not included, but required by DSPTS. The estimated fee for this is \$18,150.

Assumptions and Exclusions

1. The proposed **Alternate** assumes structural engineering will be required for a conventionally framed superstructure, such as a steel column, beam and bar joist roof framing system. In the case of a pole barn or PEMB type structure, roof framing engineering is provided via delegated design by the contractor; therein, our structural engineer designs the footings and foundations only.
2. We include travel costs and incidental copies of drawings as needed for review purposes in our fees.
3. Exclusions:
 - a. State agency plan review fees and permit costs are not included in the proposed fees, and will be paid by the owner.
 - b. Required Geotechnical soil borings are by the owner.
 - c. Site utility-topographic and boundary surveying, and civil engineering, if required, are by the owner.
4. Fee Negotiation: Our final fee is subject to negotiation, should there be any discrepancies in the estimated design services or scope.



Westphal & Co. – Madison, WI