

# BOARD OF PUBLIC WORKS

City of Kaukauna  
**Council Chambers**  
Municipal Services Building  
144 W. Second Street, Kaukauna



Monday, June 06, 2022 at 6:00 PM

## AGENDA

### In-Person and via ZOOM

1. Correspondence.
2. Discussion Topics.
  - [a.](#) Authorization to replace truck #208.
  - [b.](#) Award Bid for Project 7-22, Island St/Elm St Intersection Improvements.
  - [c.](#) Award Bid for Project 8-22, Sidewalk Replacement Program.
  - [d.](#) Library Space Needs Proposal Recommendation.
  - [e.](#) Jonen Park Pavilion Design Proposal Recommendation.
  - [f.](#) Outagamie County Intergovernmental Cost Agreement – CTH J and CTH Q.
  - [g.](#) Proposed Storm Sewer Easement to 111 Main Avenue at Central Park.
3. General Matters.
4. Adjourn.

## NOTICES

### ZOOM MEETING INFORMATION

Meeting ID: 234 605 4161  
Passcode: 54130  
One tap mobile  
+13126266799,,2346054161#,,,,\*54130# US (Chicago)  
+16465588656,,2346054161#,,,,\*54130# US (New York)

Dial by your location  
+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 346 248 7799 US (Houston)  
+1 720 707 2699 US (Denver)  
+1 253 215 8782 US (Tacoma)

Meeting ID: 234 605 4161  
Passcode: 54130

Notice is hereby given that a majority of the City Council will be present at the meeting of the Board of Public Works meeting scheduled for Monday, June 6, 2022 at 6:00 P.M. to gather information about a subject over which they have decision making responsibility.

**IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.**





# MEMO

## BOARD OF PUBLIC WORKS

To: Board of Public Works  
From: Pat VandenHeuvel, Street Superintendent  
Date: June 6, 2022  
Re: Authorization to seek bids for replacement of Truck 208

Truck 208 is a 2006, 5 yard dump truck which has been one of our salter units for as many years.

This item was approved for replacement last year, 2021 but we didn't like the bid prices or the delivery times involved and came across a Demo unit that we could get our hands on to add to the fleet.

At that time it was approved to increase the fleet by one truck and wait for the trade and the purchase of it's replacement this year (2022).

Asking for approval to replace 2006 truck #208 with a 2022 or newer 5 yard dump plow and wing.

This unit does have a stainless steel salter box which is in great shape and will stay and be put on the new truck.

**City of Kaukauna**  
**Board of Public Works**  
JWN/engr dept

**June 6<sup>th</sup>, 2022**

**Agenda Item #2b**

**Award Project 7-22: Island St/Elm St Intersection Improvements**

**Background**

The Engineering Department has reviewed and analyzed the one bid received from Vinton Construction, received on May 25<sup>th</sup>, 2022, for the Project 7-22: Island St/Elm St Intersection Improvements. We are recommending awarding the bid to Vinton Construction, for the total bid price of \$462,627.41.

**Review**

Due to significant price increases in materials and trucking(fuel) costs over the past few months the Engineering Department has compared the received bid prices against other projects let over the previous two months. Attached is the Bid Tab with comparison to the Engineer's Opinion of Probable Cost (OPC), along with some comparable bid tabs with highlighted similar work items. In comparison with similar work, most of the project cost increases are typical in the region. We also had conversations with the contractor and sub-contractors to better understand some differences between OPC and bid price.

**Recommended Action**

Award Project 7-22: Island St/Elm St Intersection Improvements to Vinton Construction, for the total bid price of \$462,627.41.

**Actual Bid VS. Engineers Opinion of Probable Cost**  
**PROJECT 7-22 Island St/Elm St Intersection Improvements**

ITEM	DESCRIPTION	QTY	UNITS	BID UNIT PRICE	VINTON BID TOTAL PRICE	OPC UNIT PRICE	OPC TOTAL PRICE	UNIT PRICE DIFF	Total Cost Diff Bid VS OPC	% DIFF BID VS OPC
A1	Removal of Miscellaneous Concrete Street; Furnish and install, 10 SY, more or less, all complete for:	10	SY	\$15.00	\$150.00	\$30.00	\$300.00	-\$15.00	-\$150.00	50%
A2	Removing Fence; Furnish 340 lineal feet, more or less, all complete for:	340	LF	\$4.15	\$1,411.00	\$6.00	\$2,040.00	-\$1.85	-\$629.00	69%
A3	Tree Removal: Furnish and install 20 Inch Diameter, all complete for:	20	ID	\$30.00	\$600.00	\$80.00	\$1,600.00	-\$50.00	-\$1,000.00	38%
A4	Furnish unclassified excavation, all complete for:	1	LS	\$36,000.00	\$36,000.00	\$5,000.00	\$5,000.00	\$31,000.00	\$31,000.00	720%
A5	Excavation below subgrade; Furnish and install 75 cubic yards, more or less, all complete for:	75	CY	\$25.00	\$1,875.00	\$20.00	\$1,500.00	\$5.00	\$375.00	125%
A6	Furnish unclassified fill, all complete for:	1	LS	\$15,000.00	\$15,000.00	\$1,150.00	\$1,150.00	\$13,850.00	\$13,850.00	1304%
A7	5-inch Breaker Run, Furnish and install 125 tons, more or less, all complete for:	125	Tons	\$18.50	\$2,312.50	\$20.00	\$2,500.00	-\$1.50	-\$187.50	93%
A8	1 1/4" Base Course Material; Furnish and install 410 tons, more or less, all complete for:	410	Tons	\$18.50	\$7,585.00	\$20.00	\$8,200.00	-\$1.50	-\$615.00	93%
A9	Connect to Existing Pavement: Furnish and install, 360 each, more or less, all complete for:	360	Each	\$14.00	\$5,040.00	\$18.00	\$6,480.00	-\$4.00	-\$1,440.00	78%
A10	8" dowelled concrete pavement; Furnish and install, 744 square yards, more or less, all complete for:	744	SY	\$68.50	\$50,964.00	\$70.00	\$52,080.00	-\$1.50	-\$1,116.00	98%
A11	Remove and Replace 8" dowelled concrete pavement; Furnish and install, 344 square yards, more or less, all complete for:	344	SY	\$83.50	\$28,724.00	\$90.00	\$30,960.00	-\$6.50	-\$2,236.00	93%
A12	Fine grading for concrete pavement; Furnish and install 744 square yards, more or less, all complete for:	786	SY	\$3.50	\$2,751.00	\$6.00	\$4,716.00	-\$2.50	-\$1,965.00	58%
A13	3" Asphaltic Surface, Temporary, Furnish and install, 30 SY, more or less, all complete for:	30	SY	\$200.00	\$6,000.00	\$26.00	\$780.00	\$174.00	\$5,220.00	769%
A14	Concrete Curb and Gutter 30-Inch; Furnish and install, 604 lineal feet, more or less, all complete for:	604	LF	\$39.60	\$23,918.40	\$30.00	\$18,120.00	\$9.60	\$5,798.40	132%
A15	4" concrete sidewalk; Furnish and install, 2113 square feet, more or less, all complete for:	2113	SF	\$7.55	\$15,953.15	\$6.00	\$12,678.00	\$1.55	\$3,275.15	126%
A16	6" concrete sidewalk; Furnish and install, 345 square feet, more or less, all complete for:	345	SF	\$8.45	\$2,915.25	\$8.00	\$2,760.00	\$0.45	\$155.25	106%
A17	Detectable warning fields; Furnish and install, 6 each, more or less, all complete for:	6	Each	\$330.00	\$1,980.00	\$450.00	\$2,700.00	-\$120.00	-\$720.00	73%
A18	10" PVC storm sewer; Furnish and install, 205 lineal feet, more or less, all complete for:	205	LF	\$82.80	\$16,974.00	\$70.00	\$14,350.00	\$12.80	\$2,624.00	118%
A19	36" diameter storm sewer manhole; Furnish and install, 3.2 vertical feet, more or less, all complete for:	3.2	VF	\$818.00	\$2,617.60	\$380.00	\$1,216.00	\$438.00	\$1,401.60	215%
A20	2'x3' catch basin inlet; Furnish and install, 8.3 vertical feet, more or less, all complete for:	8.31	VF	\$901.00	\$7,487.31	\$400.00	\$3,324.00	\$501.00	\$4,163.31	225%
A21	Fence Chain Link 8-FT, Furnish and install, 260 lineal feet, more or less, all complete for:	260	LF	\$54.45	\$14,157.00	\$65.00	\$16,900.00	-\$10.55	-\$2,743.00	84%
A22	Turf Resortation; Furnish and install. 650 square yards, more or less, all complete for:	650	SY	\$18.70	\$12,155.00	\$8.00	\$5,200.00	\$10.70	\$6,955.00	234%
A23	Type C Inlet Protection; Furnish and install, 2 each, more or less, all complete for:	2	Each	\$110.00	\$220.00	\$75.00	\$150.00	\$35.00	\$70.00	147%
A24	Type D-HR Inlet Protection; Furnish and install, 1 each, more or less, all complete for:	1	Each	\$165.00	\$165.00	\$125.00	\$125.00	\$40.00	\$40.00	132%
A25	Marking Line Epoxy 4-inch; Furnish and install, 1460 lineal feet, more or less, all complete for:	1460	LF	\$2.20	\$3,212.00	\$4.00	\$5,840.00	-\$1.80	-\$2,628.00	55%
A26	Marking Line Epoxy 8-inch; Furnish and install, 640 lineal feet, more or less, all complete for:	640	LF	\$4.40	\$2,816.00	\$6.00	\$3,840.00	-\$1.60	-\$1,024.00	73%
A27	Marking Stop Line Epoxy 18-inch; Furnish and install, 91 lineal feet, more or less, all complete for:	91	LF	\$16.50	\$1,501.50	\$16.00	\$1,456.00	\$0.50	\$45.50	103%
A28	Marking Crosswalk Epoxy Transverse Line 6-inch; Furnish and install, 340 lineal feet, more or less, all complete for:	340	LF	\$14.30	\$4,862.00	\$13.00	\$4,420.00	\$1.30	\$442.00	110%
A29	Marking Arrow Epoxy; Furnish and install, 8 each, more or less, all complete for:	8	Each	\$320.00	\$2,560.00	\$300.00	\$2,400.00	\$20.00	\$160.00	107%
A30	Markinig Curb Epoxy	875	LF	\$7.00	\$6,125.00	\$6.50	\$5,687.50	\$0.50	\$437.50	108%
PAGE SUBTOTAL					\$278,031.71		\$218,472.50			



**Actual Bid VS. Engineers Opinion of Probable Cost - CONTINUED**  
**PROJECT 7-22 Island St/Elm St Intersection Improvements**

ITEM	DESCRIPTION	QTY	UNITS	BID UNIT PRICE	BID TOTAL PRICE	OPC UNIT PRICE	OPC TOTAL PRICE	UNIT PRICE DIFF	Total Cost Diff Bid VS OPC	TOTAL COST DIFF
A31	Remove Pavement Marking: Furnish, 870 lineal feet, more or less, all complete for:	870	LF	\$2.50	\$2,175.00	\$0.75	\$652.50	\$1.75	\$1,522.50	333%
A32	Conduit Rigid Nonmetallic Schedule 40 2-inch; Furnish and install, 95 lineal feet, more or less, all complete for:	98	LF	\$13.20	\$1,293.60	\$10.00	\$980.00	\$3.20	\$313.60	132%
A33	Conduit Rigid Nonmetallic Schedule 40 3-inch; Furnish and install, 105 lineal feet, more or less, all complete for:	105	LF	\$15.40	\$1,617.00	\$12.00	\$1,260.00	\$3.40	\$357.00	128%
A34	Conduit Special 3-inch; Furnish and install, 246 lineal feet, more or less, all complete for:	246	LF	\$33.00	\$8,118.00	\$26.00	\$6,396.00	\$7.00	\$1,722.00	127%
A35	Pull Boxes Steel 24 x 42-inch; Furnish and install, 4 each, more or less, all complete for:	4	Each	\$1,375.00	\$5,500.00	\$1,125.00	\$4,500.00	\$250.00	\$1,000.00	122%
A36	Concrete Bases Type 1 Special	4	Each	\$4,279.00	\$17,116.00	\$2,500.00	\$10,000.00	\$1,779.00	\$7,116.00	171%
A37	Concrete Bases Type 2 Special	3	Each	\$5,362.50	\$16,087.50	\$3,000.00	\$9,000.00	\$2,362.50	\$7,087.50	179%
A38	Concrete Base Rock Anchored Special	1	Each	\$5,032.50	\$5,032.50	\$2,000.00	\$2,000.00	\$3,032.50	\$3,032.50	252%
A39	Concrete Control Cabinet Base Type 9	1	Each	\$1,925.00	\$1,925.00	\$2,000.00	\$2,000.00	-\$75.00	-\$75.00	96%
A40	Cable Traffic Signal 5-14 AWG; Furnish and install, 200 lineal feet, more or less, all complete for:	200	LF	\$1.93	\$386.00	\$1.70	\$340.00	\$0.23	\$46.00	114%
A41	Cable Traffic Signal 7-14 AWG; Furnish and install, 240 lineal feet, more or less, all complete for:	230	LF	\$2.20	\$506.00	\$2.20	\$506.00	\$0.00	\$0.00	100%
A42	Cable Traffic Signal 12-14 AWG; Furnish and install, 770 lineal feet, more or less, all complete for:	770	LF	\$4.40	\$3,388.00	\$3.20	\$2,464.00	\$1.20	\$924.00	138%
A43	Cable Traffic Signal 15-14 AWG; Furnish and install, 400 lineal feet, more or less, all complete for:	400	LF	\$4.70	\$1,880.00	\$4.25	\$1,700.00	\$0.45	\$180.00	111%
A44	Electric Wire for Signals 10 AWG; Furnish and install, 675 lineal feet, more or less, all complete for:	720	LF	\$0.88	\$633.60	\$1.20	\$864.00	-\$0.32	-\$230.40	73%
A45	Electrical Wire Lighting 12 AWG; Furnish and install, 410 lineal feet, more or less, all complete for:	410	LF	\$2.10	\$861.00	\$1.00	\$410.00	\$1.10	\$451.00	210%
A46	Loop Detector Lead In Cable; Furnish and install, 40 lineal feet, more or less, all complete for:	40	LF	\$2.20	\$88.00	\$1.50	\$60.00	\$0.70	\$28.00	147%
A47	Traffic Signal EVP Detector Cable; Furnish and install, 330 lineal feet, more or less, all complete for:	330	LF	\$2.20	\$726.00	\$1.60	\$528.00	\$0.60	\$198.00	138%
A48	Electrical Service Meter Breaker Pedestal; Furnish and install, 1 lump sum, more or less, all complete for:	1	LS	\$1,925.00	\$1,925.00	\$1,500.00	\$1,500.00	\$425.00	\$425.00	128%
A49	Signal Mounting Hardware; Furnish and install, 1 lump sum, more or less, all complete for:	1	LS	\$2,400.00	\$2,400.00	\$5,000.00	\$5,000.00	-\$2,600.00	-\$2,600.00	48%
A50	Full depth saw cutting; Furnish and install 725 lineal feet, more or less, all complete for:	725	LF	\$3.50	\$2,537.50	\$2.50	\$1,812.50	\$1.00	\$725.00	140%
A51	Furnish construction staking, one lump sum, all complete for:	1	LS	\$6,500.00	\$6,500.00	\$1,500.00	\$1,500.00	\$5,000.00	\$5,000.00	433%
A52	Furnish mobilization of all necessary equipment, one lump sum, all complete for:	1	LS	\$32,500.00	\$32,500.00	\$30,000.00	\$30,000.00	\$2,500.00	\$2,500.00	108%
A53	Furnish traffic control, one lump sum, all complete for:	1	LS	\$6,500.00	\$6,500.00	\$10,000.00	\$10,000.00	-\$3,500.00	-\$3,500.00	65%
A54	Install City Furnished Traffic Signal Equipment; Install, 1 lump sum, more or less, all complete for:	1	LS	\$49,000.00	\$49,000.00	\$40,000.00	\$40,000.00	\$9,000.00	\$9,000.00	123%
A55	Install Traffic Signal Control Cabinet; Install, 1 lump sum, more or less, all complete for:	1	LS	\$2,400.00	\$2,400.00	\$2,000.00	\$2,000.00	\$400.00	\$400.00	120%
A56	Install Microwave Vehicle Detection System; Install, 1 lump sum, more or less, all complete for:	1	LS	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$2,000.00	\$2,000.00	167%
A57	Furnish and Install Emergency Vehicle Preemption; Furnish and install, 1 lump sum, more or less, all complete for:	1	LS	\$8,500.00	\$8,500.00	\$12,000.00	\$12,000.00	-\$3,500.00	-\$3,500.00	71%
PAGE SUBTOTAL					\$184,595.70		\$150,473.00			
UNIT TOTAL					\$462,627.41		\$368,945.50		\$93,681.91	



## #WS-22-12 CONCRETE INTERSECTION RECONSTRUCTION CLEVELAND AVE AT MARITIME DR (#8174978)

Owner: Manitowoc WI, City of

Solicitor: Manitowoc WI, City of

04/20/2022 04:00 PM CDT

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Vinton Construction Company Unit Price	Extension
Cleveland Avenue & Maritime Drive Intersection							
	1		1 Mobilization	LS	1	\$17,500.00	\$17,500.00
	2		2 Traffic Control	LS	1	\$8,000.00	\$8,000.00
	3		3 Inlet Protection, Type D (Diaper)	EA	2	\$118.12	\$236.24
	4		4 Unclassified Excavation (Incl. Pavement & Curb)	CY	181	\$38.75	\$7,013.75
	5		5 8" Concrete Pavement W/Integral Curb	SY	315	\$58.72	\$18,496.80
	6		6 6" Crushed Aggregate Base Course	SY	320	\$5.25	\$1,680.00
	7		7 30" Concrete Curb & Gutter (Type A) w/6" Gravel Base	LF	163	\$38.00	\$6,194.00
	8		8 Sawing Existing Concrete Pavement, Full Depth	LF	372	\$3.00	\$1,116.00
	9		9 3/4" Epoxy Coated Tie Bars (Includes Drilling)	EA	149	\$9.00	\$1,341.00
	10		10 Remove Concrete Driveway	SF	230	\$1.00	\$230.00
	11		11 6" Concrete Driveway w/ 2" Gravel Base	SF	596	\$8.50	\$5,066.00
	12		12 Adjust/Rotate Inlet Casting	EA	1	\$600.00	\$600.00
	13		13 Adjust Manhole Casting	EA	2	\$450.00	\$900.00
	14		14 Furnish & Install Type "J" Casting (R-1550-A) Storm	EA	1	\$819.00	\$819.00
	15		15 Relocate Hydrant	LS	1	\$9,680.00	\$9,680.00
	16		16 Borrow (where where old pav't. was removed)	CY	131	\$21.25	\$2,783.75
	17		17 Construct Berm	LS	1	\$500.00	\$500.00
	18		18 3" Pulverized Topsoil	SY	434	\$6.68	\$2,899.12
	19		19 Seed, Fertilizer, and Water	SY	412	\$1.42	\$585.04
	20		20 Erosion Mat, Urban Class 1, Type A w/Jute Netting	SY	434	\$1.49	\$646.66
	21		21 Eradicate 4-Inch Lane Line	LF	30	\$8.00	\$240.00
	22		22 Pavement Marking, 4-Inch, Epoxy	LF	234	\$10.00	\$2,340.00
	23		23 Pavement Marking, Stop Line, 18-Inch, Epoxy	EA	24	\$21.00	\$504.00
Base Bid Total:							\$89,371.36



STH 19 and Grand Avenue and Blue Heron Blvd. Intersection Improvements (#8142477)  
Owner: Sun Prairie WI, City of  
Solicitor: Kapur & Associates, Inc.  
04/11/2022 02:00 PM CDT

Section Title	Line Item	Item Code	Item Description	UoM	Quantity	LaLonde Contractors, Inc. Unit Price	Extension	Parisi Construction, LLC Unit Price	Extension	Zignego Unit Price	Extension
200 EARTHWORK	2	204.01	REMOVING CONCRETE PAVEMENT	SY	2731.6	\$7.91	\$21,606.96	\$25.00	\$68,290.00	\$30.00	\$266,973.00
	4	204.013	REMOVING CURB	LF	734	\$7.28	\$5,343.52	\$10.00	\$7,340.00	\$10.00	\$7,340.00
	6	204.015	REMOVING CURB & GUTTER	LF	531	\$7.17	\$3,807.27	\$10.00	\$5,310.00	\$10.00	\$5,310.00
	8	204.0155	REMOVING CONCRETE SIDEWALK	SY	239	\$10.00	\$2,390.00	\$25.00	\$5,975.00	\$10.00	\$2,390.00
	10	204.0195	REMOVING CONCRETE BASES	EACH	11	\$392.64	\$4,319.04	\$700.00	\$7,700.00	\$426.00	\$4,686.00
	12	204.9060.S.01	REMOVING TRAFFIC SIGNALS GRAND AVE & STH 19	LS	1	\$2,500.00	\$2,500.00	\$10,000.00	\$10,000.00	\$8,980.00	\$8,980.00
	14	204.9060.S.02	REMOVING LOOP DETECTOR WIRE AND LEAD-IN CABLE GRAND AVE & STH 19	LS	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$2,885.00	\$2,885.00
	16	205.01	EXCAVATION COMMON	CY	4014	\$31.83	\$127,765.62	\$35.00	\$140,490.00	\$31.00	\$124,434.00
	18	208.11	SELECT BORROW	CY	500	\$21.36	\$10,680.00	\$10.00	\$5,000.00	\$48.00	\$24,000.00
	20	213.0100.01	FINISHING ROADWAY (PROJECT)	EACH	1	\$3,306.00	\$3,306.00	\$8,500.00	\$8,500.00	\$5,000.00	\$5,000.00
300 BASES, SUBBASES, AND SUBGRADE AGGREGATES	22	305.011	BASE AGGREGATE DENSE 3/4-INCH	TON	322	\$33.06	\$10,645.32	\$25.00	\$8,050.00	\$30.00	\$9,660.00
	24	305.012	BASE AGGREGATE DENSE 1 1/4-INCH	TON	6509	\$17.76	\$115,599.84	\$20.00	\$130,180.00	\$24.00	\$156,216.00
	26	305.013	BASE AGGREGATE DENSE 3-INCH	TON	782	\$25.46	\$19,909.72	\$20.00	\$15,640.00	\$30.00	\$23,460.00
400 PAVEMENTS	28	415.009	CONCRETE PAVEMENT 9-INCH	SY	8550	\$52.86	\$451,953.00	\$85.00	\$726,750.00	\$97.00	\$829,350.00
	30	415.109	CONCRETE PAVEMENT HES 9-INCH	SY	24.9	\$105.69	\$2,631.68	\$100.00	\$2,490.00	\$100.00	\$2,490.00
	32	416.061	DRILLED TIE BARS	EACH	1394	\$9.16	\$12,769.04	\$20.00	\$27,880.00	\$15.00	\$20,910.00
	34	416.062	DRILLED DOWEL BARS	EACH	243	\$15.64	\$3,800.52	\$30.00	\$7,290.00	\$30.00	\$7,290.00
	36	416.101	CONCRETE SURFACE DRAINS	CY	1	\$1,722.40	\$1,722.40	\$750.00	\$750.00	\$2,000.00	\$2,000.00
	38	455.0605	TACK COAT	GAL	95	\$5.00	\$475.00	\$3.00	\$285.00	\$4.00	\$380.00
	40	460.5223	HMA PAVEMENT 3 LT 58-28 S	TON	115	\$98.00	\$11,270.00	\$160.00	\$18,400.00	\$125.00	\$14,375.00
	42	460.5224	HMA PAVEMENT 4 LT 58-28 S	TON	116	\$137.25	\$15,921.00	\$150.00	\$17,400.00	\$129.00	\$14,964.00
	44	465.0105	ASPHALTIC SURFACE	TON	100	\$128.80	\$12,880.00	\$160.00	\$16,000.00	\$127.00	\$12,700.00
	46	522.1015	AEW FOR CIRC 15-INCH	EACH	2	\$1,000.00	\$2,000.00	\$2,500.00	\$5,000.00	\$1,000.00	\$2,000.00
600 MISCELLANEOUS ITEMS	48	601.0115	CONCRETE CURB TYPE G	LF	1719	\$14.51	\$24,942.69	\$45.00	\$77,355.00	\$40.00	\$68,760.00
	50	601.0409	CONCRETE CURB & GUTTER 30-INCH TYPE A	LF	513	\$30.27	\$15,528.51	\$45.00	\$23,085.00	\$40.00	\$20,520.00
	52	601.0411	CONCRETE CURB & GUTTER 30-INCH TYPE D	LF	183	\$32.16	\$5,885.28	\$45.00	\$8,235.00	\$40.00	\$7,320.00
	54	601.0413	CONCRETE CURB & GUTTER 6-INCH SLOPED 30-INCH TYPE G	LF	284	\$38.74	\$11,002.16	\$45.00	\$12,780.00	\$40.00	\$11,360.00
	56	601.0555	CONCRETE CURB & GUTTER 6-INCH SLOPED 36-INCH TYPE A	LF	70	\$38.58	\$2,700.60	\$45.00	\$3,150.00	\$40.00	\$2,800.00
	58	601.0557	CONCRETE CURB & GUTTER 6-INCH SLOPED 36-INCH TYPE D	LF	136	\$37.91	\$5,155.76	\$45.00	\$6,120.00	\$40.00	\$5,440.00
	60	602.0405	CONCRETE SIDEWALK 4-INCH	SF	11030	\$5.27	\$58,128.10	\$6.00	\$66,180.00	\$6.00	\$66,180.00
	62	602.041	CONCRETE SIDEWALK 5-INCH	SF	1485	\$8.49	\$12,607.65	\$8.00	\$11,880.00	\$10.00	\$14,850.00
	64	602.0515	CURB RAMP DETECTABLE WARNING FIELD NATURAL PATINA	SF	120	\$33.88	\$4,065.60	\$70.00	\$8,400.00	\$100.00	\$12,000.00
	66	602.0615	CURB RAMP DETECTABLE WARNING FIELD RADIAL NATURAL PATINA	SF	81	\$51.11	\$4,139.91	\$70.00	\$5,670.00	\$200.00	\$16,200.00
700 RIPRAP	68	606.02	RIPRAP MEDIUM	CY	3	\$696.50	\$2,089.50	\$80.00	\$240.00	\$200.00	\$600.00
	70	608.0312	SSPRC CLASS III 12-INCH	LF	7	\$150.00	\$1,050.00	\$230.00	\$1,610.00	\$200.00	\$1,400.00
	72	608.0315	SSPRC CLASS III 15-INCH	LF	53	\$150.00	\$7,950.00	\$85.00	\$4,505.00	\$200.00	\$10,600.00
	74	608.0321	SSPRC CLASS III 24-INCH	LF	13	\$160.00	\$2,080.00	\$150.00	\$1,950.00	\$200.00	\$2,600.00
	76	611.053	MANHOLE COVERS TYPE J	EACH	1	\$800.00	\$800.00	\$1,200.00	\$1,200.00	\$1,000.00	\$1,000.00
	78	611.0624	INLET COVERS TYPE H	EACH	2	\$1,800.00	\$3,600.00	\$1,500.00	\$3,000.00	\$1,700.00	\$3,400.00
	80	611.2004	MANHOLES 4-FT DIAMETER	EACH	1	\$3,600.00	\$3,600.00	\$2,600.00	\$2,600.00	\$7,500.00	\$7,500.00
	82	611.3004	INLETS 4-FT DIAMETER	EACH	1	\$3,600.00	\$3,600.00	\$2,600.00	\$2,600.00	\$7,500.00	\$7,500.00
	84	611.323	INLETS 2X3-FT	EACH	1	\$3,200.00	\$3,200.00	\$2,200.00	\$2,200.00	\$5,000.00	\$5,000.00
	86	620.03	CONCRETE MEDIAN SLOPED NOSE TYPE 1	SF	101	\$13.11	\$1,324.11	\$16.00	\$1,616.00	\$20.00	\$2,020.00
	88	625.05	SALVAGED TOPSOIL	SY	8317.1	\$6.69	\$55,641.40	\$9.00	\$74,853.90	\$4.00	\$33,268.40
	90	628.1504	SILT FENCE	LF	1001.3	\$1.95	\$1,952.54	\$3.00	\$3,003.90	\$1.95	\$1,952.54
	92	628.152	SILT FENCE MAINTENANCE	LF	1001.3	\$0.10	\$100.13	\$0.01	\$10.01	\$0.10	\$100.13
	94	628.2006	EROSION MAT URBAN CLASS I TYPE A	SY	1168.7	\$1.85	\$2,162.10	\$5.00	\$5,843.50	\$1.85	\$2,162.10

Item 2.b.



96	628.7005	INLET PROTECTION TYPE A	EACH	1	\$105.00	\$105.00	\$180.00	\$180.00	\$105.00	\$105.00
98	628.702	INLET PROTECTION TYPE D	EACH	27	\$95.00	\$2,565.00	\$180.00	\$4,860.00	\$95.00	\$2,565.00
100	628.7504	TEMPORARY DITCH CHECKS	LF	15	\$8.00	\$120.00	\$15.00	\$225.00	\$8.00	\$120.00
102	628.7555	CULVERT PIPE CHECKS	EACH	38	\$17.00	\$646.00	\$17.00	\$646.00	\$17.00	\$646.00
104	629.021	FERTILIZER TYPE B	CWT	8.8	\$65.00	\$572.00	\$120.00	\$1,056.00	\$65.00	\$572.00
106	630.014	SEEDING MIXTURE NO.40	LB	152.9	\$9.75	\$1,490.78	\$27.00	\$4,128.30	\$9.75	\$1,490.78
108	630.05	SEED WATER	M GAL	233.2	\$38.00	\$8,861.60	\$31.00	\$7,229.20	\$38.00	\$8,861.60
110	634.0618	POSTS WOOD 4X6-INCH X 18-FT	EACH	10	\$175.00	\$1,750.00	\$190.00	\$1,900.00	\$175.00	\$1,750.00
112	637.221	SIGNS TYPE II REFLECTIVE H	SF	33.75	\$25.00	\$843.75	\$36.00	\$1,215.00	\$25.00	\$843.75
114	637.2215	SIGNS TYPE II REFLECTIVE H FOLDING	SF	44.76	\$29.00	\$1,298.04	\$45.00	\$2,014.20	\$29.00	\$1,298.04
116	638.2102	MOVING SIGNS TYPE II	EACH	36	\$120.00	\$4,320.00	\$110.00	\$3,960.00	\$120.00	\$4,320.00
118	638.2602	REMOVING SIGNS TYPE II	EACH	4	\$25.00	\$100.00	\$23.00	\$92.00	\$25.00	\$100.00
120	638.3	REMOVING SMALL SIGN SUPPORTS	EACH	3	\$25.00	\$75.00	\$23.00	\$69.00	\$25.00	\$75.00
122	638.4	MOVING SMALL SIGN SUPPORTS	EACH	13	\$95.00	\$1,235.00	\$60.00	\$780.00	\$95.00	\$1,235.00
124	643.03	TRAFFIC CONTROL DRUMS	DAY	11614	\$0.22	\$2,555.08	\$0.30	\$3,484.20	\$0.30	\$3,484.20
126	643.042	TRAFFIC CONTROL BARRICADES TYPE III	DAY	1804	\$1.30	\$2,345.20	\$1.10	\$1,984.40	\$0.70	\$1,262.80
128	643.0715	TRAFFIC CONTROL WARNING LIGHTS TYPE C	DAY	2092	\$0.10	\$209.20	\$0.55	\$1,150.60	\$0.20	\$418.40
130	643.08	TRAFFIC CONTROL ARROW BOARDS	DAY	158	\$12.00	\$1,896.00	\$27.75	\$4,384.50	\$15.00	\$3,700.00
132	643.09	TRAFFIC CONTROL SIGNS	DAY	2688	\$1.00	\$2,688.00	\$0.55	\$1,478.40	\$0.70	\$1,881.60
134	643.105	TRAFFIC CONTROL SIGNS PCMS	DAY	28	\$45.00	\$1,260.00	\$56.00	\$1,568.00	\$30.00	\$840.00
136	643.5	TRAFFIC CONTROL SIGNS PROJECT	EACH	1	\$13,500.00	\$13,500.00	\$21,100.00	\$21,100.00	\$7,500.00	\$7,500.00
138	645.012	GEOTEXTILE TYPE HR	SY	6	\$10.00	\$60.00	\$14.75	\$88.50	\$10.00	\$60.00
140	646.102	MARKING LINE EPOXY 4-INCH	LF	5228.8	\$1.25	\$6,536.00	\$1.40	\$7,320.32	\$1.25	\$6,536.00
142	646.1545	MARKING LINE GROOVED WET REF CONTRAST EPOXY 4-INCH WHITE	LF	461.3	\$4.50	\$2,075.85	\$5.00	\$2,306.50	\$4.50	\$2,075.85
144	646.302	MARKING LINE EPOXY 8-INCH	LF	1445.3	\$2.50	\$3,613.25	\$2.80	\$4,046.84	\$2.50	\$3,613.25
146	646.3545	MARKING LINE GROOVED WET REF CONTRAST EPOXY 8-INCH WHITE	LF	1872.8	\$6.50	\$12,179.70	\$7.20	\$13,491.36	\$6.50	\$12,179.70
148	646.502	MARKING ARROW EPOXY	EACH	25	\$275.00	\$6,875.00	\$310.00	\$7,750.00	\$275.00	\$6,875.00
150	646.512	MARKING WORD EPOXY	EACH	6	\$325.00	\$1,950.00	\$360.00	\$2,160.00	\$325.00	\$1,950.00
152	646.612	MARKING STOP LINE EPOXY 18-INCH	LF	423	\$15.00	\$6,345.00	\$16.75	\$7,085.25	\$15.00	\$6,345.00
154	646.712	MARKING DIAGONAL EPOXY 12-INCH	LF	147	\$12.00	\$1,764.00	\$13.25	\$1,947.75	\$12.00	\$1,764.00
156	646.742	MARKING CROSSWALK EPOXY TRANSVERSE LINE 6-INCH	LF	390	\$12.00	\$4,680.00	\$13.25	\$5,167.50	\$12.00	\$4,680.00
158	646.752	MARKING CROSSWALK EPOXY BLOCK STYLE 24-INCH	LF	1050	\$18.00	\$18,900.00	\$20.00	\$21,000.00	\$18.00	\$18,900.00
160	646.812	MARKING CURB EPOXY	LF	72	\$12.00	\$864.00	\$13.25	\$954.00	\$12.00	\$864.00
162	646.822	MARKING ISLAND NOSE EPOXY	EACH	4	\$300.00	\$1,200.00	\$330.00	\$1,320.00	\$300.00	\$1,200.00
164	646.9	MARKING REMOVAL LINE 4-INCH	LF	1526	\$0.65	\$991.90	\$3.30	\$5,035.80	\$0.65	\$991.90
166	646.91	MARKING REMOVAL LINE 8-INCH	LF	1209	\$0.85	\$1,027.65	\$4.40	\$5,319.60	\$0.85	\$1,027.65
168	646.92	MARKING REMOVAL LINE WIDE	LF	346	\$1.00	\$346.00	\$6.10	\$2,110.60	\$1.00	\$346.00
170	646.93	MARKING REMOVAL SPECIAL MARKING	EACH	11	\$95.00	\$1,045.00	\$170.00	\$1,870.00	\$95.00	\$1,045.00
172	649.015	TEMPORARY MARKING LINE REMOVABLE TAPE 4-INCH	LF	2511	\$0.95	\$2,385.45	\$1.40	\$3,515.40	\$1.10	\$2,762.10
174	649.025	TEMPORARY MARKING LINE REMOVABLE TAPE 8-INCH	LF	1105	\$1.90	\$2,099.50	\$2.20	\$2,431.00	\$2.20	\$2,431.00
176	652.0225	CONDUIT RIGID NONMETALLIC SCHEDULE 40 2-INCH	LF	1520	\$10.00	\$15,200.00	\$11.00	\$16,720.00	\$10.67	\$16,218.40
178	652.0325	CONDUIT RIGID NONMETALLIC SCHEDULE 40 3-INCH	LF	830	\$12.00	\$9,960.00	\$13.25	\$10,997.50	\$16.82	\$13,960.60
180	652.0605	CONDUIT SPECIAL 2-INCH	LF	50	\$25.00	\$1,250.00	\$27.75	\$1,387.50	\$30.55	\$1,527.50
182	652.0615	CONDUIT SPECIAL 3-INCH	LF	1730	\$28.00	\$48,440.00	\$31.00	\$53,630.00	\$30.72	\$53,145.60
184	652.08	CONDUIT LOOP DETECTOR	LF	506	\$7.00	\$3,542.00	\$7.80	\$3,946.80	\$5.95	\$3,010.70
186	653.0135	PULL BOXES STEEL 24X42-INCH	EACH	3	\$800.00	\$2,400.00	\$890.00	\$2,670.00	\$1,290.00	\$3,870.00
188	653.014	PULL BOXES STEEL 24X36-INCH	EACH	11	\$850.00	\$9,350.00	\$940.00	\$10,340.00	\$1,462.00	\$16,082.00
190	653.0154	PULL BOXES NON-CONDUCTIVE 24X36-INCH	EACH	3	\$1,600.00	\$4,800.00	\$1,800.00	\$5,400.00	\$1,890.00	\$5,670.00
192	653.0164	PULL BOXES NON-CONDUCTIVE 24X42-INCH	EACH	13	\$1,650.00	\$21,450.00	\$1,800.00	\$23,400.00	\$2,005.00	\$26,055.00
194	653.0905	REMOVING PULL BOXES	EACH	23	\$500.00	\$11,500.00	\$580.00	\$8,740.00	\$400.00	\$9,200.00
196	654.0101	CONCRETE BASES TYPE 1	EACH	11	\$750.00	\$8,250.00	\$830.00	\$9,130.00	\$1,196.00	\$13,156.00
198	654.0102	CONCRETE BASES TYPE 2	EACH	2	\$950.00	\$1,900.00	\$1,100.00	\$2,200.00	\$1,700.00	\$3,400.00
200	654.011	CONCRETE BASES TYPE 10	EACH	3	\$5,000.00	\$15,000.00	\$5,600.00	\$16,800.00	\$7,265.00	\$21,795.00
202	654.0113	CONCRETE BASES TYPE 13	EACH	3	\$7,500.00	\$22,500.00	\$8,300.00	\$24,900.00	\$13,700.00	\$41,100.00
204	654.012	CONCRETE BASES TYPE 10 SPECIAL	EACH	2	\$7,000.00	\$14,000.00	\$7,800.00	\$15,600.00	\$13,480.00	\$26,960.00
206	654.0217	CABINET BASES TYPE 9 SPECIAL	EACH	1	\$7,000.00	\$7,000.00	\$7,800.00	\$7,800.00	\$4,395.00	\$4,395.00
208	655.023	CABLE TRAFFIC SIGNAL 5-14 AWG	LF	1440	\$1.25	\$1,800.00	\$1.40	\$2,016.00	\$3.25	\$4,680.00
210	655.024	CABLE TRAFFIC SIGNAL 7-14 AWG	LF	1555	\$1.60	\$2,488.00	\$1.80	\$2,799.00	\$4.11	\$6,391.05
212	655.026	CABLE TRAFFIC SIGNAL 12-14 AWG	LF	4195	\$3.00	\$12,585.00	\$3.30	\$13,843.50	\$6.30	\$26,428.50




214	655.027	CABLE TRAFFIC SIGNAL 15-14 AWG	LF	260		\$5.00	\$1,300.00		\$5.60	\$1,456.00		\$5.25	\$1,365.00
216	655.0305	CABLE TYPE UF 2-12 AWG GROUNDED	LF	2020		\$1.25	\$2,520.00		\$1.40	\$2,828.00		\$2.37	\$4,787.40
218	655.0513	ELECTRICAL WIRE TRAFFIC SIGNALS 10 AWG	LF	3355		\$1.00	\$3,355.00		\$1.10	\$3,690.50		\$1.04	\$3,494.20
220	655.061	ELECTRICAL WIRE LIGHTING 12 AWG	LF	1440		\$0.90	\$1,296.00		\$1.00	\$1,440.00		\$0.88	\$1,267.20
222	655.07	LOOP DETECTOR LEAD-IN CABLE	LF	3805		\$1.25	\$4,756.25		\$1.40	\$5,327.00		\$1.70	\$6,468.50
224	655.08	LOOP DETECTOR WIRE	LF	2657		\$0.90	\$2,391.30		\$1.00	\$2,657.00		\$0.88	\$2,338.16
226	656.0200.01	ELECTRICAL SERVICE METER BREAKER PEDESTAL GRAND AVE & BLUE HERON BLVD	LS	1		\$1,500.00	\$1,500.00		\$1,700.00	\$8,537.00		\$8,537.00	
228	657.01	PEDESTAL BASES	EACH	11		\$260.00	\$2,860.00		\$290.00	\$3,190.00		\$386.00	\$4,246.00
230	657.0255	TRANSFORMER BASES BREAKAWAY 11 1/2-INCH BOLT CIRCLE	EACH	2		\$640.00	\$1,280.00		\$760.00	\$1,538.00		\$1,538.00	
232	658.0173	TRAFFIC SIGNAL FACE, 35-12 INCH	EACH	32		\$590.00	\$18,880.00		\$660.00	\$21,120.00		\$880.00	\$28,160.00
234	658.0174	TRAFFIC SIGNAL FACE, 45-12 INCH	EACH	11		\$820.00	\$9,020.00		\$910.00	\$10,010.00		\$1,163.00	\$12,793.00
236	658.0175	TRAFFIC SIGNAL FACE, 55-12 INCH	EACH	2		\$1,100.00	\$2,200.00		\$1,200.00	\$2,400.00		\$1,352.00	\$2,704.00
238	658.0416	PEDESTRIAN SIGNAL FACE 16-INCH	EACH	12		\$390.00	\$4,680.00		\$430.00	\$5,160.00		\$617.20	\$7,406.40
240	658.05	PEDESTRIAN PUSH BUTTONS	EACH	16		\$4,320.00	\$4,320.00		\$455.00	\$7,280.00		\$5,632.00	
242	658.5069.01	SIGNAL MOUNTING HARDWARE GRAND AVE & STH 19	LS	1		\$6,000.00	\$6,000.00		\$6,700.00	\$6,632.00		\$6,632.00	
244	658.5069.02	SIGNAL MOUNTING HARDWARE GRAND AVE & BLUE HERON BLVD	LS	1		\$5,500.00	\$5,500.00		\$6,100.00	\$5,627.00		\$5,627.00	
246	659.1125	LUMINAIRES UTILITY LED C	EACH	12		\$300.00	\$3,600.00		\$330.00	\$3,960.00		\$730.00	\$8,760.00
248	661.0200.01	TEMPORARY TRAFFIC SIGNALS GRAND AVE & STH 19	LS	1		\$50,000.00	\$50,000.00		\$110,000.00	\$110,000.00		\$93,000.00	\$93,000.00
250	690.015	SAWING ASPHALT	LF	574		\$1.39	\$797.86		\$2.20	\$1,262.80		\$2.00	\$1,148.00
252	690.025	SAWING CONCRETE	LF	3477		\$2.00	\$6,954.00		\$2.20	\$7,649.40		\$2.50	\$8,692.50
SPV SPECIAL ITEMS													
254	SPV.0060.001	MODIFY TRAFFIC SIGNALS INTERSECTION OF GRAND AVE & STH 19	EACH	1		\$15,000.00	\$15,000.00		\$16,700.00	\$16,151.00		\$11,107.00	\$11,107.00
255	SPV.0060.002	VIDEO VEHICLE DETECTION SYSTEM INTERSECTION OF GRAND AVE & STH 19	EACH	1		\$29,000.00	\$29,000.00		\$32,200.00	\$32,200.00		\$38,667.00	\$38,667.00
256	SPV.0060.003	VIDEO VEHICLE DETECTION SYSTEM INTERSECTION OF GRAND AVE & BLUE HERON BLVD	EACH	1		\$25,000.00	\$25,000.00		\$27,800.00	\$27,800.00		\$32,334.00	\$32,334.00
260	SPV.0060.004	EMERGENCY VEHICLE PREEMPTION SYSTEM GRAND AVE & BLUE HERON BLVD	EACH	1		\$6,000.00	\$6,000.00		\$6,700.00	\$6,700.00		\$9,143.00	\$9,143.00
262	SPV.0060.005	TRAFFIC SIGNAL CONTROLLER AND CABINET 8-PHASE FULLY ACTUATED	EACH	1		\$20,000.00	\$20,000.00		\$22,200.00	\$22,200.00		\$23,548.00	\$23,548.00
264	SPV.0060.006	FURNISH AND INSTALL WIRELESS ETHERNET RADIO 5.725 GHZ TO 5.875 GHZ	EACH	3		\$3,200.00	\$9,600.00		\$3,600.00	\$10,800.00		\$4,790.00	\$14,370.00
266	SPV.0060.007	FURNISH AND INSTALL INDUSTRIAL ETHERNET SWITCH 3 SFP PORTS 7 ETHERNET PORTS	EACH	3		\$2,000.00	\$6,000.00		\$2,200.00	\$6,600.00		\$2,025.00	\$6,075.00
268	SPV.0060.008	TRANSPORTING AND INSTALLING TYPE 10 POLE	EACH	3		\$600.00	\$1,800.00		\$670.00	\$2,010.00		\$1,001.00	\$3,003.00
270	SPV.0060.009	TRANSPORTING AND INSTALLING TYPE 10 SPECIAL POLE	EACH	2		\$650.00	\$1,300.00		\$720.00	\$1,440.00		\$1,001.00	\$2,002.00
272	SPV.0060.010	TRANSPORTING AND INSTALLING MONOTUBE TYPE 13 POLE	EACH	3		\$800.00	\$2,400.00		\$890.00	\$2,670.00		\$1,335.00	\$4,005.00
274	SPV.0060.011	TRANSPORTING AND INSTALLING MONOTUBE ARM 30-FT	EACH	3		\$900.00	\$2,700.00		\$1,000.00	\$3,000.00		\$1,225.00	\$3,675.00
276	SPV.0060.012	TRANSPORTING AND INSTALLING MONOTUBE ARM 35-FT SPECIAL	EACH	1		\$900.00	\$900.00		\$1,000.00	\$1,000.00		\$1,330.00	\$1,330.00
278	SPV.0060.013	TRANSPORTING AND INSTALLING MONOTUBE ARM 40-FT SPECIAL	EACH	1		\$950.00	\$950.00		\$1,100.00	\$1,100.00		\$1,537.00	\$1,537.00
280	SPV.0060.014	TRANSPORTING AND INSTALLING MONOTUBE ARM 50-FT	EACH	1		\$1,000.00	\$1,000.00		\$1,100.00	\$1,100.00		\$1,738.00	\$1,738.00
282	SPV.0060.015	TRANSPORTING AND INSTALLING MONOTUBE ARM 55-FT	EACH	2		\$1,000.00	\$2,000.00		\$1,100.00	\$2,200.00		\$1,738.00	\$3,476.00
284	SPV.0060.016	TRANSPORTING AND INSTALLING LUMINAIRE ARM STEEL 12-FT	EACH	4		\$250.00	\$1,000.00		\$280.00	\$1,120.00		\$428.00	\$1,712.00
286	SPV.0060.017	TRANSPORTING AND INSTALLING LUMINAIRE ARM STEEL 15-FT	EACH	6		\$300.00	\$1,800.00		\$330.00	\$1,980.00		\$428.00	\$2,568.00
288	SPV.0060.018	TRANSPORTING AND INSTALLING TRAFFIC SIGNAL STANDARD 3.5-FT	EACH	2		\$100.00	\$200.00		\$110.00	\$220.00		\$263.00	\$526.00
290	SPV.0060.019	TRANSPORTING AND INSTALLING TRAFFIC SIGNAL STANDARD 10-FT	EACH	2		\$150.00	\$300.00		\$170.00	\$340.00		\$304.00	\$608.00
292	SPV.0060.020	TRANSPORTING AND INSTALLING TRAFFIC SIGNAL STANDARD 15-FT	EACH	7		\$200.00	\$1,400.00		\$220.00	\$1,540.00		\$304.00	\$2,128.00
294	SPV.0060.021	EMERGENCY VEHICLE PREEMPTION SYSTEM, INTERSECTION OF STH 19 & GRAND AVE	EACH	1		\$6,000.00	\$6,000.00		\$6,700.00	\$9,143.00		\$9,143.00	\$9,143.00
296	SPV.0060.022	TRANSPORTING AND INSTALLING POLES TYPE 4	EACH	2		\$800.00	\$1,600.00		\$890.00	\$1,780.00		\$525.00	\$1,050.00
298	SPV.0060.023	TRANSPORTING AND INSTALLING LUMINAIRE ARMS SINGLE MEMBER 4-INCH CLAMP 6-FT	EACH	2		\$200.00	\$400.00		\$220.00	\$440.00		\$304.00	\$608.00
300	SPV.0060.024	INLET COVERS TYPE R-3067-C, GRATE P	EACH	2		\$1,800.00	\$3,600.00		\$200.00	\$3,400.00		\$2,000.00	\$4,000.00
302	SPV.0060.025	ADJUST WATER VALVE BOXES	EACH	11		\$350.00	\$3,850.00		\$500.00	\$5,500.00		\$200.00	\$2,200.00
304	SPV.0090.001	CONCRETE CURB & GUTTER 36-INCH MEDIAN	LF	372		\$33.93	\$13,665.96		\$36.75	\$13,671.00		\$40.00	\$14,880.00
306	SPV.0105.001	SURVEYING PROJECT	LS	1		\$67,902.17	\$67,902.17		\$30,000.00	\$30,000.00		\$100,000.00	\$100,000.00
Base Bid Total:							\$1,772,174.44		\$2,361,074.53	\$100,000.00		\$2,593,414.49	





PROJECT 22-05 SIDEWALK AND CURB REPAIR

BID TAB



ITEM	DESCRIPTION	UNIT	QTY	BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
				JIM FISCHER, INC	AMOUNT BID	MARTELL CONSTRUCTION	AMOUNT BID	AL DIX CONCRETE INC	AMOUNT BID
STREET AND DRAINAGE CONSTRUCTION (SIDEWALK REPAIR AREA)									
SD-01	Provide 3/4" Crushed Aggregate Base Course	TON	200	\$31.50	\$6,300.00	\$35.00	\$7,000.00	\$30.00	\$6,000.00
SD-02	Remove and Replace 8" Concrete Sidewalk and Driveway	SY	50	\$95.00	\$4,750.00	\$100.00	\$5,000.00	\$110.00	\$5,500.00
SD-03	Remove and Replace 6" Concrete Sidewalk, Ramp and Driveway	SY	300	\$78.00	\$23,400.00	\$95.00	\$28,500.00	\$100.00	\$30,000.00
SD-04	Remove and Replace 4" Concrete Sidewalk	SY	1500	\$75.50	\$113,250.00	\$85.00	\$127,500.00	\$90.00	\$135,000.00
SD-05	Drilled Tie Bars (Existing Sidewalk, Driveway, Curb and Gutter)	EA	2000	\$5.95	\$11,900.00	\$8.00	\$16,000.00	\$10.00	\$20,000.00
SD-06	Provide #4 Reinforcement Bars for Curb and Sidewalk	LF	300	\$3.15	\$945.00	\$3.00	\$900.00	\$3.00	\$900.00
SD-07	Provide Detectable Warning Field (Natural Patina)	EA	10	\$375.00	\$3,750.00	\$350.00	\$3,500.00	\$350.00	\$3,500.00
STREET AND DRAINAGE CONSTRUCTION (VARIOUS LOCATIONS)									
SD-08	Provide 3/4" Crushed Aggregate Base Course	TON	300	\$31.50	\$9,450.00	\$35.00	\$10,500.00	\$30.00	\$9,000.00
SD-09	Remove and Replace 24" Concrete Curb and Gutter	LF	200	\$52.50	\$10,500.00	\$60.00	\$12,000.00	\$60.00	\$12,000.00
SD-10	Remove and Replace 24" Concrete Curb and Gutter (Integral)	LF	100	\$100.00	\$10,000.00	\$60.00	\$6,000.00	\$50.00	\$5,000.00
SD-11	Remove and Replace 8" Doweled Concrete Pavement	SY	50	\$94.50	\$4,725.00	\$100.00	\$5,000.00	\$140.00	\$7,000.00
SD-12	Remove and Replace 8" Concrete Sidewalk and Driveway	SY	10	\$78.00	\$780.00	\$100.00	\$1,000.00	\$120.00	\$1,200.00
SD-13	Remove and Replace 6" Concrete Sidewalk, Ramp and Driveway	SY	50	\$93.00	\$4,650.00	\$90.00	\$4,500.00	\$100.00	\$5,000.00

**City of Kaukauna**  
**Board of Public Works**  
JH/engr dept

**June 6<sup>th</sup>, 2022**

**Agenda Item #2c**  
**Award Project 8-22 – Sidewalk Replacement Program**

**Background**

The Engineering Department has reviewed and analyzed the one bid received from AI Dix Concrete, received on May 25<sup>th</sup>, 2022, for the Project 8-22 Sidewalk Replacement Program- . We are seeking to award the bid to AI Dix Concrete, for the total bid price of \$186,150.00.

**Review**

Due to significant price increases in materials and trucking(fuel) costs over the past few months the Engineering Department has compared the received bid prices against other projects let over the previous two months. Attached is the Schedule of Prices from the AI Dix bid, along with several comparable bid tabs with highlighted similar work items. In comparison with similar work, most of the project cost increases are typical in the region.

**Recommended Action**

Award Project 8-22 Sidewalk Replacement Program to AI Dix Concrete, for the total bid price of \$186,150.00.

**SCHEDULE OF PRICES**  
**Sidewalk Replacement Program**  
**Project Number ~~5-19~~ 8-22**

Item #	Description	Unit Price	Total
No. 1	Remove and replace 4" sidewalk, 11,000 square feet, more or less, all complete for:	\$ <u>10.00</u> /sq. ft.	\$ <u>110,000.00</u>
No. 2	Remove and replace 6" sidewalk, 3,500 square feet, more or less, all complete for:	\$ <u>11.00</u> /sq. ft.	\$ <u>38,500.00</u>
No. 3	Remove and replace 30" curb and gutter, 100 lineal feet, more or less, all complete for:	\$ <u>65.00</u> /ln. ft.	\$ <u>6,500.00</u>
No. 4	Provide 300 lineal feet of saw cutting, more or less, all complete for:	\$ <u>4.00</u> /ln. ft.	\$ <u>1,200.00</u>
No. 5	Furnish and install 20 curb ramp detectable warning fields	\$ <u>400</u> /each	\$ <u>8,000.00</u>
No. 6	Furnish and install 200 #4 reinforcing rods, more or less, all complete for:	\$ <u>20</u> /each	\$ <u>4,000</u>
No. 7	Furnish and install 3/4" road gravel, 100 tons, more or less, all complete for:	\$ <u>20</u> /ton	\$ <u>2,000</u>
No. 8	Furnish and install 20 tons of 3.5" asphaltic pavement, more or less, all complete for:	\$ <u>160.00</u> /ton	\$ <u>3,200.00</u>
No. 9	Furnish and install 1000 square feet of 4" sidewalk	\$ <u>10.00</u> /sq. ft.	\$ <u>10,000.00</u>
No. 10	Furnish and install 250 square feet of 6" sidewalk	\$ <u>11.00</u> /sq. ft.	\$ <u>2,750.00</u>

TOTAL Items 1 through 10: \$ 186,150.00

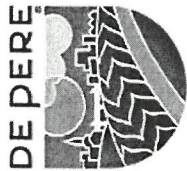
one hundred eighty-six thousand one hundred and fifty Dollars

Work shall be completed by SEPTEMBER 29, 2022 or liquidated damages of \$250.00 per calendar day will be assessed.



2022 Sidewalk Replacement (#8191090)  
 Owner: City of Kiel  
 Solicitor: Robert E Lee & Associates Inc  
 05/19/2022 10:00 AM CDT

Section Title	Line Item	Item Code	Item Description	UoM	Quantity	Beardsley Concrete Unit Price	Extension	Forward Unit Price	Extension	Al Dix Concrete Inc Unit Price	Extension
Allowances	1	0.01	Allowances - Spec Section 01 21 00 Schedule of Allowances, Complete	LS	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
Base Bid							\$93,093.50		\$106,600.00		\$123,025.00
	2	333.07	Concrete Sidewalk, 4-Inch, Complete	SF	6500	\$10.00	\$65,000.00	\$12.00	\$78,000.00	\$14.00	\$91,000.00
	3	0333.07.1	Concrete Sidewalk, 5-Inch, Complete	SF	50	\$10.00	\$500.00	\$12.00	\$600.00	\$14.50	\$725.00
	4	0333.07.2	Concrete Sidewalk, 6-Inch, Complete	SF	1300	\$10.00	\$13,000.00	\$12.00	\$15,600.00	\$15.00	\$19,500.00
	5	0333.07.3	Concrete Sidewalk, 7-Inch, Complete	SF	50	\$11.87	\$593.50	\$12.00	\$600.00	\$16.00	\$800.00
	6	333.12	Concrete Driveway, 6-Inch, Complete	SF	400	\$10.00	\$4,000.00	\$12.00	\$4,800.00	\$15.00	\$6,000.00
Base Bid Total:	7	3211.03	Crushed Aggregate Base Course, Gradation No. 3, Complete	TON	200	\$50.00	\$10,000.00	\$35.00	\$7,000.00	\$25.00	\$5,000.00
							\$103,093.50		\$116,600.00		\$133,025.00



## PROJECT 22-05 SIDEWALK AND CURB REPAIR

## BID TAB

	BIDDER NO. 1				BIDDER NO. 2				BIDDER NO. 3				
	JIM FISCHER, INC		MARTELL CONSTRUCTION		AL DIX CONCRETE INC								
ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
STREET AND DRAINAGE CONSTRUCTION (SIDEWALK REPAIR AREA)													
SD-01	Provide 3/4" Crushed Aggregate Base Course	TON	200	\$31.50	\$6,300.00	\$35.00	\$7,000.00	\$30.00	\$6,000.00				
SD-02	Remove and Replace 8" Concrete Sidewalk and Driveway	SY	50	\$95.00	\$4,750.00	\$100.00	\$5,000.00	\$110.00	\$5,500.00				
SD-03	Remove and Replace 6" Concrete Sidewalk, Ramp and Driveway	SY	300	\$78.00	\$23,400.00	\$95.00	\$28,500.00	\$100.00	\$30,000.00				
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SD-05	Drilled Tie Bars (Existing Sidewalk, Driveway, Curb and Gutter)	EA	2000	\$5.95	\$11,900.00	\$8.00	\$16,000.00	\$10.00	\$20,000.00				
SD-06	Provide #4 Reinforcement Bars for Curb and Sidewalk	LF	300	\$3.15	\$945.00	\$3.00	\$900.00	\$3.00	\$900.00				
SD-07	Provide Detectable Warning Field (Natural Patina)	EA	10	\$375.00	\$3,750.00	\$350.00	\$3,500.00	\$350.00	\$3,500.00				
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SD-10	Remove and Replace 24" Concrete Curb and Gutter (Integral)	LF	100	\$100.00	\$10,000.00	\$60.00	\$6,000.00	\$50.00	\$5,000.00				
SD-11	Remove and Replace 8" Doweled Concrete Pavement	SY	50	\$94.50	\$4,725.00	\$100.00	\$5,000.00	\$140.00	\$7,000.00				
SD-12	Remove and Replace 8" Concrete Sidewalk and Driveway	SY	10	\$78.00	\$780.00	\$100.00	\$1,000.00	\$120.00	\$1,200.00				
SD-13	Remove and Replace 6" Concrete Sidewalk, Ramp and Driveway	SY	50	\$93.00	\$4,650.00	\$90.00	\$4,500.00	\$100.00	\$5,000.00				



# MEMO

To: Finance and Personnel  
From: Library Director  
Date: 6/1/2022  
Re: Library Space Needs RFP

On April 23, 2022 an RFP was issued for a Space Needs Assessment for the Kaukauna Public Library. RFP's were due back on May 23. Companies that submitted include McMahon, Dimension IV, SEH, Engberg & Anderson, and FEH.

Department of Public Works Director Neumeier put together a committee consisting of himself, the Library Director, Assistant Library Director Schneider, Principle Planner Stephenson, and Finance Director Van Rossum. The group went through each of the five RFP's and ranked them using a point system. Criteria consisted of General Requirements, specifically the organization capabilities, staff qualifications and references, as well as Technical Requirements, which consisted of experience, capacity to perform work, and plan of work, including cost.

There was a wide range in bids from \$12,000 to \$42,320. The space needs assessment will be paid out of Tax Increment District (TID) 8, specifically Fund 468.

## **Recommended Action**

1. Direct the Library Director in conjunction with DPW Director to hire FEH in the amount of \$12,000 for the Space Needs Assessment of the Library.



PROPOSAL FOR  
KAUKAUNA PUBLIC LIBRARY  
SPACE NEEDS STUDY



FEHDESIGN.COM



**FEH DESIGN**  
ARCHITECTURE / ENGINEERING / INTERIORS

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OUTSIDE CONSULTANTS

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Ms. Ashley Thiem-Menning  
Library Director  
Kaukauna Public Library  
207 Thilmany Rd. Ste 200  
Kaukauna, WI 54130

Re: RFP; Facilities Assessment

Dear Ms. Thiem-Menning,

The years 2020 and 2021 challenged public libraries as never before as they pivoted to curbside service, limited occupancy in the building, and virtual programming to serve the community. As we move past the pandemic, we believe public libraries will return to be the vibrant, quiet, open, collaborative, focused, accessible, relaxing, energetic, and safe places the public expects of today's libraries. On any given day, libraries provide spaces for gatherings, tutoring, small business conferences, community meetings, and group studying. They provide makerspaces for inspiring innovation, technology access and career training, children's programs, adult literacy programs and a myriad of other services.

FEH Design, with its many years of experience in library design, will help you assess the space and layout of your current facility and provide a 20-year plan for one of the most important facilities in your community. Our unique approach incorporates a staff librarian and library architect in the assessment process to assure your library provides the optimal use of physical space and flexibility necessary to provide the range of services important to your community. Gregg Baum, a library architect, has helped many municipalities build a public library and create community. Our staff librarian, Bill Wilson will work with Kaukauna staff and the Kaukauna Public Library Board to determine the optimal use of physical space and discuss public service models.

FEH Design is proud to share a number of successful library assessments that we hope may inspire you to consider how we could help you shape the future of your library. Our recent studies with the Burlington Public Library, Lake Geneva Public Library, Sun Prairie Public Library, Pauline Haass Public Library, and L.D. Fargo Public Library are a very close match to your project. We encourage you to contact any of our references about our relationship, our process, and study outcomes. Our references are included later in the proposal.

Please feel free to contact us by phone at 262.968.2055 if you would like additional information or if you have questions regarding the information provided.

We look forward to the opportunity to work together to achieve your mission to educate, inspire, and connect individuals and the community.

Sincerely,  
FEH Design



Kevin Eipperle, AIA, LEED AP  
Principal In Charge  
kevine@fehdesign.com



Gregg Baum, AIA LEED AP, WLA  
Library Expert  
greggb@fehdesign.com



# 01 / CAPACITY TO PERFORM

## CONTACT INFO:

Kevin Eipperle, AIA, LEED AP  
 kevine@fehdesign.com  
 563 583 4900 P

# 120+

YEARS IN BUSINESS

## PROJECT UNDERSTANDING

We understand that this study aims to determine how much space is required to meet the emerging and future needs of library users and determine the best path forward, whether it be on the Grand KaKalin site or another site.

Traditional public library space needs planning has been highly dependent upon “formulaic” approaches based on service population and collection size. While this approach has served communities well for decades, changes in technology, community dynamics, and service delivery mechanisms are beginning to make these “rule-of-thumb” space needs projections obsolete and not last for 20 years.

We fervently believe that collections of materials will continue to play a major role in what libraries do over the next 20 years; however, improvements in interlibrary resource sharing, the impact of digital resources and downloadable content, as well as the library’s significance as a source of programming for people of all ages and as a center of community life must also be considered.

Consequently, FEH Design proposes to examine the public library facility needs for the Kaukauna Public Library using a “from-the-ground-up” functional approach. One might think of it as a space needs version of the zero-based budgeting methodology. In short, we intend to apply a

functional analysis approach based on the community’s and library’s strategic priorities rather than merely the application of “top-down” measures of population and incremental growth of existing collections.

This functional analysis will also include an examination of new service models for circulation services and reference services that are beginning to emerge in exemplary libraries in the U.S., Canada, Scandinavia, and, in fact, throughout the developed world. While traditional methodologies of allocating library spaces will not be abandoned, they will be used more as an adjunct “reality check” rather than as the primary methodology. The consultants will closely examine what the library is trying to accomplish and the kinds of spaces that are needed and would be appropriate in each instance.

Our space needs assessment will also entail a careful examination of how new and emerging technologies might impact library staff as well as current and potential users. The space needed to fully implement technologies will be included in addition to consideration of the impact of more library visitors accessing the library’s wireless network and digital resources using their own handheld devices.

FEH Design strongly advocates for the “form follows function” philosophy in library design. We believe that

library “facilities” “facilitate.” That is, library spaces must enable a library to carry out its mission. We believe that before a determination can be made about how spaces should be allocated, the library planners (the consultants, the library administration, and the Library Board/Planning Committee) need to have a good understanding of what they are trying to accomplish in a library facility designed for the mid-21st century.

Consequently, the consultants plan to begin the project with a meeting with the major stakeholders to discuss the library's current mission and newly adopted 2022-2026 strategic plan and to determine how the library needs and wants to change to meet the expectations of the public. We anticipate that the session will involve library administration and key staff as well as library board members.

## PLAN OF WORK

The demographic profile of the Kaukauna community shows that it is growing and changing in many positive ways. The Kaukauna Public Library, as an integral and essential component of the community, is positioning itself to meet the needs of not just the Kaukauna community of today but of the emerging greater Fox Valley community of the future. To this end, the library has taken several important steps.

In 2021, the library conducted an extensive community survey in an effort to better understand the wants and needs of the people who reside in the area. A second component is the library's 2022 - 2026 Strategic Plan, which clearly identifies both the library's core values and a set of dynamic steps the library needs to take to ensure that it remains a relevant and valued community resource. The plan's five goals: building collections, expanding access, increasing engagement, advocacy, and creating connections, are clearly tied to the community survey and focus groups. The Space Needs Assessment called for in the Request for Proposal (RFP) grows directly out of this statement. The Kaukauna Public Library is seeking to understand the types and characteristics of the physical spaces that will be necessary to meet the community's growing needs as well as the appropriate sizes of required spaces that will be essential to meet community needs for an extended period of time.

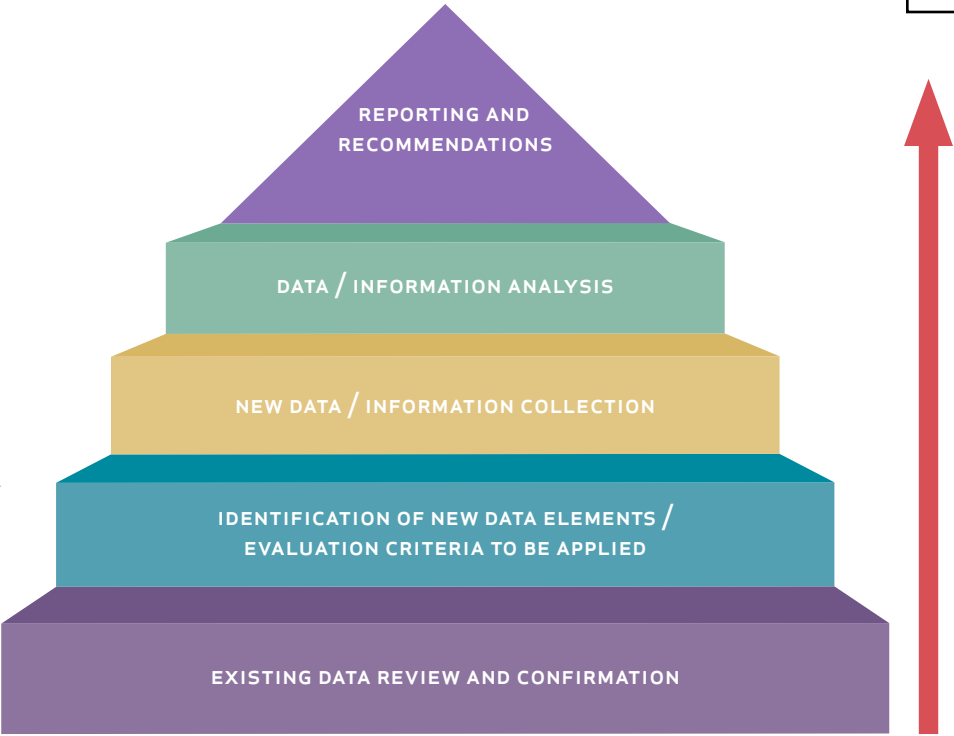
The library's approach to facility needs mirrors FEH Design's philosophy. At FEH, we believe that library facilities are built to facilitate; that is, the reason that communities invest in public libraries is inherently tied to the activities that will take place in those spaces. We design libraries to enable staff to deliver services that are desired and valued by the public. The Kaukauna Library moved to the former Eagle Mills building six short years ago and we can review how decisions unfolded and which assumptions and conclusions were correct and which failed to hit the mark.

If FEH is selected to carry out this Space Needs Study, we believe that our challenge is to develop an assessment that directly addresses the 20-year space needs requirement.

“We design libraries to enable staff to deliver services that are desired and valued by the public.”

THE WORKPLAN

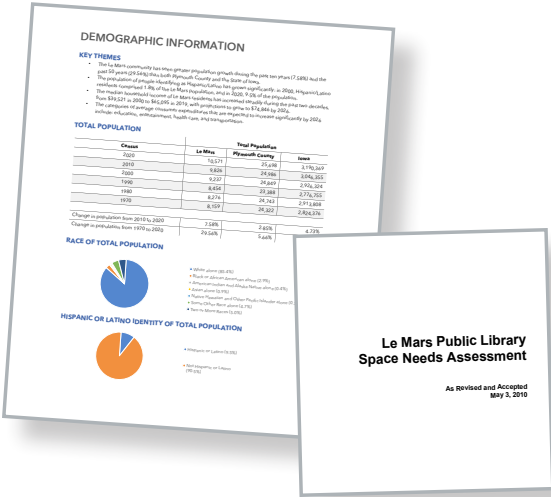
FEH Design envisions the Kaukauna project as being composed of five distinct phases. These phases are summarized in the pyramid graphic shown to the right. Work will begin at the very general level at the base of the pyramid (Existing Data Review and Confirmation) and will gain greater and greater focus on actionable recommendations as the work proceeds to the Reporting and Recommendations phase.



Phase 1. Existing Data Review and Confirmation

Planning is a lot like a journey: you have to start where you are. Consequently, it is important to know where the library is currently in terms of services and facilities. FEH will tour the library, meet with the director and staff to determine inadequacies, and use its knowledge of the physical facility but will not assume that it has a comprehensive understanding of the library's current service models.

Phase 1 will also include a review of the Kaukauna area demographic profile, the 2021 Community Feedback Survey, statistics from the Kaukauna Library and peer institutions, and the 2022 - 2026 Strategic Plan. The "confirmation" portion of this phase is intended to make sure that we truly understand not just the words but the motivation behind the contents of the strategic plan. We believe that the recommendations must align with the strategic plan and that the space must reflect the library's commitment to carrying its plan forward.



Phase 2. Identification of New Data Elements/ Evaluation Criteria to be Applied

FEH Design recognizes that evaluation and assessment involves more than simply the collection of data. Criteria need to be established to evaluate the data. Again, the library's Strategic Plan will be an essential component since it identifies outcomes that embody the criteria for success. We will constantly be asking ourselves and the key players from the library to help us fully understand the implications of the plan's components on the physical spaces that are desired.



### Phase 3. New Data/ Information Collection

Our extensive experience planning library facilities enables us to ask the right questions! FEH Design has a unique space planning tool that allows us to have an in-depth interactive discussion with the library staff, library administration, and library board not just about what spaces are needed but about the characteristics of those spaces as well. Our planning tool provides the opportunity to apply differing levels of “user-friendliness” to collection spaces (elements such as width of aisles, height of shelving, shelf-loading, etc.), seating (size of seating, spacing to allow for privacy and physical distancing, etc.), staff spaces, technology spaces and so forth. The strength of the tool is that it provides instantaneous feedback in regard to the size implications of various decisions. FEH will work with the library to define and refine the kind of spaces that will both meet the community’s needs and offer the kind of user experiences that will bring people back to the library over and over again. We will run this space planning tool for the existing building as well as for a new building to highlight the differences between them.

### Phase 4. Data Information Analysis

While this phase signals the turn toward the development of the final report, FEH regards the library as an active partner in this step in the process. Refinements and alternatives will be presented based on new service models that are being employed (some as a result of the COVID-19 pandemic), best practices, and concepts related to enhanced workflows. The discussion of the implementation of new and emerging technologies will be an integral part of this phase.

FEH Design's library space planning tool: a modern tool for today's libraries.

In an effort to assist libraries with identifying their specific programmatic space needs, our team of experts has developed a library space needs estimator worksheet.

The worksheet accounts for:

- Service Populations and Anticipated Growth
- Staff Size
- Inefficiencies in the existing building infrastructure
- Collections - Books, Picture Books, Magazines, Newspapers, Audiobooks, DVDs, CDs, and more
- User Friendliness - Aisle Size, Shelf Heights, ADA Compliance
- Technology
- Meeting Spaces
- Specialty Spaces - Coffee Bar, Art Gallery, Gift Shop, etc
- Seating
- Facility Staples - Restrooms, Lobby, Mechanical and Custodial Rooms, Data Closets, and more

We provide this worksheet as a key component of our planning process, where we can tailor the results in a curated way in response to the goals from your Strategic Plan and the criteria previously discussed. Our experienced staff facilitates an in-depth discussion as we complete the worksheet. It is a fun, interactive process for everyone!

## Phase 5. Reporting and Recommendations

FEH Design will prepare an outline program document as part of the final report that is prepared for the Kaukauna Public Library. This outline will provide specific recommendations for the size and characteristics of somewhere in the neighborhood of forty or fifty functional areas. For example, information will be provided in regard to the space needed to house specific collections (Adult Non-Fiction, Children's Picture Books, etc.). The building program will also provide recommendations for the type and height of shelving appropriate in each area and the square footage needed to accommodate each collection.

The number of casual seats and study seats, the number and type of staff workstations, number and distribution of public computer workstations, etc. will be specified.

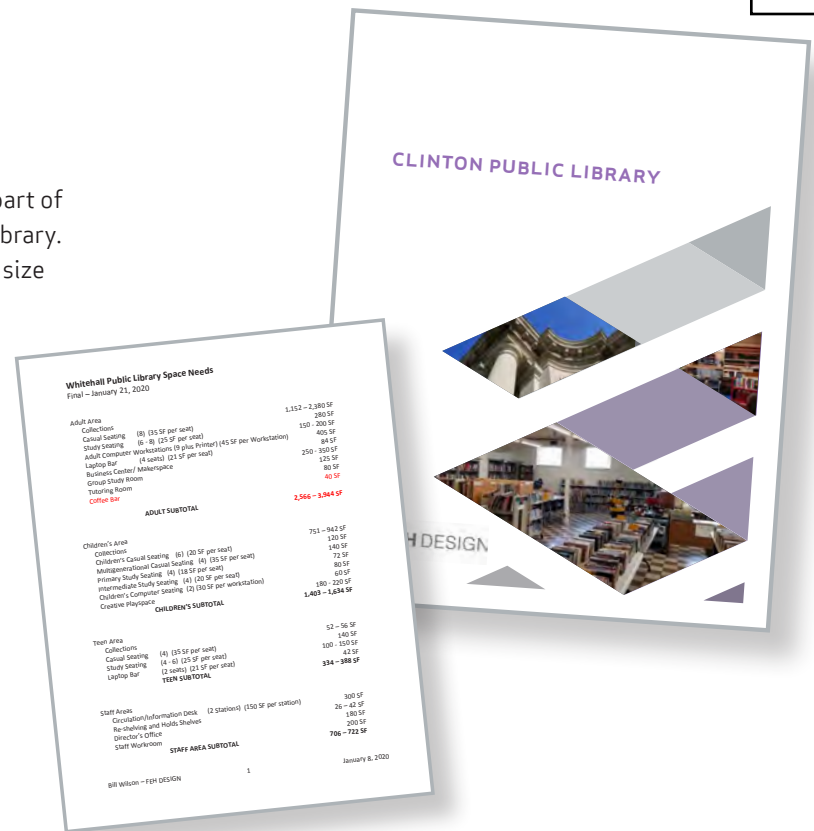
The outline program will first be presented in draft form. The first draft will be provided to the library at least two weeks in advance of a meeting with the library board to discuss the findings and recommendations. A second draft will be developed based on the input received from the board.

As requested in the RFP, the final written report will contain an executive summary, an explanation of the assessment process and conclusions, and all collected data as appendices. An in-person presentation of the final report shall be made to the library director and library board.

We will provide a "test fit" departmental layout for each requested building option and an opinion of probable cost.

## SCHEDULE

Project Commencement	June 8th, 2022
Phase 1 and 2, 4 weeks total	July 8th, 2022
Phase 3, 2 weeks	July 21st, 2022
Phase 4, 3 weeks	August 11th, 2022
Phase 5, 2 weeks	August 25th, 2022
Revisions for Final deliverable	September 14th, 2022



## COST AND FEE STRUCTURE

The cost to provide the services requested can be broken down into incremental costs as identified:

Phase 1 – Existing Data Review and Confirmation 2 weeks	\$1,000
Phase 2– Identification of New Data Elements/Evaluation Criteria 1.5 weeks	\$2,500
Phase 3 – New Data/Information Collection 2 weeks	\$2,500
Phase 4– Data/Information Analysis 2-3 weeks	
4 plan options based on existing drawings	\$3,000
Phase 5 –Reporting and Recommendations 2 weeks	\$1,500
Includes one in-person Library Board presentation @ 90 Percent completion 1 week	

<b>Total cost for basic services</b>	<b>\$10,500</b>
--------------------------------------	-----------------

Plus reimbursables of approximately \$320

### Optional Additional Services

We can provide you with the following optional additional services if you require further development for the Board or City Council.

1. Rendered building floor plan for a selected option	\$1,000
2. Detailed floor plan layout with furniture and collections	\$1,500
3. Building animation for a selected option (2 min max)	\$12,000
4. Sketchy style concept rendering	\$3,000
5. Intercept Survey	\$2,500

## LITIGATION

In the last five years, firm-wide, one litigation resulted in a claim. FEH is proactive in our efforts to work with clients and our insurance company to mitigate issues prior to litigation.

This issue went to mediation and has been resolved. FEH was not found to be at fault, and we continue to believe communication is key and ultimately want the best product possible for our clients.



## 02

/ FEH DESIGN  
OVERVIEW**AREAS OF FOCUS**

Education, Libraries,  
Municipal, Civic, Public  
Safety, Corporate,  
Commercial, Government,  
Recreation, Historic,  
Museums, Worship

**ARCHITECTURE**

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

**STRUCTURAL  
ENGINEERING**

Evaluations, New  
Construction, Additions,  
Renovations

**INTERIOR DESIGN**

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

**DEMOLITION**

Green in Mind:  
Salvage, Recycle

**BOND REFERENDUM  
SERVICES**

Organize, Recruit, Research,  
Coordinate, Marketing  
Materials and Media  
Management



We are a community of architects, engineers, interior and graphic designers with a passion to create. Every member brings unique talents to the table, and together we are reimagining the built environment. The Midwest is our home as our offices are located in Sioux City, Des Moines, and Dubuque, Iowa, and Oconomowoc, Wisconsin. Our clients receive a high level of personalized service and are involved in the entire design process.

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

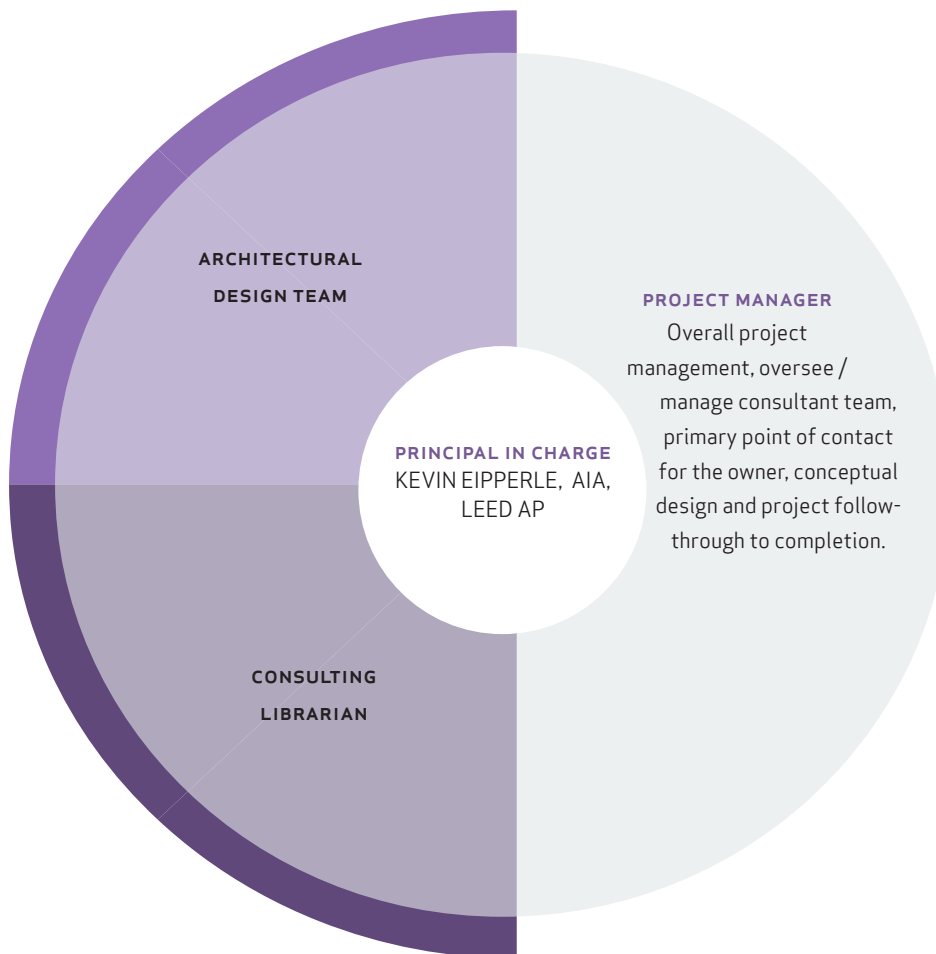
**OUR HISTORY... BRIEFLY**

FEH Design's roots trace back to 1898, when Andrew H. Foss, a Norwegian immigrant, began designing railroad depots. Much of the firm's early work included train depots, commercial buildings, and schools. During the Depression years, our firm worked on numerous government projects. Our Sioux City office opened in 1958, Des Moines in 1979, Dubuque in 2011, and our Wisconsin office in 2012. As our team and services grew, we re-branded to FEH DESIGN.

**OUR MISSION**

To create a better world through design – for our families, our clients and our communities.

# / DESIGN TEAM ROLES



For your project we will not need any outside consultants.

## ARCHITECTURAL DESIGN TEAM

FEH DESIGN

Kevin Eipperle, AIA, LEED AP  
Principal in Charge

Gregg Baum, AIA, LEED AP  
Library Expert

Aaron Davis, AIA  
Project Manager

## CONSULTING LIBRARIAN

Bill Wilson, MLS

## 02/

**KEVIN EIPPERLE, AIA, LEED AP****PRINCIPAL IN CHARGE**

Kevin brings 30+ years of professional experience in a large range of educational/cultural projects. Kevin has a passion for delivering environments that promote success, with an expertise in new building facilities and additions, evaluations and renovations of existing buildings and in facilitating owner user groups in design meetings for long-range planning.

Bachelor of Arts in  
Architecture Iowa State  
University, 1985  
Bachelor of Architecture  
Iowa State University, 1986

Licensed Architect: IL, IA,  
KS, SC, TN, WI  
LEED AP

30+ years experience  
11 years with FEH

**RELEVANT EXPERIENCE****DEWITT COMMUNITY LIBRARY**

DeWitt, Iowa  
Facility Assessment, Conceptual Design,  
Additions/Remodel

**GALESBURG PUBLIC LIBRARY**

Galesburg, Illinois  
Facility Assessment & Conceptual Design,  
New Building

**SUN PRAIRIE PUBLIC LIBRARY**

Sun Prairie, Wisconsin  
Facility Assessment & Conceptual Design

**LAKE GENEVA PUBLIC LIBRARY**

Lake Geneva, Wisconsin  
Space Needs Assessment, Facility  
Assessment, Community Engagement,  
Conceptual Design

**BELLEVILLE PUBLIC LIBRARY**

Belleville, Wisconsin  
Facility Assessment, Conceptual Design,  
Additions/Remodel

**L.D. FARGO PUBLIC LIBRARY**

Lake Mills, Wisconsin  
Space Needs Assessment, Facility  
Assessment, Community Engagement,  
Conceptual Design

**EAGER FREE PUBLIC LIBRARY**

Evansville, Wisconsin  
Facility Assessment, Conceptual Design,  
Additions/Remodel

**SCHREINER MEMORIAL  
LIBRARY**

Lancaster, Wisconsin  
Facility Assessment, Addition/Remodel,  
Performance Plaza

**SPARTA PUBLIC LIBRARY**

Sparta, Wisconsin  
Facility Assessment & Conceptual Design

**ELY PUBLIC LIBRARY**

Ely, Iowa  
Site Selection & Conceptual Design

**MILTON PUBLIC LIBRARY**

Milton, Wisconsin  
Remodel/Addition

## GREGG BAUM, AIA, LEED AP

### LIBRARY EXPERT

Gregg brings more than 35+ years of experience and has provided design excellence and project leadership for a variety of public and private sector clients. His project experience ranges from municipal, museums, exhibition facilities, libraries and visitor centers to churches and justice facilities. He provides a hands-on and interactive approach to design with a goal of creating client focused solutions.



Master of Architecture,  
University of Wisconsin -  
Milwaukee  
Bachelor of Science,  
University of Wisconsin -  
Milwaukee

Licensed Architect: WI  
LEED AP  
35+ years experience  
10 years with FEH

## RELEVANT EXPERIENCE

### DEWITT COMMUNITY LIBRARY

DeWitt, Iowa  
Facility Assessment, Conceptual Design,  
Additions/Remodel

### SUN PRAIRIE PUBLIC LIBRARY

Sun Prairie, Wisconsin  
Facility Assessment & Conceptual Design

### ARAM PUBLIC LIBRARY

Delavan, Wisconsin  
Facility Assessment & Conceptual Design

### BELLEVILLE PUBLIC LIBRARY

Belleville, Wisconsin  
Facility Assessment, Conceptual Design,  
Additions/Remodel

### EAGER FREE PUBLIC LIBRARY

Evansville, Wisconsin  
Facility Assessment, Conceptual Design,  
Additions/Remodel

### SPARTA PUBLIC LIBRARY

Sparta, Wisconsin  
Facility Assessment & Conceptual Design

### LAKE GENEVA PUBLIC LIBRARY

Lake Geneva, Wisconsin  
Space Needs Assessment, Facility  
Assessment, Community Engagement,  
Conceptual Design

### PAULINE HAASS PUBLIC LIBRARY

Sussex, Wisconsin  
Space Needs Assessment, Facility  
Assessment, Community Engagement,  
Conceptual Design

### MILTON PUBLIC LIBRARY

Milton, Wisconsin  
Remodel/Addition

### L.D. FARGO PUBLIC LIBRARY

Lake Mills, Wisconsin  
Space Needs Assessment, Facility  
Assessment, Community Engagement,  
Conceptual Design

### BURLINGTON PUBLIC LIBRARY

Burlington, Wisconsin  
Site, Selection, Conceptual Design,  
Community Survey

## 02/

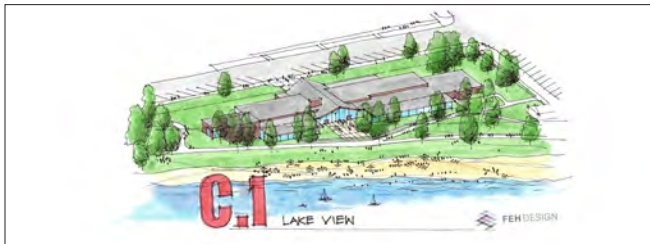
**AARON DAVIS, AIA****PROJECT MANAGER**

Aaron adds value to projects by providing a high-level, big-picture view of the design process with the unique ability to also go into the technical details because of his background in engineering and construction. He takes pride in always being willing to learn, improve, and execute a better processes. He facilitates collaboration and teamwork to improve the quality, enjoyment and execution of every project.

Bachelor of Architecture  
Iowa State University 2009

Licensed Architect: IA  
WI

12 years experience  
2 years with FEH

**RELEVANT EXPERIENCE****WHITEHALL PUBLIC LIBRARY**

Whitehall, Wisconsin  
New Construction, Conceptual Design

**L.D. FARGO PUBLIC LIBRARY**

Lake Mills, Wisconsin  
Facility Assessment & Conceptual Design

**PAULINE HAASS PUBLIC LIBRARY**

Sussex, Wisconsin  
Space Needs Assessment, Facility Assessment, Community Engagement, Conceptual Design

**LAKE GENEVA PUBLIC LIBRARY**

Lake Geneva, Wisconsin  
Space Needs Assessment, Facility Assessment, Community Engagement, Conceptual Design

**BURLINGTON PUBLIC LIBRARY**

Burlington, Wisconsin  
Site, Selection, Conceptual Design, Community Survey

**SUN PRAIRIE PUBLIC LIBRARY**

Sun Prairie, Wisconsin  
Conceptual Design

**PROFESSIONAL ORGANIZATIONS / AFFILIATIONS**

American Institute of Architects: National, State, Local

**COMMUNITY INVOLVEMENT**

Waukesha County Business Alliance  
Oconomowoc Area Chamber of Commerce  
Wisconsin Library Association  
Member, Board of Director for the City of Waukesha Chamber of Commerce  
Waukesha County CEO roundtable



## WILLIAM WILSON, MLS

### CONSULTING LIBRARIAN

Bill Wilson has been providing planning and evaluation services to public libraries and state library agencies since 1987. Bill has been working in and with libraries for nearly 50 years beginning his career as a “page” in his neighborhood public library at age 15! In the intervening decades, he has witnessed the importance of libraries to their communities on a first-hand basis. His approach to library design recognizes the importance that quality spaces can play in bringing people together with ideas that can transform lives.



## RELEVANT EXPERIENCE

### MILTON PUBLIC LIBRARY

Milton, Wisconsin

Facility Planning/Building Program

### BELLEVILLE PUBLIC LIBRARY

Belleville, Wisconsin

Facility Planning/Space Needs Assessment

### EAGER FREE PUBLIC LIBRARY

Evansville, Wisconsin

Facility Planning/Building Program

### LAKE GENEVA PUBLIC LIBRARY

Lake Geneva, Wisconsin

Space Needs Assessment, Facility Assessment, Community Engagement, Conceptual Design

### L.D. FARGO PUBLIC LIBRARY

Lake Mills, Wisconsin

Space Needs Assessment, Facility Assessment, Community Engagement, Conceptual Design

### PAULINE HAASS PUBLIC LIBRARY

Sussex, Wisconsin

Space Needs Assessment, Facility Assessment, Community Engagement, Conceptual Design

### GALESBURG PUBLIC LIBRARY

Galesburg, Illinois

Facility Planning/Building Program

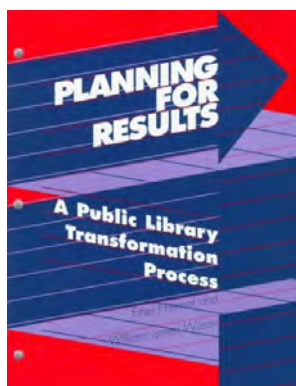
Bachelor of Arts -  
Gordon College, Wenham,  
MA 1971 - English Literature

Master of Library Science  
(MLS) - State University of  
New York at Buffalo - Buf-  
falo, NY - 1974 - Library  
Science

Doctoral Studies - Universi-  
ty of Wisconsin - Madison,  
Madison, WI -  
1988 - 1991 - Library  
Science, Urban and Regional  
Planning Minor

30+ years experience  
4 years with FEH

Bill is the author of *Planning for Results: A Library Transformation Process* (with Dr. Ethel E. Himmel: Public Library Association), and of the *Delaware School Libraries Master Plan* (with Christopher Kelly and Kelly Sherretz: University of Delaware Institute for Public Administration)



## 03

/ PROJECT  
EXPERIENCE

## LAKE GENEVA PUBLIC LIBRARY

## LAKE GENEVA, WISCONSIN

The Lake Geneva Public Library is well-known for its iconic Frank Lloyd Wright prairie style design. Located on the shore of the lake, the library is the bookend of the downtown district. The deep overhangs and expansive windows allow for exquisite views of Elm Park and the beautiful lake beyond. The interior of the existing building maintains its original grandeur, featuring exposed masonry walls, original James Dresser furniture, and an impressive casual seating area facing the lake.

FEH Design was hired to do a space needs assessment, a comprehensive facility condition assessment, a public engagement process, community focus groups, and a two day Spark Session Design Workshop. The workshop focused on repurposing space in the historic building, optimizing interior space, and adding square footage to boost the efficiency and user-friendliness of the library. This study was completed, recommendations were presented and the phase one - Remodling project has been completed.

The assessment, planning, and construction phases of this library were in a Covid world. Along the way, many questions were raised about adapting services. Our team helped this library find a new approach to public library space needs.

**COMPLETION DATE:**  
Study 2020

**COST OF CONSTRUCTION:**  
\$878,000

**CLIENT REFERENCE:**  
Emily Kornak  
262 249 5283  
ekornak@lakegeneva.lib.wi.us

# PROJECT EXPERIENCE



## BURLINGTON PUBLIC LIBRARY STUDY

### BURLINGTON, WISCONSIN

The Burlington Public Library is located downtown adjacent to a city park in a historic post office building. The 2020 Library Strategic Plan included a look at the future of the library and determined how to maximize the delivery and accessibility of library services to the community. The long-term space need of the library is projected to grow from 16,000 square feet to 26,000 square feet based on the estimated service population for 2040. Given this information, FEH Design considered 12 different site locations for the library based on criteria developed by the library board. This study was conducted during the COVID pandemic so we had to develop new strategies to engage the community. We utilized social media to make the community aware and engaged them in a virtual design workshop allowing them to ask questions, share comments and even vote for their favorite concept. Ten concepts were developed and two front runners emerged. These two concepts were further evaluated through the distribution of a community-wide survey which received 500 responses. A concept to expand the existing building was recommended by the library board to village board and the project embarked on a financial feasibility study in 2021 and is currently engaged in a fundraising campaign in 2022.

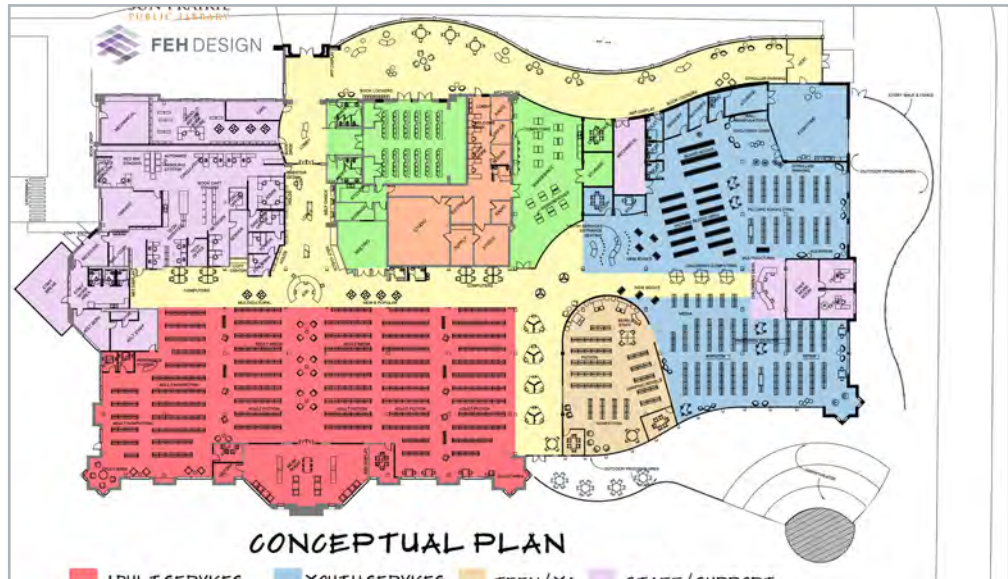
**COMPLETION DATE:**  
Study 2020

**COST OF CONSTRUCTION:**  
NA

**CLIENT REFERENCE:**  
Joe Davies, Director  
262 342 1130  
jdavies@burlington.lib.wi.us



## 03

/ PROJECT  
EXPERIENCE**SUN PRAIRIE PUBLIC LIBRARY****SUN PRAIRIE, WISCONSIN**

The Sun Prairie Public Library completed 1998 and resides in the center of the city adjacent to Sheehan Park and the Sun Prairie Family Aquatic Center. The City of Sun Prairie is experiencing strong growth and expects the population to blossom to 58,000 persons by 2040. The city and library board want to continue to provide cutting edge library services and hired FEH Design to provide a 20-year forecast for how the library can best deliver library services to the growing community.

FEH Design delivered a public planning process that engaged a cross section of community residents. The advisory task force confirmed library service goals, branch or no branch options, developed project goals for success, established decision making criteria and participated in the design workshop.

The result of the advisory task force effort was 12 potential library expansion options all located on the current library site. All options addressed projected library space needs and space for the Sun Prairie Media Center which shares space in the building. The recommendation to the library board was a one-story 89,000 square foot library with a project cost of \$22M - \$24M.

**COMPLETION DATE:**  
Study 2018

**COST OF CONSTRUCTION:**  
\$22 - 24 million estimated

**CLIENT REFERENCE:**  
Svetha Hetzler  
608 825-0900  
shetzler@sunlib.org

# PROJECT EXPERIENCE



## PAULINE HAASS PUBLIC LIBRARY STUDY

### SUSSEX, WISCONSIN

In 2021, the Pauline Haass Public Library Board of Trustees decided to look to the future to determine how to maximize the delivery of library services to the community. FEH Design was commissioned to study the Pauline Haass Public Library by conducting a facility assessment of the existing library and a space needs analysis and study of options. Carson Block Consulting was brought on as an FEH team member, to lead the conversation on technology, what is happening and what trends to be sure to consider.

As a result of the current census data, this was an ideal time to look at growth patterns and determine if the current library building is sized appropriately to best serve all community members.

Through a series of community meetings, an interactive FEH Design Spark Session and a community wide survey, the citizens recommend that the community should plan an expansion and renovation of the current library that will achieve the Goals for Success and serve as an asset for community members for decades to come.

**COMPLETION DATE:**  
Study 2022

**COST OF CONSTRUCTION:**  
\$9 -14 million estimated

**CLIENT REFERENCE:**  
Adele Loria, Director  
262 372 3477  
aloria@phpl.lib.wi.us

## 03

/ PROJECT  
EXPERIENCE**L.D. FARGO PUBLIC LIBRARY****LAKE MILLS, WISCONSIN**

Being the oldest operating library in the State of Wisconsin, the L.D. Fargo Public Library has been part of the Lake Mills community for over 100 years. It was nearly destroyed by fire twenty years ago and now faces a new challenge, an increased appetite for library services from a growing city. FEH Design was selected to help the Library Trustees figure out how to preserve their architectural gem (and also a listed Historic Building) and transform it into a modern-day library to meet the needs of the next generation. The team conducted a facility assessment to determine the condition of the historic structure and engaged the community in a grass roots effort to determine what library services they value the most. This input allowed our staff consulting librarian to determine the appropriate size for the library in anticipation of a two-day public spark session. The spark session generated a wide variety of potential solutions and budgets. The residents in attendance recommended an option to the Library Trustees and they are in the process of evaluating fundraising options.

**COMPLETION DATE:**  
Study 2019

**COST OF CONSTRUCTION:**  
N/A

**CLIENT REFERENCE:**  
Gerard Saylor, Library Director  
920 648 2166  
gerardsaylor@lakemills.lib.wi.us

**City of Kaukauna**  
**Board of Public Works**  
JWN/engr dept

**June 6<sup>th</sup>, 2022**

**Agenda Item #2e**  
**Jonen Park Pavilion Design Proposal Recommendation**

**Background**

Jonen Park was developed in 2008 with possible additions/amenities discussed, including a pavilion. Due to recent increases in park use, the project is in demand. Engineering Department with the Community Enrichment Service Director sent out a request for proposals to several local engineering firms.

**Review**

City staff reviewed the four proposals based upon prior similar successful work experience, ability to complete the scope of work within the given timeline, and overall cost. We also requested phased elements, including design, bidding, and construction services to make this a successful project from start to finish.

McMahon Associates shows great experience with similar projects, familiarity with the City and Jonen Park specifically as the original designers, and were the lowest proposal fee, based on comparable services offered. The McMahon Proposal is attached. It is our recommendation to work with McMahon Associates for this pavilion project.

**Recommended Action**

Authorize Director of Public Works to enter into an agreement with McMahon Associates for design and construction services for Jonen Park Pavilion.

# PROPOSAL

## NEW PAVILION / SHELTER JONEN PARK

PREPARED FOR



MAY 26, 2022



# TABLE OF CONTENTS

Section 1	Cover Letter & Consultant Background/Information
Section 2	Project Understanding
Section 3	Similar Projects
Section 4	References
Section 5	Project Timeline
Section 6	Fee

## Section 1

**COVER LETTER &  
BACKGROUND/INFORMATION**

May 26, 2022

City of Kaukauna  
Attn: John W. Neumeier, Director of Public Works  
Neumeier@kaukauna-wi.org

Re: Request for Proposal For the City of Kaukauna  
Jonen Park Pavilion  
McM No. M0032-06-99-00001.12

Dear Mr. Neumeier,

All of us on the McMahon Associates, Inc. (McMAHON) Team are excited to submit our qualifications to assist you in the design of a new pavilion / shelter at Jonen Park. Having designed Jonen Park, our Team is intimately familiar with the park.

As a company that has been serving architectural and engineering needs for over 110 years, McMAHON is ideally suited to successfully complete this design effort. Our team of professionals is comprised of in-house architects, structural engineers, plumbing, ,electrical, HVAC, surveyors, and site civil engineers.

McMAHON has years of experience working with Municipal clients on a wide variety of projects and understands that providing contemporary and sustainable facilities is important to their success. Several of these projects are highlighted in this proposal.

As outlined in this Proposal, McMAHON's history of delivering extraordinary solutions is the direct result of our integrated process that stresses collaboration, communication, research, and innovation. McMAHON embraces the concept of engaging the primary stakeholders in every facet of the project process. With this level of involvement and input, matched with McMAHON's experience and leadership, the integrated process yields a final product that will exceed the City of Kaukauna's expectations for this design initiative.

Thank you for considering McMAHON for your project. We look forward to working with the City of Kaukauna. Please feel free to contact me at (920) 751-4200 or bwerner@mcmgrp.com for further clarification.

Respectfully,  
McMahon Associates, Inc.



Brad D. Werner, PE  
Vice President / Senior Municipal Engineer

## COMPANY OVERVIEW

**McMAHON ASSOCIATES, INC. (McMAHON)** Our team of over 150 professionals serve our clients from our corporate headquarters in Neenah, Wisconsin along with our Illinois and Indiana regional offices. We share the common goal of delivering our services 'The McMAHON Way', meaning we strive to build long-term client relationships by combining strong core values with a culture for success.

*Great emphasis is placed on adding value to all phases of a project. This Value-Added business philosophy combined with our diverse design capabilities contribute to our solid history of repeat business.*

The establishment of affiliate companies has allowed us to expand our capabilities as we have grown. Each affiliate complements the other. Our companies offer a broad spectrum of professional services, at a reasonable price, to meet the unique needs of our clients.

The affiliate companies are:

ENGINEERING & ARCHITECTURE:

**McMAHON ASSOCIATES, INC. (McMAHON)**

Est. 1909

DESIGN/BUILD:

**McMAHON, INC.**

Est. 1991

PUBLIC/PRIVATE PARTNERSHIPS (P3):

**INTEGRATED PUBLIC RESOURCES, LLC (IPR)**

Est. 2015

OFFICE LOCATIONS:

Corporate Headquarters: Neenah, Wisconsin

Regional Offices: Machesney Park, Illinois & Valparaiso, Indiana



## OUR SERVICES AND WHO WE SERVE

McMahon Associates, Inc. (McMAHON) offers a **broad spectrum of services**, provided by our in-house staff of professionals

- Municipal Engineering
- Transportation
- Water Resources
- Environment & Ecology
- Parks & Recreation
- Site Development
- Land Surveying
- Geospatial Solutions
- GIS Development
- Architecture
- Building Information Modeling (BIM)
- Wastewater Engineering
- Water Engineering
- Renewable Fuels / Waste-to-Energy
- Structural Engineering
- Industrial Engineering
- Electrical / Controls
- Mechanical HVAC
- Plumbing Design
- Public Safety & Municipal Management
- Funding Strategies, Solutions and Grant Assistance
- Construction Services
- Design-Build
- Public/Private Partnerships (P3)
- Operations Services

Our capabilities are as diverse as the **clients we serve**

- Municipal / Government
- Commercial / Retail
- Healthcare
- K-12 Education
- Higher Education
- Dairy / Food / Beverage
- Manufacturing / Industrial
- Transportation
- Tribal
- Hospitality / Sports / Entertainment
- Cultural
- Energy / Utilities
- Police / Fire / EMS
- Residential





# PROJECT TEAM

## JONEN PARK PAVILION CITY OF KAUKAUNA



McMahon  
Associates, Inc.

Principal-In-Charge  
Michael J. McMahon, AIA, NCARB

Project Manager  
Kevin J. Chevalier

Civil Engineer  
Brad D. Werner, PE

Structural Engineer  
Daniel J. Brellen, PE, LEED AP

Electrical Engineer  
Jill A. FitzSimons, PE

Plumbing Designer  
Edward C. Erickson, PSD

HVAC Engineer  
Joel B. Clary, PE, MBA, CDG

## TEAM BIOGRAPHIES

### **MICHAEL J. McMAHON, AIA, NCARB**

Executive Vice President / Senior Architect

Mike is a licensed architect with over 35 years of experience in his field. This year he celebrates his 17-year anniversary with McMAHON. Mike will act as the Project Architect / Designer and will maintain this involvement throughout the life of the project. Mike has designed and managed many municipal / recreational projects in his career including storage buildings, concession buildings, restrooms, and park shelters.



### **KEVIN J. CHEVALIER, ASSOC. AIA**

Project Manager / Project Designer / Construction Management

Kevin is an AEC Professional with over 20 years of experience in the industry. His experience includes a broad range of project types including everything from industrial facilities to medical facilities and everything in between. This experience has helped Kevin develop a better understanding of how clients, contractors, and design teams communicate their process into successful projects. His knowledge of BIM and technology helps facilitate exceptional project communication between the design team and the client.



### **BRAD D. WERNER, PE**

Vice President / Senior Municipal Engineer

Brad has 35 years of experience as a Design Engineer / Project Manager for municipal projects. Brad graduated from the University of Wisconsin-Platteville and has been with McMahon for 33 years. Brad has a wide range of experience in Municipal Engineering serving as the Municipal Engineer for villages, utility districts, and water utilities. Brad regularly attends and presents at public meeting as a sitting staff member including plan reviews, planning, budgeting, designing, bidding, project assessment support, and construction administration. He specialized in sanitary sewer collection systems, stormwater management, municipal street construction, and park and recreation projects.



## TEAM BIOGRAPHIES

**DANIEL J. BRELLEN, PE, LEED AP**

Associate / Structural Engineer

Dan is a Structural Engineer with 16 years of structural design experience and is the structural group manager. He works closely with design team members to develop structural solutions suited to each project's needs. He has structural engineering experience in the design of commercial, industrial, educational, medical, water / wastewater treatment, and agricultural facilities, as well as bridge and roadway projects. He is a registered Professional Engineer in Wisconsin and LEED-AP Certified.

**JILL A. FITZSIMONS, PE**

Electrical Engineer

Jill is a licensed Electrical Engineer with over 15 years of experience in the design of electrical building systems for commercial and municipal facilities. Prior to accepting a position with McMAHON, Jill was an Associate Principal at Berg Engineering Consultants in Schaumburg, Illinois. Jill has experience with power, lighting, and special systems designs for various types of building projects, including educational, healthcare, park / recreation, police department, auditoriums, office, maintenance garages, and senior living facilities. Jill has extensive experience with lighting replacement projects that update lighting to IES recommended levels and lighting power density and controls meeting 2015 IECC Energy Code.



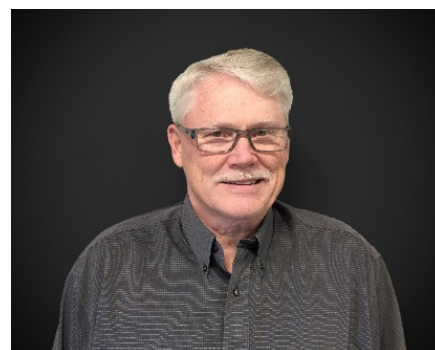


## TEAM BIOGRAPHIES

### **EDWARD C. ERICKSON**

Plumbing Designer

Ed is a licensed plumbing systems designer with over 35 years of experience in the design of plumbing building systems for commercial, educational, industrial, and municipal facilities. Prior to accepting a position with McMahon Associates, Inc., Ed was designing, estimating, and project managing at Bassett Mechanical in Kaukauna, WI. Ed has experience with sanitary drain, waste and vent, storm drain and vent, acid resistant drain, domestic cold water, domestic hot water, domestic hot water recirculation, non-potable water, protected water, soft water, and many other mediums for various types of building projects, including healthcare, wastewater and water treatment, maintenance garages, funeral homes, restaurants, bars, police departments, jails, utility companies and much more. Ed has experience designing buildings to LEED levels as defined by customer.



### **JOEL B. CLARY, PE**

Mechanical Engineer

Joel joined McMahon Associates, Inc. in 2017 with 20 years of HVAC and Plumbing Design experience. Prior to accepting that position, Joel was the owner of his own mechanical and plumbing design company. Joel did a great deal of work for Oshkosh Truck, City of Oshkosh, and LIM Architects. Joel has experience with HVAC system designs for various types of building projects including repair garages, parking garages, wash bays, office design, kitchen design, school designs, auditoriums, and specializes in geothermal designs. Joel is responsible for HVAC, compressed air, plumbing and humidification design for the MEP Department.



## Section 2

**UNDERSTANDING OF PROJECT**

McMahon Associates, Inc. (McMAHON) has partnered with many municipal clients over the past 30 years on a wide variety of new and renovation projects. We understand this project is to develop a comprehensive design, bidding, and construction administration services for the construction of a new pavilion at Jonen Park. Our McMAHON Team designed Jonen Park and has intimate knowledge of the entire site.

Our approach is based upon our Design Process which we have branded as “OPTIMIZE” (attached). Our OPTIMIZE Process parallels the preliminary scope of work you have put forth in this RFP. Please see the Design Schedule in this Proposal which outlines our process and key milestones.

Kevin Chevalier will be the Project Manager for this effort. He will lead all Civil, Structural, and M.E.P. Team Members (all based in our Neenah, WI office) in developing the planning, design, and budgeting for this effort.

It is common for our Team to work with multiple constituents / stakeholders during a project. Below are communication methods we expect to employ for the City of Kaukauna Jonen Park Pavilion project.

**Communication Methods Utilized:**

- ❖ Project Team list and communications structure determined at kick-off meeting
- ❖ Weekly project meetings during design (50% virtual)
- ❖ Use of issues and actions list reviewed and updated weekly
- ❖ All drawings and documents posted to common access FTP site weekly
- ❖ Design meetings with each department to verify program requirements and the final design

# UNDERSTANDING OF PROJECT

## continued

### SCOPE OF SERVICES DESIGN

#### I. Topographic Survey Services Include:

- A. Contact Diggers Hotline for public utility locations within the topographic survey area as outlined on the attached exhibit map.
- B. Coordinate with the appropriate City staff to field mark private utilities prior to survey crew being on site.
- C. Perform a topographic survey to locate visible site features such as pavements, parking lots with pavement markings, curb and gutter, sidewalks, building structures together with first floor elevations, fences, berms, readily visible property irons, utility features, light poles, pedestals, transformers, markings by Diggers Hotline, sanitary and storm sewer manholes, storm inlets with rim and invert elevations, water valves, hydrants, limits of landscaped areas, standalone trees of 2-inch caliper or larger and limits of wooded areas.
- D. Establish horizontal and vertical control points near or within the project area.
- E. Prepare an AutoCAD drawing of topographical features as surveyed. Survey map is to include spot elevations and 1-foot contours.

#### II. Civil Design and Permitting Services Include:

##### A. Concept Design

- 1. Review site plan requirements for required site plan submittals and approvals.
- 2. Meet with City staff to discuss design requirements, including but not limited to, lighting, landscaping, storm sewer, driveway entrance locations, site drainage, stormwater device design, and parking lot traffic patterns.
- 3. Provide preliminary site design to Owner for approval. Coordinate with Owner on light and landscape locations.



## UNDERSTANDING OF PROJECT continued

### B. Site Design

1. Import Owner-approved concept drawings into civil site plan.
2. Prepare an existing conditions base AutoCAD drawing using topographic land survey information. Aerial photography and County LIDAR are to be used as needed throughout the plan set to complement the gathered field data.
3. Provide site grading design.
4. Provide site utility design for water main improvements, sanitary sewer (gravity), and storm sewer that will serve the site.
5. Provide an erosion and sediment control design consisting of:
  - a. Prepare an erosion and sediment control plan.
  - b. Prepare an erosion and sediment control narrative and sequence of construction.
  - c. Perform an erosion and sediment control analysis. Reduce sediment discharge to 5 tons / acre / year.
6. Provide specification for construction details.

### C. Permits

1. Prepare and submit a City of Kaukauna Conditional Use Permit and attend one (1) City Board Meeting / Public Hearing.
2. Prepare and submit a City of Kaukauna Plan Submittal package and coordinate the site plan review process. Includes preparation of exhibits and supporting documents. Provide up to two (2) design revisions, due to staff comments, or formal submittal.
3. Prepare and submit an application to the Wisconsin Department of Safety and Professional Services for Plumbing Review.
4. Prepare and submit an erosion and sediment control permit application and stormwater management permit application for review / approval.

## UNDERSTANDING OF PROJECT continued

### III. Geotechnical Services Include:

- A. Preparation and solicitation for geotechnical services. City of Kaukauna to contract directly with the geotechnical consultant.

### IV. Architectural Services Include:

- A. Kick-off meeting to review proposed project with the project team representatives.
- B. Develop program documents for approval by the City.
- C. Review preliminary design with Owner's input to select final design.
- D. Architectural Schematic Design, Design Development, and Construction Document Phases. We anticipate formal meetings every two weeks during these design phases to review progress.
- E. Provide a code review to confirm that the facility is in compliance with Wisconsin Building Codes.
- F. Evaluate sustainable and / or energy efficient strategies for the project.
- G. Search for applicable grants or incentives for the project.
- H. Architectural construction documents.
- I. Architectural specifications manual.
- J. Provide permitting submittals including drawings, code worksheets, and envelope compliance report. Submit Architectural, Structural, HVAC, Electrical, and Plumbing Drawings for permitting review.

### V. Interior Design Services Include:

- A. Review of interior finish options with Owner.
- B. Specification of interior finishes to be incorporated in Architectural Documents.
- C. Owner to select all colors.

## UNDERSTANDING OF PROJECT continued

### VI. Structural Services Include:

- A. On the basis of Architectural Design requirements of the project, prepare foundation and superstructure drawings: Schematic, Design Development, and Construction Documents Phases.
- B. Foundation drawings will consist of foundation plans and foundation details.
- C. Superstructure drawings will consist of steel or wood framing plans (as appropriate for the approved structures) and associated details.
- D. Structural specifications manual.
- E. Prepare structural calculation package. Design of structural systems will be based on the International Building Code.

### VII. Electrical Services Include:

- A. Design of electrical power and lighting systems: Schematic, Design Development, and Construction Documents Phases.
- B. Coordination of low voltage systems. Low voltage system to be design by Owner's vendors.
- C. Design of exterior lighting:
  - 1. Review applicable lighting code.
  - 2. Provide photometric plan.
  - 3. Provide exterior light specification, makes and models. Owner to provide information on standards and preferences for fixtures.
- D. Electrical construction documents.
- E. Electrical specifications.

### VIII. HVAC Services Include:

- A. Design of heating and distribution systems: Schematic, Design Development, and Construction Documents Phases.
- B. HVAC construction documents.
- C. HVAC specifications.
- D. Provide state submittal of HVAC including drawings and calculation.



## UNDERSTANDING OF PROJECT continued

### IX. Plumbing Services Include:

- A. Design of new plumbing systems: Schematic, Design Development, and Construction Documents Phases.
- B. Plumbing Construction Documents.
- C. Plumbing Specifications.
- D. State submittal of plumbing including drawings and calculations.

### X. Cost Estimating Services Include:

- A. Cost opinions for preliminary design options.
- B. Updated cost opinions at Schematic, Design Development, and Construction Documents Phases.

### XI. Bidding Services Include:

- A. Assist the City with posting the project documents.
- B. Review the advertisement and general interest of bidders.
- C. Work with the City staff to prequalify bidders.
- D. Provide PDF version of drawings and specifications to the City.
- E. Participate in the pre-bid conference.
- F. Review and approve the question / clarification addenda's during the bid process.
- G. Attend the project bid opening.
- H. Assist with bid review and evaluation.
- I. Assist with post-bid interviews with prospective contractors.
- J. Provide recommendation to the Board.

### XII. Construction Administration Services Include:

- A. Shop drawing review.
- B. Answer RFI's from contractors.
- C. Generate construction bulletins as needed.
- D. Coordinate construction staking with selected contractor to be invoiced.
- E. Attend weekly meetings with contractor and owner representatives.
- F. Provide compliance statement at completion of project.
- G. Follow up and assist City of Kaukauna during warranty period of work.

## UNDERSTANDING OF PROJECT continued

### EXCLUSIONS:

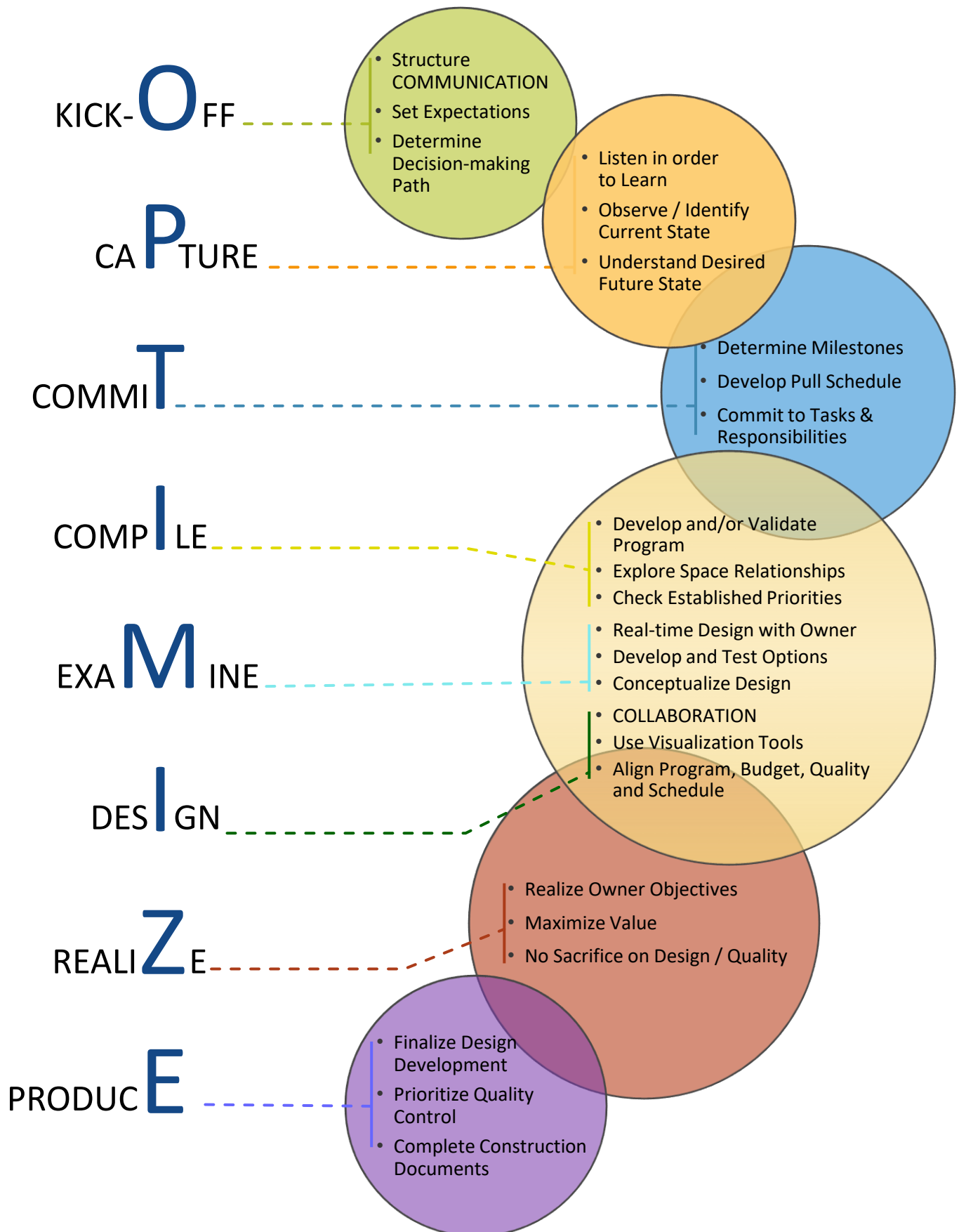
- Testing of existing systems
- Wetland delineations
- Phase I ESA
- Hazardous materials assessments
- Site evaluations for stormwater infiltration
- Design of stormwater infiltration devices (it is assumed that the site will be exempt from infiltration requirements)
- Materials testing
- Irrigation system design
- Change of zoning
- Geotechnical consulting or monitoring during construction
- Land division / certified survey maps
- Title / easement searches
- Survey to establish boundaries of the individual tax parcel
- Field marking for private utility locations (markings to be performed by the Owner within topographic areas only)
- Fire protection systems design
- Audio-visual / acoustical design
- Artwork design services
- Telephone / data or security equipment design (infrastructure only is included above)
- Furnishings, fixtures, and equipment selection / specification
- Exterior signage
- LEED or green building certifications
- Commissioning beyond the typical standard of care
- Payment of state and local plan review fees
- Redesign efforts necessitated by changes to site and building layout after Owner approval
- Record drawings

### SPECIAL TERMS:

The Scope of Services and Fee are based upon the understanding that others will provide the following:

- Any required utility extensions to the project site if not available immediately adjacent to the selected site.
- Owner to provide a single source contact with who all communications is to occur.
- Owner to pay all review, permit, and recording fees.
- Owner to provide such legal, accounting, financial, and insurance counseling services as may be required for the project.
- Owner to provide copies of existing site and building plans.

# OPTIMIZE ALL ASPECTS OF YOUR PROJECTS WITH The McMAHON DESIGN PROCESS...





# OPT For Excellence... The McMAHON DESIGN PROCESS

## KICK-OFF

Project kick-off sets the tone for a project. Setting clear expectations is important. This includes having the right people at the table as part of the project team. The project team includes individuals from both the owner's staff and McMAHON's design team. It can also include outside stakeholder and contractor members. Each member of the team needs to know what role they play, what expectations they have of other team members, and what other team members expect of them. Once these expectations are clearly defined, communication between team members is structured to allow for the smooth flow of information throughout the project. The decision-making path will vary depending on the owner's internal structure. A successful project includes team members that are empowered to make decisions that will keep a project moving forward.

## CAPTURE

The early part of a project involves capturing lots of information. The earlier this information is gathered and the completeness of this information, has a direct positive impact on projects. In order to deliver a successful project McMAHON's design team must first learn about our clients. We learn by listening. What is important to our client? We work with owner to create a list of priorities and in what order those priorities fall. The team establishes an owner vision that acts as a thread throughout the entire project. The priorities and vision are always there to reference and serve to ground the team at points in the project when the path forward may not seem as clear. Every project must move from a current state to a future state. Once McMAHON's design team observes the owner's current state and understands their desired future state, the project team develops a plan to bridge the gap between the two states.

## COMMIT

Making commitments and sticking to them is an important part of every project. If every team member does this throughout the project, then all members are able to maximize the value their role is bringing to the project. Project milestones are determined by the project team. Once determined, the team develops a Pull Schedule to understand what tasks all team members must accomplish and in what order to meet the milestone dates. If milestone dates are delayed, the project schedule is delayed. The Pull Schedule is reviewed on a regular basis and revised as needed to keep progress in check. It is a strong yet simple way to organize project tasks in order to pull information when it is truly needed. McMAHON has seen the use of Pull Schedules lead to less rework during design, schedule efficiencies, reduced change orders during construction, and satisfied clients.

## COMPILE

A thorough and validated program is the foundation of a well designed project. McMAHON's design team works directly with the owner to establish the project program. The program includes a list of spaces, numbers of spaces, space dimensions, square footage, and specific notes. Multipliers are used to account for circulation, walls, chases, and similar types of space. Total program square footage is used to check alignment with the owner's project budget. With a program established, McMAHON's design team begins to explore space relationships with the owner. With the program and the established list of priorities set at the beginning of the project, a diagrammatic representation of the project plan starts to take form.

## EXAMINE

With the owner present, McMAHON's design team uses real-time design to examine options for the project. This interactive and collaborative process happens both electronically and in sketch form. Developing and testing options as a project team leads to a stronger final design. Design sessions where owner stakeholders explore possible layouts and process flow on paper with cut-outs of program spaces helps to establish buy-in for a project and generates the necessary process discussions that often need to happen early on for a project to be successful. McMAHON's design team is able to take this information and create multiple simple design concepts electronically for discussion with the design session group. With the right buy-in from owner stakeholders, this process has generated conceptual designs efficiently and effectively.

## DESIGN

Collaboration is essential to the success of the McMAHON Design Process. Collaboration naturally brings communication to a process. It also creates efficiencies that ultimately have a positive impact on projects helping to minimize things like rework, errors, waste, and ultimately leading to reductions in project design schedule and changes during construction. The use of visualization tools like Revit help to fully take advantage of the collaborative process. McMAHON uses 3D visualization in Revit along with renderings and animations to allow owners and the design team to fully understand the project vision early in the project. This early understanding is important. The more that the entire team takes time to create understanding early in the process, the less errors and misunderstandings will occur during construction when changes are costly. McMAHON's process creates this understanding early. Then we align the project program, budget, quality and schedule, and maintain that alignment throughout the design.

## REALIZE

Throughout the design process, McMAHON is always looking to Optimize value to the owner. At this stage of the project we want to make sure we've realized that value and the owner's objectives. McMAHON truly believes that owners don't need to sacrifice design and quality. Our design process is built around aligning program, budget, quality, and schedule. This balance in combination with the collaborative process laid out above has lead to many successful projects over many years. We believe in it and have passion for it!

## PRODUCE

Prior to completing the construction documents for the project, McMAHON will finalize the design development of the project with the owner and design team in a final collaboration meeting. We also spend time internally focusing on quality control of our documentation. Creating the construction documents is a very streamlined part of our design process due to the focus on gathering more information up front during design. Producing construction documents has truly become just producing. This saves time and cost on our projects. This is another example of maximizing value to the owner - the owner is getting more time spent on thoughts/ideas/innovation which adds value and just the right amount of time on production. In a traditional project more time is spent on production seeking answers and often on rework which adds time and cost.

To learn more about **The McMAHON DESIGN PROCESS** call 920.751.4200 and ask to speak with our company's president, Paul Benedict.

## ARCHITECTURE

# SUSTAINABLE DESIGN PRINCIPLES

The health of our surroundings not only has a direct impact upon the health of human life; it also impacts the quality of our drinking water, air, soil and thus, the health of every other living organism. Historically, McMAHON has always provided quality design and construction management services that respond to **Sustainable Design** issues. Our in-house staff includes LEED® accredited professionals and excels in LEED® Design.

## Buildings and Sustainable Design:

It is our commitment to provide our clients with sustainable, high performance buildings. Our services and expertise allow us to offer an array of sustainable design options to address your unique project goals. These options can range from a few sustainable elements to buildings and sites that push the technological envelope. McMAHON has implemented many types of sustainable elements in educational and other various types of facilities.

## Just a few of these elements include:

- High Performance Building Envelope Design
- High Performance Glazing Systems
- Passive and Active Solar Energy
- Reclaimed Heat Systems
- Wind Harvesting
- Cool Day-lighting
- Occupant Sensor Lighting Controls
- Occupant Sensor Heating Controls
- Light Shelves
- Light Louvers
- Sustainable Building Materials
- Low VOC Building Materials
- Green Roofs
- Rainwater Harvesting
- Wet and Dry Ponds
- Bio-Filters
- Prairies



## ARCHITECTURE

# BUILDING INFORMATION MODELING (BIM)

The acronym **BIM** has numerous definitions in the Architectural, Engineering and Construction Industries. While the acronym BIM can define a Building Information Model, this falls short of what BIM really is and does for the industry. At McMAHON, rather than look at BIM as an object, we approach BIM as Building Information Modeling. This quantifies the acronym as more of a process where technology and collaboration are used to create a virtual building / project and allows the design team to make design reviews and performance reviews before anything is constructed. McMAHON has integrated BIM into how we design and how we deliver our services to our clients.

## Visual Communication

- McMAHON uses BIM and touch-screen technology to develop the schematic ideas and layouts directly with the client in real time. In using this technology, McMAHON delivers improved client and designer communication, and a drastic reduction of the iterations and back-and-forth design exchanges experienced in traditional methods. This technology also allows brainstorming sessions to become much more collaborative and productive early in the design process.

## Project Visualization

- McMAHON uses BIM software to provide 3D views of the project in every phase of the design. Modeling the project allows the client to visualize the built environment and get a sense of relational space that couldn't otherwise be experienced. McMAHON uses a wide variety of tools to cater to our client and project specific needs.

## Collaboration

- McMAHON leverages the use of BIM to provide the most cost effective and efficient design we can. Using BIM and collaborating with the different design disciplines, and even the trade contractors early on in the design process, provides an environment where aesthetics, efficiencies, and budget are developed cohesively.

## Reality Capture

- McMAHON is implementing digital photogrammetry and point cloud technology to create 3D models of existing structures and terrain. The result is dramatically more effective planning and coordination throughout the design process.

## Tools

- Recap-digital photogrammetry
- Revit-modeling and design software
- Navisworks-clash detection and virtual construction collaboration tool
- BIM 360 Glue-virtual walk through and collaboration tool
- Civil 3D-site modeling and design
- Google Earth Pro-preliminary site visualization
- Joinme.com-web conferencing and sketch session collaborations
- Microsoft surface pros and Sharp Aquos boards-production and touch screen collaboration

**McMAHON**  
ENGINEERS ARCHITECTS

920.751.4200 MCMGRP.COM



FOR BIM DESIGN, CONTACT  
Jennifer J. Scherer  
Architectural Designer  
jscherer@mcmgrp.com  
920.751.4200 ext. 337



Section 3

# SIMILAR PROJECTS

PIERCE PARK  
PARKS & RECREATION DEPT.  
APPLETON, WISCONSIN

## PARK PAVILION / BAND SHELTER RENOVATION

### BACKGROUND

Pierce Park was established in 1920. The “dance” pavilion, centrally located in the 38-acre park, was designed by Chicago architect Byron H. Jillson in 1926 and was most likely constructed shortly thereafter. An addition to the exterior stage of the pavilion was constructed around 1944. The most recent renovation work on the structure occurred in 2001/2002, but it did not address a few major issues with the existing structure. The basement, located under the interior and exterior stage, was left intact, the rotating band shell was not renovated or removed, and the exterior band shelter/stage was not enlarged. The existing basement continued to be a problem due to water penetration and general deterioration. The band shell was antiquated in size and function and also suffered from general deterioration. The size of the existing exterior stage did not function adequately for the major user groups including the Appleton City Band which runs a summer concert series at this location.

### PROJECT

In 2013, McMAHON was tasked to create an enlarged band shelter/stage structure that would enhance and not diminish the historic nature of the existing iconic pavilion, as well as resolve the deficiencies described above.



EXISTING STRUCTURE & DESIGN RENDERING





BROWN COUNTY  
WISCONSIN

# FAIR GROUNDS RESTROOM NEW CONSTRUCTION

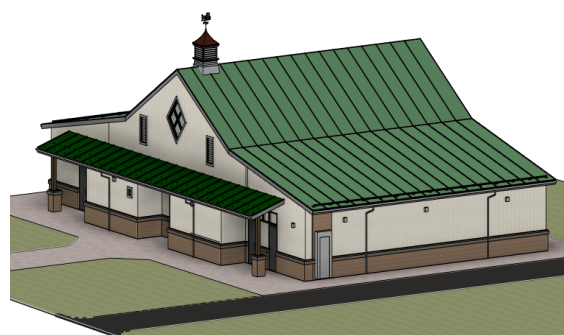
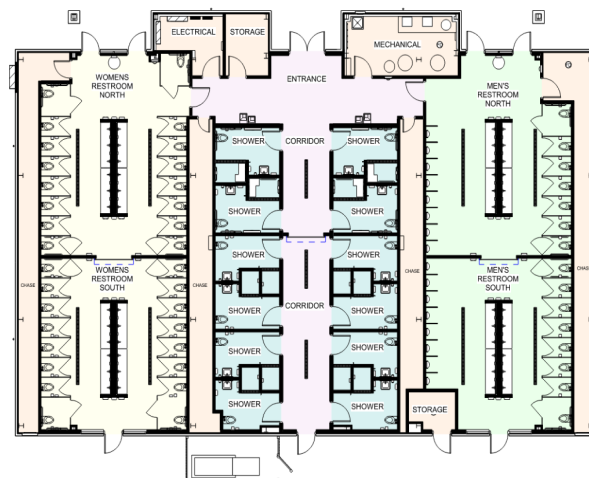
## PROJECT

As part of the overall master plan for the Brown County Fair Grounds, McMAHON was awarded the design, bidding and construction administration for a new Restroom Facility and RV-Dumpstation.

The Restroom Facility would replace an existing facility and need to be expanded to accommodate Fair Grounds capacity for larger events. In addition, the facility needed to be designed to establish the design standards for future buildings on the site. The primary design elements include insulated metal panels to represent rural communities and agricultural buildings, in addition to split face concrete block for durability.

Overall, the 6,000-SF Restroom Facility consist of 32 Women's Toilets, 15 Men's Toilets, 16 Men's Urinals, and 12 Shower Rooms that include sinks and toilets. The Shower rooms are intended to be for all users and contain 4 handicap-accessible shower units.

Looking at energy and durability for the restroom facility, the McMAHON design team recommended in-floor heating, as well as an insulated metal panel roof structure and wall structure. These systems will not only be durable for years to come but will also save on overall energy usage of the facility. The facility can also be divided into sections with roll-up doors, allowing for smaller events and reduced energy consumption.





WITTMANN PARK  
VILLAGE OF FOX CROSSING  
WISCONSIN

# PARK DESIGN REDEVELOPMENT

## BACKGROUND

The 25-acre Wittmann Park space includes soccer fields, playground equipment and a pavilion. In 2009, McMAHON assisted the Village with drainage improvements at the park site.

## PROJECT

As a follow-up of the drainage improvements project, the redevelopment project included site layout and design of a new pavilion, soccer field, sand volleyball court, tennis court, basketball court and 3,300-ft of recreation trail around the perimeter of the park. McMAHON provided site layout, design, bidding and construction administration services. The project was divided into two phases, beginning in 2015, with completion in 2016.

## CHALLENGES

Due to a large wetland located along the north side of the park property, the design of an additional soccer field and recreation trail required permitting through the Wisconsin DNR.





MEMORIAL PARK  
PARKS & RECREATION DEPT.  
APPLETON, WISCONSIN

## CONCESSIONS BUILDING RENOVATION

### BACKGROUND

As part of an overall project to improve its existing baseball fields complex, the City of Appleton Parks Department is planning to renovate its existing toilet/ concessions/ storage building (Jones Building) at Memorial Park in Appleton.

The City had initially intended to demolish the existing Jones building and replace it with a single story building.

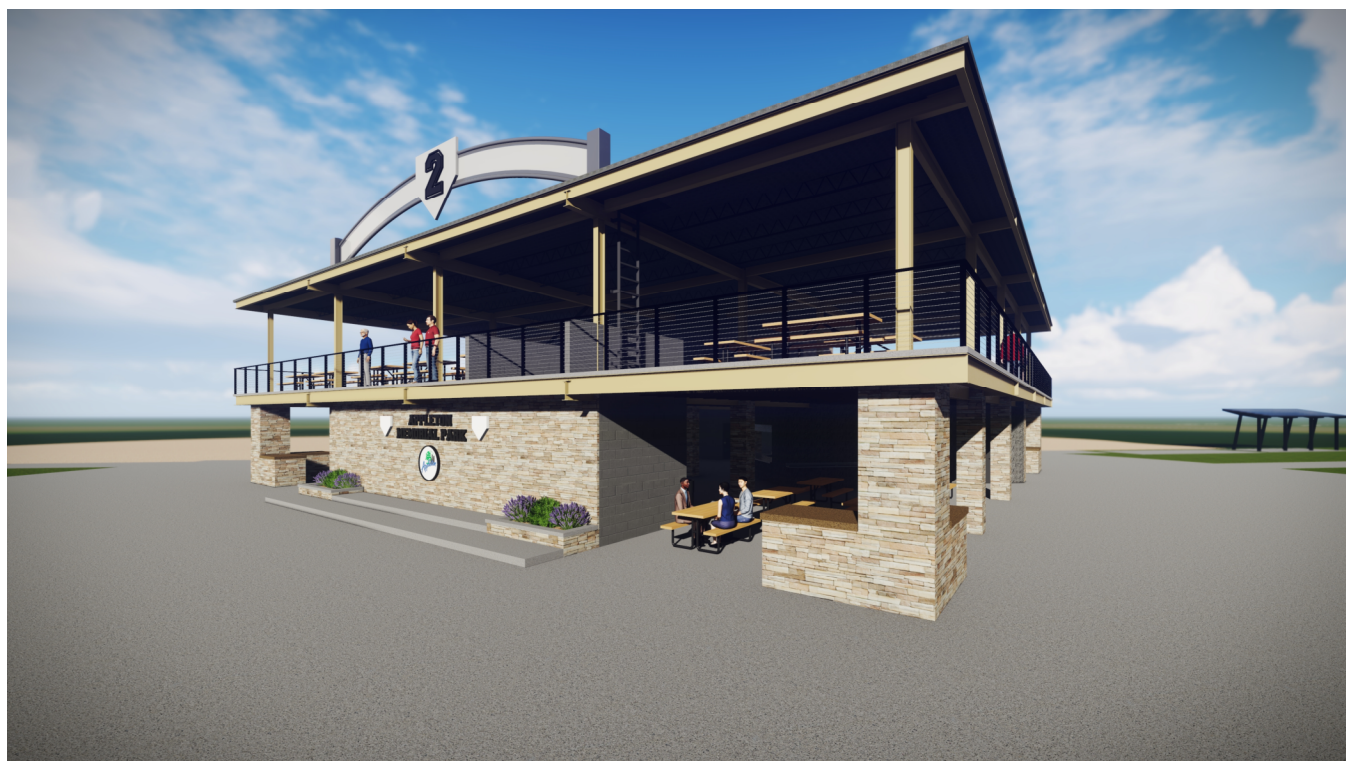
### PROJECT

After reviewing the existing structure condition, McMAHON proposed renovating the existing building to become a signature feature at the center of four ball diamonds. The existing building walls will be removed, the existing roof structure, concrete floor structure and steel frame will be retained and remodeled to become an elevated public viewing deck with toilets and concessions below.

The project is pending budget approval in 2021, with construction anticipated in 2022.



DESIGN RENDERINGS & EXISTING STRUCTURE (Below)



VILLAGE OF CEDAR GROVE  
WISCONSIN

# SPORTS COMPLEX PAVILION NEW CONSTRUCTION

## BACKGROUND

The Village of Cedar Grove Master Planning process included the development of a new sports complex to meet the needs of the community. A pavilion within the complex was a part of that need.

## PROJECT

The pavilion would not only meet the current needs of the Village, but also address future needs.

Programing for the pavilion included the following features: restrooms, concession area with work island, walk-in cooler, kitchen range and sinks for hand and dish washing. In addition, a storage space was requested for maintenance equipment and a variety of athletic equipment.

Beyond program requirements, the design should address a request that the pavilion be as maintenance-free as possible. This was achieved by selecting masonry and other materials that would withstand the environmental and physical abuse experienced by a public-use facility and require minimal maintenance.

The pavilion design included a covered shelter area that allows for viewing of two separate baseball fields.



CONCEPTUAL RENDERINGS & CONSTRUCTION PHOTO

## Section 4

## REFERENCES

**OUTAGAMIE COUNTY****Paul Farrell, Maintenance Supervisor**

410 S. Elm Street  
 Appleton, WI  
[paul.farrell@outagamie.org](mailto:paul.farrell@outagamie.org)  
 (920) 832-1855

**VILLAGE OF ASHWAUBENON****Douglas Martin, Director of Public Works**

2155 Holmgren Way  
 Ashwaubenon, WI  
[dmartin@ashwaubenon.com](mailto:dmartin@ashwaubenon.com)  
 (920) 492-2308

**VILLAGE OF MACHESNEY PARK****Chad Hunter, Superintendent of Public Works**

300 Roosevelt Road  
 Machesney Park, IL  
[chadh@machesneypark.org](mailto:chadh@machesneypark.org)  
 (815) 877-5432

**CITY OF APPLETON****Dean Gazza, Dir. of Parks, Rec., & Facilities Management**

100 N. Appleton Street  
 Appleton, WI  
[dean.gazza@appleton.org](mailto:dean.gazza@appleton.org)  
 (920) 832-5905

**BROWN COUNTY PARKS****Matt Kriese, Parks Director**

2024 Lakeview Drive  
 Suamico, WI  
[matt.kriese@browncountywi.gov](mailto:matt.kriese@browncountywi.gov)  
 (920) 448-4464



Section 5

# PROJECT TIMELINE

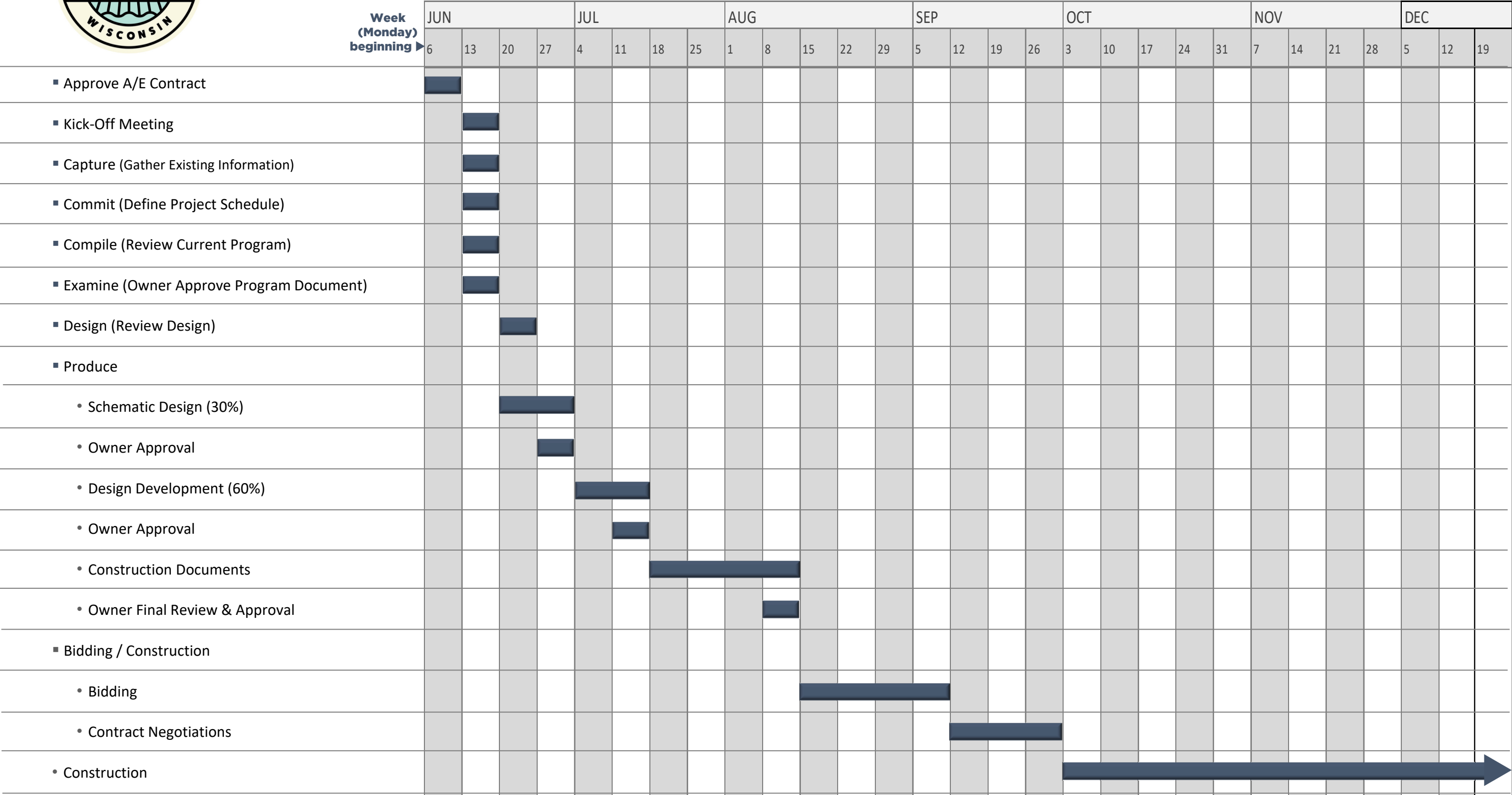


# CITY OF KAUKAUNA NEW PAVILION / SHELTER AT JONEN PARK PROJECT TIMELINE



2022

*This schedule is preliminary and subject to modification with input from the Owner.*



Section 6

**FEE**



# CITY OF KAUKAUNA

## JONEN PARK PAVILION

### FEE PROPOSAL

	DESIGN	BIDDING	CONSTRUCTION	TOTAL BY DISCIPLINE
ARCHITECTURAL	\$10,000	\$1,500	\$3,500	\$15,000
CIVIL	\$2,000	\$500	\$2,500	\$5,000
STRUCTURAL	\$5,000	\$500	\$2,000	\$7,500
PLUMBING	\$4,500	\$500	\$1,000	\$6,000
HVAC	\$4,000	\$500	\$1,000	\$5,500
ELECTRICAL	\$6,500	\$500	\$1,000	\$8,000
<b>TOTAL FEE BY PHASE:</b>	<b>\$32,000</b>	<b>\$4,000</b>	<b>\$11,000</b>	

<b>TOTAL FEE:</b>	<b>\$47,000</b>
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# McMAHON ASSOCIATES, INC. GENERAL TERMS & CONDITIONS

1. McMAHON ASSOCIATES, INC. (hereinafter referred to as 'McMAHON') will bill the Owner monthly with net payment due in 30-days. Past due balances shall be subject to a service charge at a rate of 1.0% per month. In addition, McMAHON may, after giving 48-hours notice, suspend service under any Agreement until the Owner has paid in full all amounts due for services rendered and expenses incurred. These expenses include service charges on past due invoices, collection agency fees and attorney fees incurred by McMAHON to collect all monies due McMAHON. McMAHON and Owner hereby acknowledge that McMAHON has and may exercise lien rights on subject property.
  2. The stated fees and Scope of Services constitute our best estimate of the fees and tasks required to perform the services as defined. This Agreement, upon execution by both parties hereto, can be amended only by written instrument signed by both parties. For those projects involving conceptual or process development services, activities often cannot be fully defined during initial planning. As the project progresses, facts uncovered may reveal a change in direction, which may alter the Scope. McMAHON will promptly inform the Owner in writing of such situations so changes in this Agreement can be negotiated, as required.
  3. The stipulated fee is firm for acceptance by the Owner for 60-days from date of Agreement publication.
  4. Costs and schedule commitments shall be subject to re-negotiation for delays caused by the Owner's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences, including without limitation, fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdowns, infectious diseases, acts of God or the public enemy, or acts or regulations of any governmental agency. Temporary delay of services caused by any of the above, which results in additional costs beyond those outlined, may require re-negotiation of this Agreement.
  5. Reimbursable expenses incurred by McMAHON in the interest of the project including, but not limited to, equipment rental will be billed to the Owner at cost plus 10% and sub-consultants at cost plus 12%. When McMAHON, subsequent to execution of an Agreement, finds that specialized equipment must be purchased to provide special services, the cost of such equipment will be added to the agreed fee for professional services only after the Owner has been notified and agrees to these costs.
  6. McMAHON will maintain insurance coverage in the following amounts:
 

Worker's Compensation .....	Statutory
General Liability	
Bodily Injury - Per Incident / Annual Aggregate.....	\$1,000,000 / \$2,000,000
Automobile Liability	
Bodily Injury .....	\$1,000,000
Property Damage .....	\$1,000,000
Professional Liability Coverage .....	\$2,000,000
- If the Owner requires coverage or limits in addition to the above stated amounts, premiums for additional insurance shall be paid by the Owner. McMAHON's liability to Owner for any indemnity commitments, reimbursement of legal fees, or for any damages arising in any way out of performance of our contract is limited to ten (10) times McMAHON's fee not to exceed to \$500,000.
7. The Owner agrees to provide such legal, accounting and insurance counseling services as may be required for the project for the Owner's purpose. All unresolved claims, disputes and other matters in question between the Owner and McMAHON shall be submitted to mediation, if an agreement cannot be reached by Owner and McMAHON.
  8. Termination of this Agreement by the Owner or McMAHON shall be effective upon 7-days written notice to the other party. The written notice shall include the reasons and details for termination; payment is due as stated in paragraph 1. If the Owner defaults in any of the Agreements entered into between McMAHON and the Owner, or if the Owner fails to carry out any of the duties contained in these terms and conditions, McMAHON may, upon 7-days written notice, suspend its services without further obligation or liability to the Owner unless, within such 7-day period, the Owner remedies such violation to the reasonable satisfaction of McMAHON.
  9. Re-use of any documents or AutoCAD representations pertaining to this project by the Owner for extensions of this project or on any other project shall be at the Owner's risk and the Owner agrees to defend, indemnify and hold harmless McMAHON from all claims, damages and expenses, including attorneys' fees arising out of such re-use of the documents or AutoCAD representations by the Owner or by others acting through the Owner.
  10. Purchase Orders - In the event the Owner issues a purchase order or other instrument related to the Engineer's services, it is understood and agreed that such document is for Owner's internal accounting purposes only and shall in no way modify, add to or delete any of the terms and conditions of this Agreement. If the Owner does issue a purchase order, or other similar instrument, it is understood and agreed that the Engineer shall indicate the purchase order number on the invoice(s) sent to the Owner.
  11. McMAHON will provide all services in accordance with generally accepted professional practices. McMAHON will not provide or offer to provide services inconsistent with or contrary to such practices nor make any other warranty or guarantee, expressed or implied, nor to have any Agreement or contract for services subject to the provisions of any uniform commercial code. Similarly, McMAHON will not accept those terms and conditions offered by the Owner in its purchase order, requisition or notice of authorization to proceed, except as set forth herein or expressly accepted in writing. Written acknowledgment of receipt, or the actual performance of services subsequent to receipt, of any such purchase order, requisition or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.
  12. McMAHON intends to serve as the Owner's professional representative for those services, as defined in this Agreement, and to provide advice and consultation to the Owner as a professional. Any opinions of probable project costs, approvals and other decisions made by McMAHON for the Owner are rendered on the basis of experience and qualifications and represent our professional judgment. Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action, in favor of a third party against either the Architect or McMAHON.
  13. This Agreement shall not be construed as giving McMAHON the responsibility or authority to direct or supervise construction means, methods, techniques, sequence or procedures of construction selected by Contractors or Subcontractors, or the safety precautions and programs incident to the work of the Contractors or Subcontractors.
  14. The Owner shall be responsible for maintenance of the structure, or portions of the structure, which have been completed and have been accepted for its intended use by the Owner. All structures are subject to wear and tear, and environmental and man-made exposures. As a result, all structures require regular and frequent monitoring and maintenance to prevent damage and deterioration. Such monitoring and maintenance is the sole responsibility of the Owner. McMAHON shall have no responsibility for such issues or resulting damages.





## FEE SCHEDULE | 2022

McMahon Associates, Inc.

Effective: 01/01/2022

This Fee Schedule is subject to revisions due to labor rate adjustments and interim staff or corporate changes.

### NEENAH, WISCONSIN CORPORATE HEADQUARTERS

Street Address:  
1445 McMAHON DRIVE  
NEENAH, WI 54956

Mailing Address:  
P.O. BOX 1025  
NEENAH, WI 54957-1025

Ph 920.751.4200 | Fax 920.751.4284

Email: MCM@MCMGRP.COM  
Web: WWW.MCMGRP.COM

1700 HUTCHINS ROAD  
MACHESNEY PARK, IL 61115  
Ph 815.636.9590 | Fax 815.636.9591  
Email: McMAHON@MCMGRP.NET  
Web: WWW.MCMGRP.COM

952 SOUTH STATE ROAD 2  
VALPARAISO, IN 46385  
Ph 219.462.7743 | Fax 219.464.8248  
Email: MCM@MCMGRP-IN.COM  
Web: WWW.MCMGRP.COM

LABOR CLASSIFICATION	HOURLY RATE
Principal	\$186.00
Senior Project Manager	\$186.00
Project Manager	\$131.00 - \$173.00
Senior Engineer	\$164.00 - \$173.00
Engineer	\$87.00 - \$156.00
Senior Engineering Technician	\$119.00 - \$132.00
Engineering Technician	\$83.00 - \$109.00
Senior Architect	\$158.00 - \$177.00
Architect	\$123.00 - \$147.00
Senior Land Surveyor	\$118.00 - \$155.00
Professional Administrator Services	\$84.00 - \$122.00
Public Management Specialist	\$119.00 - \$130.00
Public Safety Specialist	\$119.00 - \$130.00
Building Inspector Specialist	\$119.00
Land Surveyor	\$110.00
K-12 Administrative Specialist	\$112.00
Land Surveyor Technician	\$76.00 - \$98.00
Surveyor Apprentice	\$62.00
Senior Account Executive	\$62.00
Erosion Control Technician	\$83.00
Senior Hydrogeologist	\$186.00
Senior Ecologist	\$178.00
Environmental Scientist	\$89.00 - \$101.00
Senior G.I.S. Analyst	\$150.00
G.I.S. Analyst	\$82.00 - 101.00
Wetland Delineator	\$101.00
Senior Designer	\$129.00
Designer	\$82.00 - \$110.00
Senior On-Site Project Representative	\$111.00
On-Site Project Representative	\$74.00 - \$93.00
Plan Review	\$131.00
Certified Grant Specialist	\$133.00
Graphic Designer	\$98.00
Senior Administrative Assistant	\$95.00
Administrative Assistant	\$75.00
Intern	\$40.00 - \$61.00
Professional Witness Services	\$340.00



## REIMBURSABLE EXPENSES SCHEDULE | 2022

McMahon Associates, Inc.

Effective: 01/01/2022

Services subcontracted will be billed to the Owner at invoice cost plus 12%.

Use of special equipment, such as computers, television and sewer cleaning devices, soil density testers, flow meters, samplers, dippers, etc., will be charged to the project per the standard Equipment Rate Schedule, which is available upon request.

NEENAH, WISCONSIN  
CORPORATE HEADQUARTERS

Street Address:  
1445 McMAHON DRIVE  
NEENAH, WI 54956

Mailing Address:  
P.O. BOX 1025  
NEENAH, WI 54957-1025

Ph 920.751.4200 | Fax 920.751.4284

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VALPARAISO, IN 46385  
Ph 219.462.7743 | Fax 219.464.8248  
Email: MCM@MCMGRP-IN.COM  
Web: WWW.MCMGRP.COM

### DESCRIPTION

### RATE

#### REIMBURSABLE EXPENSES:

Commercial Travel	1.1 of Cost
Delivery & Shipping	1.1 of Cost
Meals & Lodging	1.1 of Cost
Review & Submittal Fees	1.1 of Cost
Outside Consultants	1.12 of Cost
Photographs & Models	1.1 of Cost
Misc. Reimbursable Expenses & Project Supplies	1.1 of Cost
Terrestrial Laser Scanner	\$1,500.00

#### REIMBURSABLE UNITS:

Photocopy Charges - Black & White	\$0.08/Image
Photocopy Charges - Color / 8½" x 11"	\$0.45/Image
Photocopy Charges - Color / 8½" x 14" and 11" x 17"	\$0.75/Image
Mileage	\$0.65/Mile
Mileage - Truck/Van	\$0.85/Mile
All-Terrain Vehicle	\$60.00/Day
Global Positioning System (GPS)	\$21.00/Hour
Global Positioning System (GPS) Mobilization	\$100.00/Hour
Hand-Held Global Positioning System (GPS)	\$15.00/Hour
Robotic Total Station	\$20.00/Hour
Survey Hubs	\$0.45/Each
Survey Lath	\$0.75/Each
Survey Paint	\$4.50/Can
Survey Ribbon	\$2.50/Roll
Survey Rebars - 1¼"	\$10.00/Each
Survey Rebars - ¾"	\$3.00/Each
Survey Rebars - 5/8"	\$2.50/Each
Survey Iron Pipe - 1"	\$3.25/Each
Survey Plastic or Fiberglass Fence Post - 1"	\$2.75/Each
Survey Steel Fence Post - 1"	\$4.25/Each
Control Spikes	\$1.75/Each

## **OUTAGAMIE COUNTY HIGHWAY DEPARTMENT**

### **INTERGOVERNMENTAL COST AGREEMENT**

*For an Urban County Trunk Highway Improvement Project*

DATE:	<u>6/1/2022</u>
PROJECT:	<u>2022 Paving Projects</u>
HIGHWAY:	<u>See below</u>
LIMITS:	<u>See below</u>
MUNICIPALITY:	<u>City of Kaukauna</u>

The signatory municipality **City of Kaukauna**, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the County of Outagamie, through its Highway Department, hereinafter called the County, to initiate and effect the highway or street improvement hereinafter described.

### **PROJECT DESCRIPTION:**

This agreement is for the construction of several County Highway repaving or resurfacing projects scheduled during the 2022 construction season and further defined below. The overall scope of each project includes rehabilitation or replacement of the existing asphalt pavement and adjustment of various municipality-owned utility features. In addition, it is anticipated that the municipality will complete various concrete improvements such as curb and gutter repair, sidewalk installation, etc., prior to each County repaving project.

**CTH J (Lawe Street)  
STH 55 - Lamplighter  
Project 590400**

This project originates from the STH 55 / Delanglade Street intersection and extends to the intersection of Lamplighter Drive. The project scope consists of removing and replacing the existing asphalt pavement. Underlying concrete pavement will also be removed and back-filled. Municipal improvements include spot curb & gutter repairs and placement of new concrete sidewalk at locations within the project limits and will be locally funded. Municipal utility features will require adjustment to the proposed finished pavement elevation and will be locally-funded.

**CTH Q (Hillcrest Drive)  
CTH CE - CTH Z  
Project 590600**

This project originates from the CTH Z / Dodge Street intersection and extends to the northern limits of the intersection with County CE. The project scope consists of improving the existing asphalt pavement by profile milling and placing a new asphalt overlay. Municipal improvements include spot curb & gutter and concrete sidewalk repairs at locations within the project limits and will be locally funded. Municipal utility features will require adjustment to the proposed finished pavement elevation and will be locally-funded.

**CTH J (Hyland Avenue)  
I-41 - CTH JJ  
Project 590700**

This project originates from the north limits of the I-41 interchange and extends to the intersection of County JJ. The project scope consists of improving the existing asphalt pavement by milling and placing a new asphalt overlay and widening the paved shoulder to County standards. The existing median islands will remain in place. No bicycle or pedestrian accommodations are being requested by the municipality and no other municipal improvements are anticipated. Municipal utility features are not anticipated to be impacted.

COST ESTIMATE AND PARTICIPATION					
PHASE	***** ESTIMATED COST *****				
	Total Estimated Cost	Outagamie County Highway Department		City of Kaukauna	
		Cost	%	Cost	%
<b>COUNTY J (LAW STREET)</b>					
Pavement Replacement	\$550,000	\$550,000	100%	\$0	0%
Utility Adjustments *	\$10,000	\$0	0%	\$10,000	100%
<b>PROJECT TOTAL</b>	<b>\$560,000</b>	<b>\$550,000</b>		<b>\$10,000</b>	
<b>COUNTY Q (HILLCREST DRIVE)</b>					
Pavement Replacement	\$470,000	\$470,000	100%	\$0	0%
Utility Adjustments *	\$20,000	\$0	0%	\$20,000	100%
<b>PROJECT TOTAL</b>	<b>\$490,000</b>	<b>\$470,000</b>		<b>\$20,000</b>	
<b>COUNTY J (HYLAND AVENUE)</b>					
Pavement Replacement	\$220,000	\$220,000	100%	\$0	0%
Non-Participating Items	#	\$0	0%	#	100%
<b>PROJECT TOTAL</b>	<b>\$220,000</b>	<b>\$220,000</b>		<b>\$0</b>	
<b>TOTAL PROJECT COST</b>	<b>\$1,270,000</b>	<b>\$1,240,000</b>		<b>\$30,000</b>	

**Notes:**

\* Actual costs to be billed by Outagamie County; materials provided by Municipality (see Note 4).

# If requested by municipality.

This request for maintenance, programming, design and construction is subject to the terms and conditions that follow and is made by the undersigned under proper authority to make such request for the designated Municipality and upon acceptance by the Highway Commissioner shall constitute an agreement between the County and the Municipality named unless specifically modified or amended by supplemental written agreement between both parties.

**Terms and Conditions**

1. When Federal Funds are involved, the improvement will be subject to the applicable Federal Aid Highway Acts and Regulations of the Federal Highway Administration, U.S. Department of Transportation.
2. This is a joint agreement between the County and the Municipality. The Municipality will be kept informed on the project status and will have input regarding the project. This project will be administered under the County Administrative Rule 10-02.
3. If the Municipality should withdraw the project, it will pay to the County any cost that has been incurred by the County on behalf of the project.
4. **The project cost estimates shown in this agreement are an estimate.** The Municipality will be invoiced, and agrees to pay based on actual costs incurred plus an administrative fee. Such costs may be greater or less than the estimated amounts shown, however, the Municipality acknowledges that costs between the time this agreement is executed and the actual time of construction can vary.
5. The County's obligation to perform under this contract shall be subject to County Board appropriation of funds sufficient to fund the County's obligations herein.



6. The County and Municipality agree and understand that the Municipality is reserving its rights to assess any and all costs incurred by the Municipality for this project. The Municipality and County hereby further agree that the Municipality has the right to assess any of its costs upon terms deemed acceptable by the Municipality subject to the following: In the event county property is assessed or subject to assessment the county reserves the right to object to the propriety and / or correctness of the assessment formula or methodology, however, such right to object does not extend to the municipality's ability to assess. The county's right to object includes the ability to challenge the assessment methodology or formula in circuit court and to pursue appeals of circuit court decisions.

7. Operations & Maintenance responsibilities of facilities owned, maintained, or constructed under this agreement are as follows:

Outagamie County shall maintain the following:

- a. Highway pavement surface and roadway base bounded by flangelines of curb and gutter and terminating at the end of the radius along connecting streets.
- b. Roadway and/or mainline driveway culverts that are independent of the storm sewer system.
- c. Roadway signing and pavement markings necessary for safe operation & control of vehicular traffic.
- d. Median island surfacing, if present.
- e. Typical County mowing (non-aesthetic) and brush clearing within the right-of-way.
- f. Maintain records of the highway and right-of-way, including utility and access permits.

The Municipality shall maintain the following:

- a. Roadway pavement and curb & gutter located along connecting side streets beyond termini defined above.
- b. Curb & gutter along the County Trunk Highway and at any connecting streets.
- c. Storm sewer drainage pipes, structures, & ancillary stormwater treatment features or as agreed to by separate instrument.
- d. Off-road sidewalks, multimodal facilities, and pedestrian crossings.
- e. Signing and pavement markings necessary for sidewalks, trail crossings, and/or multi-modal facilities.
- f. Street lighting located along the County Trunk Highway and at any side street intersections.
- g. Aesthetic mowing, trees, shrubs, and/or landscaping features located within the right-of-way.
- h. Maintenance of connecting side streets terminating at the end of curb radii or crosswalk, whichever is farther from the County highway centerline.
- i. Local utility mains and/or service lines including sanitary sewers, water mains, etc.
- j. Local utility appurtenances located on the right-of-way including manholes, water valves, etc.
- k. Additional amenities requested by the Municipality

## **APPROVALS & CONCURRENCE**

BY: \_\_\_\_\_  
 Dean E. Steingraber, P.E. Outagamie County Highway Commissioner Date

BY: \_\_\_\_\_  
 Signed for and on behalf of: City of Kaukauna Date



1730 East Sylvan Avenue  
Appleton, WI 54915  
www.civil-fox.com  
Phone: (920)419-5904

May 10, 2022

John Neumeier  
Director of Public Works / City Engineer  
City of Kaukauna  
144 W. Second Street  
P.O. Box 890  
Kaukauna, WI 54130

Dear Mr. Neumeier,

Re: City of Kaukauna  
Gov Lot 1, Sect. 22, T21N, R18E  
Utility Easement Request


On behalf of 111 Main, LLC, Civil Fox Engineering, LLC is requesting a utility easement for the proposed construction. A plot plan and legal description prepared by Carow Land Surveying, Inc. showing the proposed easement in red, its location, and dimensions.

The property is located at 111 Main Ave, Kaukauna, WI 54130. The construction site lies in Lot 1, Section 22, Township 21 North, Range 18 East. 111 Main, LLC wishes to change the existing building into an apartment building, which has a proposed parking area. The parking area requires a drain the existing manhole on City of Kaukauna property. The proposed easement would allow for the construction of the parking area and drainage to the existing stormwater system. This easement would allow the owners of 111 Main, LLC the ability to maintain the proposed stormwater line, with a proposed width of twelve (12) feet to allow adequate ability to fix any future issues if they occur (See attached 12' Storm Sewer Easement Exhibit).

The owner of 111 Main, LLC is Tim Schuelke, his phone number is (920) 471-3342 and his email is [tschuelke78@gmail.com](mailto:tschuelke78@gmail.com).

If you have any questions, please feel free to contact me.

Regards,

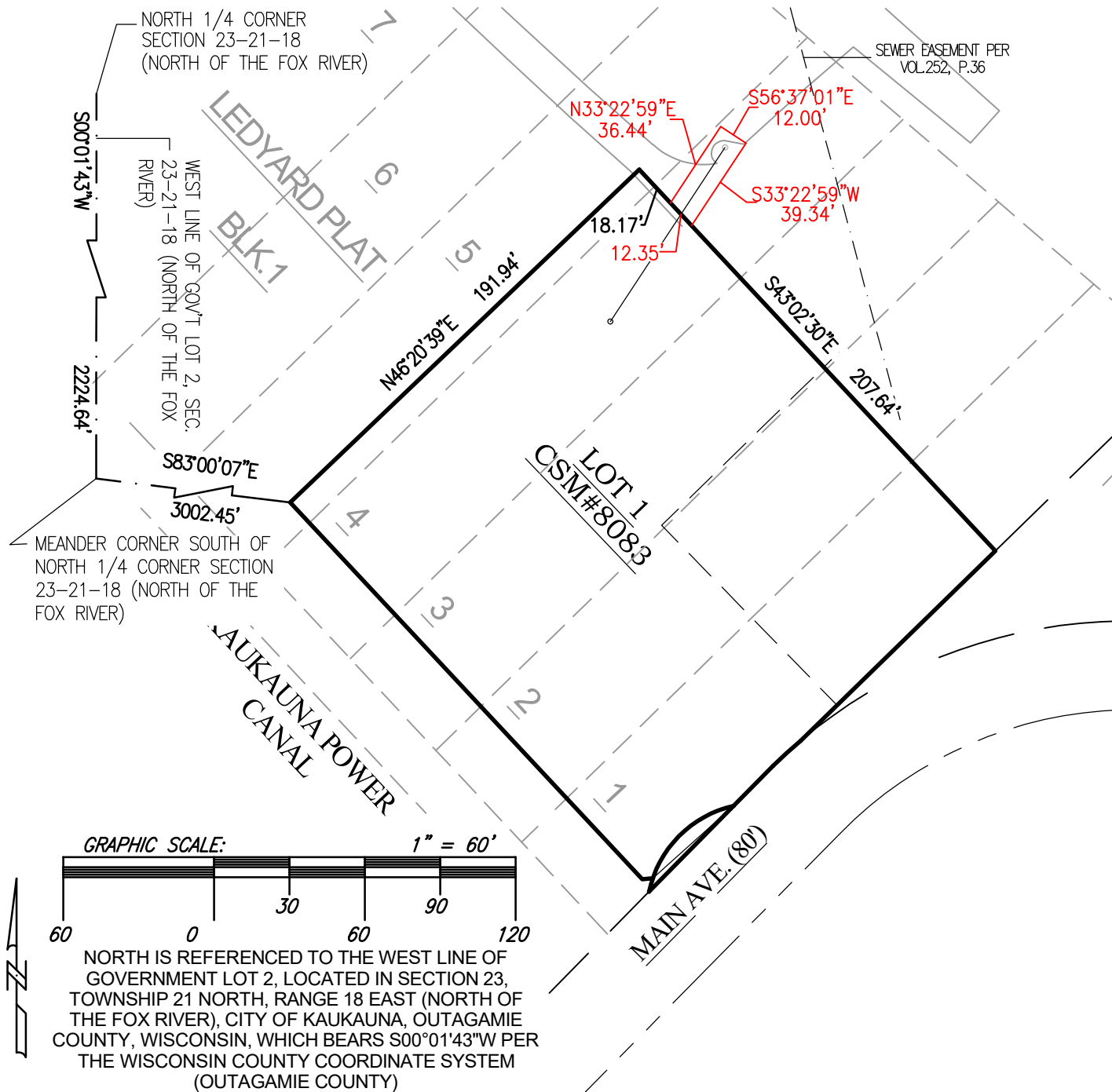
DocuSigned by:  
  
B4B61881D6204F8...  
Clark Fox, P.E.  
Project Engineer

cc: Tim Schuelke, 111 Main, LLC

# 12' STORM SEWER EASEMENT EXHIBIT

## DESCRIPTION OF 12 FOOT STORM SEWER EASEMENT:

A PARCEL OF LAND BEING PART OF LOT 4, BLOCK 1, LEDYARD PLAT, CITY OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, ACCORDING TO THE RECORDED ASSESSOR'S MAP OF SAID CITY, LOCATED IN ISLAND NO. 4, TOWNSHIP 21 NORTH, RANGE E18 EAST, CITY OF KAUKAUNA, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTH ¼ CORNER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 18 EAST; THENCE S00°01'43"W, 2224.64 FEET ALONG THE WEST LINE OF GOVERNMENT LOT 2 OF SECTION 23 TO THE MEANDER CORNER SOUTH OF THE NORTH ¼ CORNER OF SECTION 23; THENCE S83°00'07"E, 3002.45 FEET TO THE MOST WESTERLY CORNER OF CERTIFIED SURVEY MAP NO. 8083; THENCE N46°20'39"E, 191.94 FEET ALONG THE NORTHWESTERLY LINE OF SAID CERTIFIED SURVEY MAP TO THE NORTHEASTERLY LINE OF SAID CERTIFIED SURVEY MAP; THENCE S43°02'30"E, 18.17 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING; THENCE N33°22'59"E, 36.44 FEET; THENCE S56°37'01"E, 12.00 FEET; THENCE S33°22'59"W, 39.34 FEET TO THE NORTHEASTERLY LINE OF CERTIFIED SURVEY MAP NO. 8083; THENCE N43°02'30"W, 12.35 FEET ALONG SAID NORTHEASTERLY LINE TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. SAID EASEMENT CONTAINS 0.0104 ACRES (455 SQ.FT.) OF LAND MORE OR LESS.





APARTMENT ALTERATION

MAY 15, 2021 - JULY 15, 2021

BEGIN FLOOR DEMOLITION SOON AFTER CLOSING  
FOR NEW UNDERGROUND PLUMBING, INFILL FLOOR FRAMING,  
CREATE NEW EXTERIOR WINDOW OPENINGS, FRAME WALLS.  
COMMENCE WITH NEW PLUMBING, ELECTRICAL, ETC.

JUNE 15, 2021, - NOVEMBER 1, 2021

DRYWALL, FINISHES, FLOORING, & CABINETS  
ALL PERIMETER LANDSCAPING AT BUILDING TO BE  
CLEANED UP OR INSTALLED PER PLAN BY NOVEMBER 1, 2021.

LOT SIZE  
39,950 S.F.

PARKING REQUIREMENTS

APARTMENT USE - 8 UNITS X 1.5 =	12
TOTAL PROPOSED SPACES =	18

WE WILL NEED TO UTILIZE CITY PARKING  
SHARED PARKING SPACES FOR DAYTIME  
OFFICE USE - PLUS (4) SPACES ON STREET

LANDSCAPE NOTES

III MAIN LLC WILL TRIM EXISTING TREES, REMOVE AND REPLACE BUILDING PERIMETER PLANTINGS.

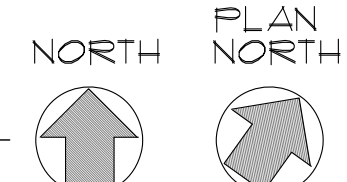
## INDEX TO DRAWINGS

- |      |   |
|------|---|
| C1.1 | PRELIMINARY PROPOSED SITE PLAN              |
| C1.2 | PHASE II PRELIMINARY SITE PLAN              |
| C1.3 | PROPOSED SITE PLAN W/ UTILITIES             |
| A1.1 | PRELIMINARY FIRST FLOOR PLAN                |
| A1.2 | PRELIMINARY SECOND FLOOR PLAN               |
| A2.0 | PROPOSED NORTH & WEST<br>COLORED ELEVATIONS |
| A2.1 | EXISTING & PROPOSED EAST ELEVATIONS         |
| A2.2 | EXISTING & PROPOSED NORTH ELEVATIONS        |
| A2.3 | EXISTING & PROPOSED WEST ELEVATIONS         |
| A2.4 | EXISTING & PROPOSED SOUTH ELEVATIONS        |

CORRESPONDENCE TO CITY OF KAUKAUNA 3/18/21



PRELIMINARY  
PROPOSED SITE PLAN  
SCALE: 1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

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PROPOSED ALTERATIONS FOR :

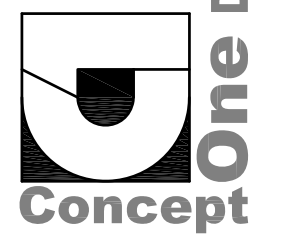
111 MAIN LLC  
FORMER CARNEGIE LIBRARY  
111 MAIN AVENUE  
KAUKAUNA, WISCONSIN


Architect: ■

**Daniel J. Meissner**  
**AIA, LLC**

2230 E. Calumet Street Appleton, WI  
920.428.0982

**Design Associate:**



 325 E. KALB AVENUE  
GREEN BAY, WISCONSIN  
(920) 680-4060  
efisher@new.rr.com

**Concept** **One Design & Development**

REV. NO.	DATE	DESCRIPTION
1	3-10-21	REVISED FOR PRICING W/ LLC NAME



REQUIRED LOT SIZE  
APPROX. 39,950 S.F.

PHASE I + PHASE II PARKING REQUIREMENTS

APARTMENT USE - 8 UNITS X 1.5 = 12  
TOTAL PROPOSED SPACES = 18

WE WILL NEED TO UTILIZE CITY PARKING  
SHARED PARKING SPACES FOR DAYTIME  
OFFICE USE - PLUS (4) SPACES ON STREET

FUTURE APARTMENT - 14 UNITS X 1.5 = 21  
TOTAL FUTURE SPACES = 17

TOTAL APARTMENTS - 22 UNITS X 1.5 = 33 REQUIRED  
TOTAL SPACES PROVIDED = 35



PHASE II  
PRELIMINARY SITE PLAN  
SCALE: 1" = 20'-0"



PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED ALTERATIONS FOR :  
**III MAIN LLC**  
FORMER CARNEGIE LIBRARY  
III MAIN AVENUE  
KAUKAUNA, WISCONSIN

Architect:  
**Daniel J. Meissner**  
**AIA, LLC**  
1230 E. Calumet Street Appleton, WI  
920.428.0982

Design Associate:  
325 E. WALB AVENUE  
GREEN BAY, WISCONSIN  
(920) 884-4860  
dmeissner@meissner.com  
**One Concept**  
**Design & Development**

REV. NO.	DATE	DESCRIPTION
1	9-10-21	REVISED FOR PRICING W/ LLC NAME