



1000 Environmental Center Committee Meeting April 16, 2026

In-Person

1. Call to Order
2. Roll Call - Verification of a quorum
3. Public Appearances
4. Reading and Approval Minutes
 - [a.](#) 1000 Islands Environmental Center Committee Minutes of March 19, 2026
5. Financial Report
 - [a.](#) March 2026 Financial Report
 - [b.](#) March 2026 Donation Report
6. Correspondence
7. The Friends of 1000 Islands Report
8. Naturalist Report
 - [a.](#) March 2026 Naturalist Report
 - [b.](#) 1st Quarter Usage Report 2026
9. Committee Reports
 - [a.](#) Administrative/Finance Committee Reports
 - [b.](#) Education Committee Report
 - [c.](#) Building & Grounds Committee Reports
10. Old Business
 - [a.](#) 1000 Islands Vestibule Renovation Plans
 - [b.](#) 1000 Islands Vestibule Renovation Probable Cost Analysis
11. New Business
12. Good of the Center
13. Next Meeting - Thursday, May 21, 2026
14. Adjournment

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

1000 Islands Environmental Center Mission Statement: To provide children, adults and families the knowledge and skills needed to build a sustainable balance among the environment, economy and community through education, conservation and recreation.





1000 ISLANDS ENVIRONMENTAL CENTER

1000 ISLANDS COMMITTEE

City of Kaukauna
Nature Center Building
1000 Beaulieu Court, Kaukauna

Thursday, March 19, 2026, at 6:30 PM

MINUTES

Members Present White, Breitzman, Eggleston, Hietpas, Manion, Jakel, West, and VanBerkel

Not Present Rumbuc and Timmons

Also Present Brad Garrity and Cassie Kohls

Jakel called the meeting to order at 6:34 PM. A quorum was present.

Public Appearances None

February 19, 2026, Committee Meeting Minutes

VanBerkel requested the following revision to the February 19, 2026, minutes:

- Change “endowment interest” to “endowment earnings” in the December Financial Report.
- Manion moved to approve the minutes with this correction, seconded by Breitzman. Motion carried.

February Financial Report

VanBerkel reported that most February spending from the restricted 5898 account was for purchasing seedlings for the seedling sale. Garrity noted that Kaukauna Utilities reimbursed the seedling expense, recorded under donations and contributions (4802). Manion asked about revenue in the 4911 fundraising account, and Kohls confirmed it was from seedling sale proceeds. White moved to approve the report, seconded by Manion. Motion carried.

Correspondence None

Friends of 1000 Islands Report

Hietpas reported that the Pancake and Porkie Breakfast is scheduled for March 21, with supplies prepared and all donations received. Eggleston asked about parking concerns following recent snowfall; Garrity noted Street crews cleared the lot and the track is also open for volunteer parking. Hietpas added that maple sap is flowing, with Garrity and Gonnering collecting sap and Kurt cooking. Jakel commended the team’s efforts this season.

February Naturalist Report

Garrity reported that he and Benson attended the Wisconsin Parks and Recreation Association (WPRA) conference in Wisconsin Dells with other City staff and found it beneficial. In response to Hietpas, Garrity noted the City holds a group membership to the WPRA.

The intern position has been posted; 39 people applied, and Garrity will conduct phone interviews with a dozen applicants. The position will be filled in early April, with the intern starting in May.

Garrity attended the NEWNA meeting at the Neville Public Museum, where the kids' room was recently updated.

Ordinance 1952-2026, clarifying the 1000 Islands Committee as an advisory committee, passed on March 3, 2026.

Hunter Safety classes concluded, with Kohls handling administrative duties.

Benson created a self-guided program for the Great Backyard Bird Count.

Paula and Brian Jacobs and Megan Knuth led two nearcapacity Valentine's Day Lip Balm make and take workshops.

Junior Naturalists will assist with Maple Syrup Saturday on March 21 during the Pancake and Porkie Breakfast.

Off-site programs were held at Park Community Charter.

SOAR volunteers cleaned the Nature Center and sugar shack for maple syrup season.

Garrity noted that field trip fees will be applied to organized groups using gear and space for crayfishing.

Gonnering built a new enclosure for Gonzo the tortoise, and painted turtles were moved to a new aquarium.

The solar water heater developed a leak; one quote was received for a \$6,000 replacement, with a 10year cost recovery period. The backup electric water heater is functional. The solar system has no shutoff, and \$500 was spent to replace leaking valves and divert water from the leaking tank. White asked about repurposing the solar panels; Garrity will inquire. Garrity noted the panels are older but operational. VanBerkel raised a question about panel lifespan. Hietpas suggested removing the existing tank while keeping the panels.

The company that provided software and support for the solar generation data is out of business. Gonnering is seeking quotes, and Garrity will consult Kaukauna Utilities about posting a static display explaining the system.

Eggleston moved to approve the report, seconded by Hietpas. Motion carried.

Sub-Committee Meetings

Admin-Finance Sub-Committee

The Admin Sub-Committee meeting scheduled for March 17 has been canceled and will be rescheduled. Garrity reported that the eagle camera for Phase 1 will be mounted at a distance from the eagle nest. In response to VanBerkel, he noted that leaf out should not affect visibility due to a clear sightline and camera zoom capability.

The project will be completed in two phases:

- **Phase 1:** Install a habitat camera on the Kaukauna Utilities (KU) building/dam.
- **Phase 2:** Install a camera in a tree above the nest, requiring solar power and a battery backup.

The camera costs \$5,000, with total costs estimated at \$10,000. Expected camera lifespan is about seven years. Funding is anticipated through community fundraising and grants.

Manion asked about access; Garrity stated the site can be reached via the spillway in summer. A forester assessed the location; KU offered use of a bucket truck. Wire Tech provided a camera quote and suggested mounting on the KU hydro building roof. Ongoing costs are expected to be covered by website donations. Jakel is coordinating with the Fox Cities Firecracker and other groups for fundraising.

Eggleston noted this as a strong promotional opportunity for 1000 Islands and the City. Garrity will bring a site map to the next meeting.

Education Sub-Committee – Garrity will set the meeting time.

Building and Grounds Sub-Committee – Has not met yet. Will meet in June after the busy field trip season.

Old Business None

New Business

The Pancake and Porkie Breakfast will be held on March 21. Volunteers may arrive between 7:30-8:00 AM and receive a complimentary breakfast. Portion sizes will be demonstrated to reduce food waste.

Garrity reported Rumbuc's resignation from the 1000 Islands Committee. Two citizen positions are now open; the committee requires 11 members and has no residency requirement.

Garrity is also working to recruit new Friends of 1000 Islands Board members following two recent resignations. Fencil will post an interest form on the City's website.

West announced the passing of Sue Gertz, a long-time member of both the Friends and the 1000 Islands Committee. West noted she will also be missed in her role with the Kaukauna School Board.

Good for the Center

Garrity shared the Center was closed for two days due to Winter Storm Elsa. Only one tree was reported down on the trails.

Next Committee Meeting

The next Committee Meeting will be on Thursday, April 16, 2026, at 6:30 PM in the Nature Center building.

Adjournment

There being no further business, VanBerkel moved to adjourn the March 19, 2026, Committee Meeting at 7:26 PM. Seconded by Hietpas. Motion carried.

Cassie Kohls

City of Kaukauna 1000 Islands Environmental Center Budget vs. Actual Jan 1, 2026 - Mar 31, 2026

Account	March Actuals	YTD Amount	Budget Amount	Amount Over Budget	% of Budget
Income					
4391 - Kaukauna School Dist Aids	\$0.00	\$10,000.00	\$15,000.00	(\$15,000.00)	0.00%
4392 - Outagamie County Aids	\$0.00	\$0.00	\$10,000.00	(\$9,929.00)	0.00%
4694 - Facilities/Building Rental (Taxable)	(\$4.00)	\$71.00	\$1,500.00	(\$1,375.00)	8.33%
4695 - Facilities/Building Rental (Non-Taxable)	\$0.00	\$125.00	\$500.00	\$1,083.00	25.00%
4696 - Programing Fees	\$1,284.00	\$1,583.00	\$9,000.00	\$7,837.01	17.59%
4716 - Gift Shop Sales	\$202.57	\$1,162.99	\$5,000.00	\$20,885.90	23.26%
4802 - Donations & Contributions	\$863.00	\$25,885.90	\$40,000.00	(\$34,550.36)	64.71%
4810 - Interest Income	\$0.00	\$5,449.64	\$7,500.00	(\$6,910.63)	72.66%
4910 - Env Center Restricted Donate	\$0.00	\$589.37	\$0.00	\$4,492.38	0.00%
4911 - Fundraising Sales	\$3,741.70	\$4,492.38	\$0.00	\$49,359.28	0.00%
Total - Income	6087.27	\$49,359.28	\$88,500.00	\$10,218.56	55.77%
Expense					
5101 - Regular Payroll	\$14,628.77	\$41,319.38	\$193,774.22	(\$193,774.22)	21.32%
5104 - Temporary Payroll	\$0.00	\$0.00	\$6,849.96	(\$4,311.62)	0.00%
5151 - Retirement Plan	\$900.34	\$2,538.34	\$11,907.69	(\$9,239.03)	21.32%
5154 - Social Security	\$945.12	\$2,668.66	\$13,162.97	(\$1,908.53)	20.27%
5157 - Group Health Insurance	\$3,351.48	\$11,254.44	\$41,417.64	(\$41,379.78)	27.17%
5160 - Group Life Insurance	\$12.62	\$37.86	\$159.00	\$735.73	23.81%
5163 - Workers Compensation	\$292.02	\$894.73	\$4,037.60	(\$3,553.83)	22.16%
5205 - Seminar Expenses	\$203.13	\$483.77	\$1,500.00	(\$1,248.99)	32.25%
5211 - Education & Memberships	\$0.00	\$0.00	\$500.00	(\$500.00)	0.00%
5260 - Animal & Bird Care	\$2.70	\$251.01	\$2,000.00	(\$1,850.00)	12.55%
5264 - Programs	\$6.78	\$300.10	\$3,000.00	(\$1,776.00)	10.00%
5276 - Conservancy Zone Maint	\$0.00	\$0.00	\$2,500.00	(\$2,500.00)	0.00%
5303 - Communications	\$50.00	\$150.00	\$600.00	\$356.18	25.00%
5306 - Heating Fuels	\$231.10	\$1,224.00	\$3,000.00	(\$2,621.19)	40.80%
5309 - Water Sewer & Electric	\$939.58	\$2,590.98	\$10,000.00	(\$9,947.83)	25.91%
5312 - Maintenance - Buildings	\$65.46	\$956.18	\$4,500.00	(\$1,448.15)	21.25%
5315 - Maintenance - Office Equipment	\$126.27	\$378.81	\$1,500.00	(\$1,355.80)	25.25%
5318 - Maintenance - Automotive	\$52.17	\$52.17	\$500.00	(\$410.60)	10.43%
5325 - Contractual Services	\$1,020.95	\$3,051.85	\$12,000.00	(\$11,791.34)	25.43%
5334 - Printing Expense	\$0.00	\$0.00	\$400.00	(\$188.30)	0.00%
5401 - Office Supplies	\$0.00	\$144.20	\$600.00	(\$578.25)	24.03%
5404 - Clothing Expense	\$0.00	\$0.00	\$700.00	\$394.01	0.00%
5407 - Automotive Supplies	\$73.84	\$89.40	\$300.00	(\$214.47)	29.80%
5410 - General Supplies	\$118.38	\$208.66	\$1,000.00	(\$600.00)	20.87%
5416 - Custodial Supplies	\$81.96	\$211.70	\$1,800.00	\$2,562.73	11.76%
5431 - Postage	\$21.75	\$21.75	\$100.00	\$74,670.26	21.75%
5440 - Concession Product	\$99.90	\$1,094.01	\$3,000.00	(\$2,258.89)	36.47%
5499 - Miscellaneous	\$0.00	\$85.53	\$1,500.00	(\$1,414.47)	5.70%
5804 - Equipment (including Office)	\$0.00	\$0.00	\$1,500.00	(\$1,500.00)	0.00%
5897 - Restricted Funds - Animal Care/Jabber	\$0.00	\$400.00	\$0.00	\$400.00	0.00%
5898 - Restricted Funds	\$46.99	\$4,362.73	\$9,000.00	(\$4,637.27)	48.47%
Total - Expense	\$23,271.31	\$74,770.26	\$332,809.08	(\$358,220.06)	22.47%
Net Income	(\$17,184.04)	(\$25,410.98)	(\$244,309.08)	\$244,309.08	10.40%

Lines bolded in red are 201 accounts

1000 Islands Environmental Center

March 2026 Naturalist Report

Brad Garrity – Naturalist, 1000 Islands

Admin/Finance

- Our KHS co-op student, Lilah, is joining us again for the third trimester. She comes in daily from 11:10-12:10 to volunteer her time and has been very helpful in doing program prep, working on some plant id, and assisting with animal care.
- Brad held phone interviews with 12 candidates for the Naturalist Intern position for this summer. We had 40 applicants for the position. A highlight this year is the fact that Council raised the intern pay from \$12.50 to \$17.00 per hour. The job description was updated a bit to make the internship more well-rounded to include more conservation work/study and the opportunity to experience the operations and administration of the Nature Center and Conservancy Zone in addition to the traditional environmental education duties. In-person interviews will commence in April and the position should be filled by mid-month.
- Brad completed and submitted the City's application to the Bird City USA organization. The application is under review and it is expected that we will maintain "High Flyer Status" that we have held since 2021. Kaukauna has been a Bird City since 2015.
- Jenny Rumbuck resigned for the 1000 Islands committee.
- Cassie took vacation time to travel to Peru!

Education / Programming

- Brad was invited to present with Sarah W. and Kim C. at Hoot Con, the regional library meeting held at Kimberly Public Library. The presentation was about the collaboration between the library and the environmental center to establish and maintain the Three Sisters Garden on the Conservancy Zone property.
- J&R Aquatics held an exotic pet surrender event at the Center. 188 (!!) animals were surrendered in just three hours, and are now getting care and/or being rehomed.
- 22 people attended the KPL/Scouts/Environmental Center collaborative Survival Series program. The topic was new for this series and was all about camp food and participants were able to make and taste MRE's and other easy to make foods.

- Due to inclement weather, we postponed our Last Light Hike from Friday evening to the following Monday. The weather on the rescheduled date was much nicer which brought over 150 people out (despite it being a Monday night) for a hike and campfire with S'mores and Popcorn.
- The Goat Team held their kickoff meeting. We will be having the goats on site again in early June and late September. A new t-shirt design will be selected. Discussion was held about adding more programming for seniors as well special needs groups since the Spring visit is focused on outreach and education. Penni Pautz shared good news that her long time efforts may have payed off and the Goat Program is under consideration to be featured on the PBS program *Wisconsin Life*.
- Brad was a presenter for the Kindergarten classes at Sunrise Elementary School's career day, talking about what it takes to be a Naturalist and run a Nature Center.
- Friends of 1000 Island and staff collaborated to put on another successful Pancake and Porkie Breakfast and Maple Syrup Saturday. We had robust help from our core committee and Friends volunteers, as well as students from both KHS National Honor Society and also Fox Valley Technical College Environmental Education class. One of our Junior Naturalists, Emma, also participated as an interpreter at the Sugar Shack. Overall numbers were down this year, but it was still a robust crowd. Leftover food was brought and donated to the Kaukauna Fire Department. A special thanks to our sponsors/donors -Thrivent, Modern Dairy, St Paul Elder Care, and Kwik Trip.

Building and Grounds

- River Valley Outdoorsmen held their annual banquet and meeting in the Nature Center.
- Ron Vandervelden held his book signing event at the Nature Center. He sold out all of his stock of books and the line of people in the hundreds was very long almost from the beginning at 4pm and well past 8pm. We donated the use of the building in honor of his long-time service to Kaukauna High School, 1000 Islands, and the community
- The Maple Syrup Season was a major success this year after a string of off years. Trees gave us plenty of sap to make a good amount of maple syrup. Brad and Eric G did most of the collecting this year and were busy pretty much daily for over 3 weeks with peak days collecting over 350 gallons of sap (Brad even collected in the middle of the thundersnow during Snowstorm Elsa!) Friends volunteer Kurt worked tirelessly to cook the sap and help Brad and Kat us explain the process to field trip groups, and Eric H. spent time filtering and bottling the finished product. Sales were heavily anticipated and

have been robust. Pints are available for \$7.50 and quarts for \$15.00. Special thanks to St. Mary's Cemetery and the local property owners who allowed us to tap their trees.

- We have partnered with a local citizen, Danah Stumpf, to offer a non-rechargeable battery recycling bin at the center. Danah donated the bin and will check it quarterly to bring the batteries to the recycling center. We will be providing the space, signage, and social media posts to alert the community of this service.
- Special thanks to Jennie Eggleston and her husband for their generous donation of a trailer for the Center. It will be very useful for bringing supplies where needed on the property and will also assist with our maple syrup sap collection.

1000 Islands Dashboard
1st Quarter 2025

Item 8.b.

Date	Attendance	Group Name	Purpose											District Codes			
				Kauai School	Other School	District Code	Kauai Group	Other Group	Kauai Scouts	Other Scouts	Kauai Res	Other Res	Outagamie Co				
1/7/26	19	Oshkosh West FFA	Bioaccumulation / Bald Eagle Ecology		19	OS						19					
1/7/26	33	Park Community Charter	Off-site Program: Polar Animals/Penguins	33							33		33				
1/7/26	10	River Valley Outdoorsmen	Building Use - Meeting				10						10				
1/8/26	15	Valley Christian School	Survival Skills		15	P											
1/8/26	33	Wrightstown HS	Zoology Class Self Led		33	W							33				
1/9/25	11	Public Program	1000 Little Wonders: Eagles					11			5	6	11				
1/11/26	18	Friends of 1000 Islands	Building Use - Annual Meeting				18				9	9	18				
1/12/26	5	Bald Eagle Nest Cam Group	Meeting				5				5		5				
1/13/26	4	Public Program	Junior Naturalist								4		4			A	Appleton
1/14/26	87	Tanner Early Learning Center	Where do they go in winter?	87							87		87			B	Brillion
1/16/26	50	Public Program w/Library	Storybook Walk and Adventure								25	25	50			D	Day Care/Preschool
1/14/26	4	Public Program	Grounded and Resilient								4		4			CO	Coleman
1/21/26	10	Cozy Classroom Homeschool Co-Op	1000 Little Wonders Style Program		10	HA		10								CR	Crivitz
1/22/26	25	Good Shepherd Homeschool Co-Op	Shelter Building/Very Best Bed/Bald Eagles		25	HA		25								D	Day Care/Preschool
1/25/26	4	Public Program	Grounded and Resilient										4			CO	Coleman
1/26/26	15	Boy Scout Troop 104/31	Building Use - Troop Meeting						15					15		GB	Green Bay
1/28/26	38	Explorers Homeschool Co-Op	Where Do they go in winter? / Hike			HA		38					38			F	Freedom
1/30/26	4	Fundamentals LLC	Where do they go in winter?					4					4			GB	Green Bay
1/31/26	845	Public Program	Eagle Days Programs								422	423	530			H	Hortonville
1/31/26	935	Public Program	Eagle Days Viewing Stations/Crafts/Coloring								467	465	589			HA	Home School Association
2/2/26	22	River Valley Outdoorsmen	Hunter Safety Class					22								HI	Hilbert
2/4/26	10	River Valley Outdoorsmen	Building Use - Meeting				10						10			HS	Howard-Suamico
2/5/26	22	River Valley Outdoorsmen	Hunter Safety Class					22								K	Kimberly
2/7/26	25	Public Program with KPL	Winter Survival and Tracking								10	15	25			L	Little Chute
2/9/26	5	Bald Eagle Nest Cam Group	Meeting				5				5		5			M	Menasha
2/9/26	22	River Valley Outdoorsmen	Hunter Safety Class					22								N	Neenah
2/10/26	15	Homeschool Co-op	On their Own Hike Nature Center					15								NH	New Holstein
2/10/26	7	Public Program	Junior Naturalist								3	4	7			OS	Oshkosh
2/11/26	0	Public Program	Grounded and Resilient													OC	Oconto Falls
2/12/26	22	River Valley Outdoorsmen	Hunter Safety Class					22								OP	Online Public School
2/13/26		Public Program	Great Backyard Bird Count													P	Parochial/Private
2/13/26	100	Public Program w/KPL	Storybook Walk and Adventure								50	50	100			R	Reedsville
2/13/26	15	Public Program	1000 Little Wonders: Backyard Birds								10	5	15			RI	Ripon
2/14/26	7	Public Program	Great Backyard Bird Count													S	Seymour
2/14/26	39	Public Program	Lip Balm Make & Take Workshop (2 sessions)								20	19	20			W	Wrightstown
2/17/26	6	FVTC Environmental Education	Maple Syrup Environmental Education Presentation									6	6				
2/18/26	44	Park Community Charter	Off-Site Program: Light and Sound	44							44		44				
2/19/26	44	Park Community Charter	Off-Site Program: Fossils Field Study	44							44		44				
2/21/26	11	Public Program	1000 Little Wonders: Backyard Birds								5	6	11				
2/22/26	2	Public Program	Grounded and Resilient														
2/23/26	15	Boy Scout Troop 104/31	Meeting					15									
2/24/26	8	SOAR	Volunteer - Clean Sugar Shack					8									8
2/26/26	46	New Directions Learning Center	Who Gives a Hoot WI Mammals Nature Hike	46							46		46				
3/4/26	10	River Valley Outdoorsmen	Meeting					10									
3/6/26	100	Public Program	Storybook Walk and Adventure								50	50	100				
3/7/26	22	Public Program with KPL	Survival Series: Camp Food								11	11	22				
3/7/26	25	Public Program	J & R Aquatic Pet Surrender								10	15	25				
3/7/26	25	River Valley Outdoorsmen	Banquet/Meeting				25				25		25				
3/9/26	150	Public Program	Last Light Hike								50	100	150				
3/10/26	39	Valley Christian School	Survival Skills Bald Eagle Ecology Nature Walk		39	P							39				
3/10/26	24	St. Ignatius	Sugar Bush	24		P					24		24				
3/10/26	5	Public Program	Junior Naturalist									5					
3/11/26	29	Valley Christian School	Bald Eagle Ecology Nature Walk		29	P							29				
3/11/26	4	Public Program	Grounded and Resilient										4				
3/12/26	37	St. Mary of Immaculate Conception	Sugar Bush Respect for Native People		37	P							37				37
3/13/26	14	Public Program	1000 Little Wonders: Maple Syrup								7	7	14				
3/13/26	40	Sunrise Elementary	Off-site: Career Day		40	A							40				
3/16/26	6	Friends of 1000 Islands	Meeting					6			6						
3/19/26	90	Riverview Middle School	Landforms (3 classes)	90							90		90				
3/20/26	300	Ron Vander Velden	Building Rental: Book Signing (Searching for Up North)								150	150	150				
3/21/26	240	Public Program	Pancake & Porkie Breakfast								100	140	240				
3/23/26	10	Boy Scout Troop 104/31	Meeting						10		10		10				
3/24/26	29	Immanuel Lutheran School	Orienteering Geocaching		29	P							29				29
3/27/26	6	Fundamentals LLC	Fox River Ecology / Sugar Shack					6					6				6
TOTALS	3857			368	276		73	236	25	0	1835	1716	2413				

VESTIBULE RENOVATION FOR: 1000 ISLANDS ENVIRONMENTAL CENTER

1000 BEAULIEU CT, KAUKAUNA, WI 54130

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION	ISSUED FOR BIDDING SEPTEMBER 5, 2025
GENERAL		
G001	TITLE SHEET	X
ARCHITECTURAL		
A001	ARCHITECTURAL SPECIFICATIONS	X
A002	ARCHITECTURAL SPECIFICATIONS	X
A111	FIRST FLOOR DEMOLITION PLAN	X
A211	FIRST FLOOR PLAN & DOOR INFORMATION	X

PROJECT LOCATION MAP



PROJECT LOCATION

DESIGN TEAM

ARCHITECTURAL

McMAHON
1445 McMAHON DRIVE
NEENAH, WI 54956
(920) 751-4200
PROJECT MANAGER: KEVIN CHEVALIER
E-MAIL: kchevalier@mcmgrp.com

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REVISION

DATE

NO.

VESTIBULE RENOVATION FOR:
1000 ISLANDS ENVIRONMENTAL CENTER
1000 BEAULIEU CT, KAUKAUNA, WI 54130
TITLE SHEET

DESIGNED
KJC

DRAWN
KLS

PROJECT NO.
00609 062500132

DATE
SEPTEMBER 5, 2025

SHEET NO.

G001

IMPORTANT NOTICE: THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE CONSTRUCTION DOCUMENTS, AND AS SUCH, MUST BE USED TOGETHER AS THE BASIS OF DESIGN. THE CONTRACTOR IS SPECIFICALLY INSTRUCTED NOT TO LIMIT THEIR UNDERSTANDING OF THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATIONS INDEX. THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION IN BOTH THE DRAWINGS AND SPECIFICATIONS, AND IS THEREFORE, REQUIRED TO PROVIDE ALL DEFINED, AND REASONABLY IMPLIED, SCOPE OF WORK NO MATTER WHERE IT APPEARS IN THE CONSTRUCTION DOCUMENTS. IN ADDITION, THE CONTRACTOR IS TO REVIEW ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION AND INCORPORATE THAT INFORMATION INTO THE CONTRACTOR'S UNDERSTANDING OF THE SCOPE OF THE PROJECT.

- B. Verification Samples: Submit two samples, 4 by 4 inch in size illustrating color and pattern for each resilient flooring product specified.
- PART 2 PRODUCTS**
- 2.1 RESILIENT TILE FLOORING
 - A. Luxury Vinyl Plank and Tile: Owner provided.
 - 2.2 ACCESSORIES
 - A. Moldings, Transition and Edge Strips: Same material as flooring.
 - B. Adhesive for Vinyl Flooring:
 - 1. Manufacturers:
 - a. Stauf USA, LLC; D737 High-Tack: www.staufusa.com.
 - b. TEC, an H.B. Fuller Construction Products Brand; TEC Roll Fast Vinyl Flooring Adhesive: www.tecspecialty.com.

- PART 3 EXECUTION**
- 3.1 EXAMINATION
 - A. Acceptance of Conditions: Carefully examine all installation areas with installer/applicator present, for compliance with requirements affecting work performance.
 - 1. Verify that field measurements, product, adhesives, substrates, surfaces, structural support, tolerances, levelness, temperature, humidity, moisture content level, pH, cleanliness and other conditions are as required by the manufacturer, and ready to receive work.
 - 3.2 INSTALLATION
 - A. Installation per manufacturer's written instructions and as follows:
 - 1. Follow layout and ensure installation reference lines are square.
 - 2. Field tiles shall be installed with directional arrows on back aligned in the same direction, or may be installed in quarter-turned fashion.
 - 3. Check cartons for and do not mix dye lots.
 - 4. Expansion Joints: Locate expansion, isolation, and other moving joints prior to installation.
 - 5. Adhesives: Adhere flooring to substrate using the full spread method resulting in a completed installation without gaps, voids, raised edges, bubbles or any other surface imperfections.

SECTION 09 91 23 PAINTING

- PART 1 GENERAL**
- 1.1 SECTION INCLUDES
 - A. Scope: Finish interior surfaces exposed to view, unless fully factory-finished
- PART 2 PRODUCTS**
- 2.1 MANUFACTURERS
 - A. Paints:
 - 1. Diamond Vogel Paints: www.diamondvogel.com/#sle.
 - 2. Pittsburgh Paints: www.ppgpaints.com/#sle.
 - 3. Sherwin-Williams Company: www.sherwin-williams.com/#sle.
- PART 3 EXECUTION**
- 3.1 APPLICATION
 - A. Apply products in accordance with manufacturer's written instructions.
 - B. Where adjacent sealant is to be painted, do not apply finish coats until sealant is applied.
 - C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
 - D. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.
 - 3.2 CLEANING
 - A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.
 - 3.3 SCHEDULE
 - A. Ferrous Metal - Acrylic
 - 1. Preparation SSP SP03
 - 2. 1 coat PPG Pitt-Tech Plus DTM Primer/Finish (4020 Series) 2 mils/ct
 - 3. 2 coats PPG Pitt-Tech Plus DTM Gloss Enamel (90-1310 Series) 1.5 mils/ct
 - B. Gypsum Board
 - 1. 1 coat PPG Speedhide Interior Quick-Drying Latex Sealer (6-2) 1 mil/ct
 - 2. 2 coats PPG Speedhide Interior Eggshell Latex Enamel (6-411 Series) 1.6 mils/ct
 - 3.4 INTERIOR ITEMS TO RECEIVE PAINT:
 - A. Metal Doors (interior and exterior)
 - B. Metal Frames (interior and exterior)
 - C. Gypsum Board

**1000 ISLANDS ENVIRONMENTAL CENTER
00609-06-25-00132**

SET NO.	1	DOORS:	100
	4	Hinge	BBE4
	1	Cylindrical Lock	LNT
	1	Closer	CR36
	1	Gasket	G
	1	Door Sweep	DS
	1	Threshold	TE
	1	Kick Plate	KP-1
SET NO.	2	DOORS:	100A
	4	Hinge	BB3
	1	Cylindrical Lock	LPS
	1	Closer	CR36
	1	Kick Plate	KP-1
	1	Wall Stop	WS
	3	Silencer	S



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NO.	DATE	REVISION

NO.	DATE

**VESTIBULE RENOVATION FOR:
1000 ISLANDS ENVIRONMENTAL CENTER
1000 BEAULIEU CT, KAUKAUNA, WI 54130
ARCHITECTURAL SPECIFICATIONS**

DESIGNED KJC	DRAWN DJR
PROJECT NO. 00609 062500132	
DATE SEPTEMBER 5, 2025	
SHEET NO.	

A002



DEMO PHOTO 1



DEMO PHOTO 2



DEMO PHOTO 3



DEMO PHOTO 4



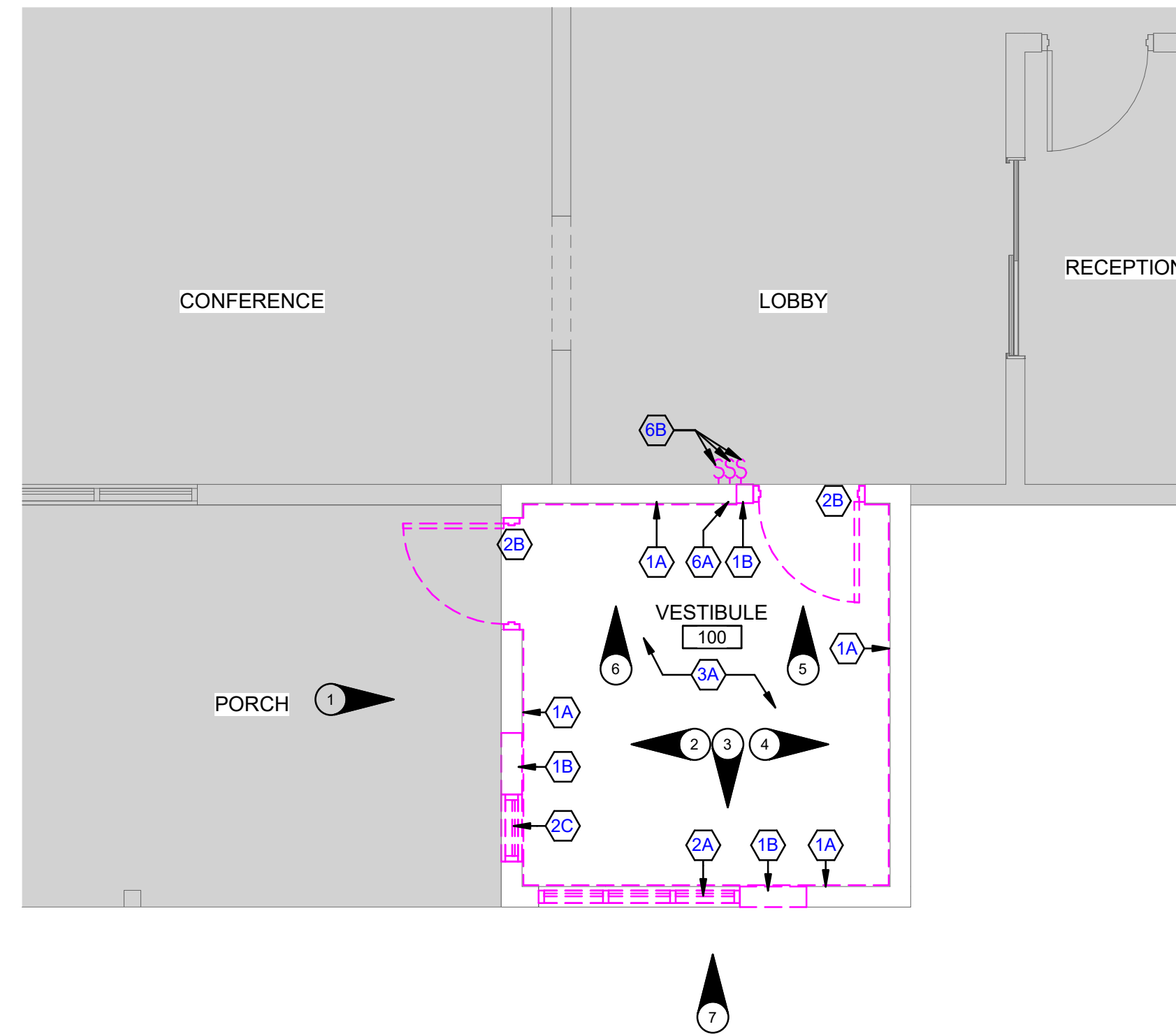
DEMO PHOTO 5



DEMO PHOTO 6



DEMO PHOTO 7



FIRST FLOOR DEMOLITION PLAN

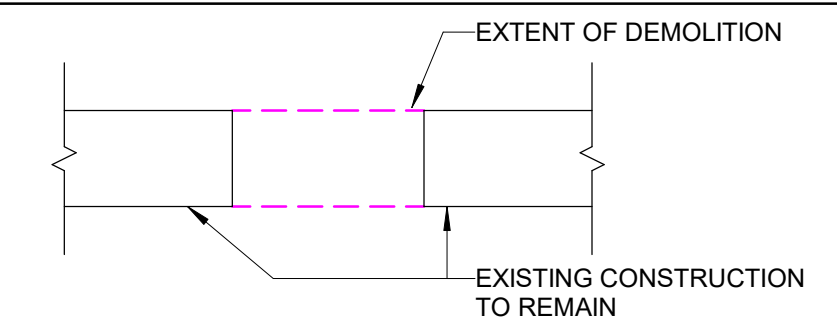
1/4" = 1'-0"



GENERAL DEMOLITION NOTES

- EXISTING BUILDING HAS BEEN SHOWN ACCORDING TO ORIGINAL BUILDING PLANS, FIELD NOTES AND MEASUREMENTS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE ARCHITECT.
- DASHED LINES INDICATE EXISTING WALLS, DOORS, WINDOWS & FIXTURES TO BE REMOVED.
- EXISTING WALLS, PARTITIONS, FLOOR LINES, DOORS AND FRAMES THAT REMAIN ARE SHOWN IN CONTINUOUS LINE WEIGHT. THESE AND EXISTING FLOOR AND WALL FINISHES THAT ARE SCHEDULED TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- WHERE WALLS OR PARTITIONS ARE INDICATED TO BE REMOVED, REMOVE ENTIRE WALL OR PARTITIONS AS WELL AS DUCTS, PIPING, CONDUITS AND OTHER ELEMENTS IN OR ON THEM WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED. PATCH EXISTING ADJACENT CONSTRUCTION THAT IS TO REMAIN WHERE APPLICABLE.
- THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL DOORS, HARDWARE, FIXTURES AND EQUIPMENT BEING REMOVED DURING DEMOLITION. COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED AND/OR REUSED ON THE PROJECT.
- EXISTING FINISHES TO BE REMOVED SHALL HAVE THE ORIGINAL SUBSTRATE PREPARED TO RECEIVE NEW FINISHES.
- MAINTAIN AND PROTECT EXISTING UTILITY SERVICES TO REMAIN AND/OR TO BE OPERATIONAL DURING DEMOLITION AND CONSTRUCTION.
- ALL FIELD VERIFICATION FOR MECHANICAL & ELECTRICAL DEMOLITION IS THE CONTRACTOR'S RESPONSIBILITY.
- SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DRAWINGS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
- CONTRACTOR TO PROTECT AREAS ADJACENT TO DEMOLITION DURING CONSTRUCTION.
- PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- DEMOLITION WORK PERFORMED THAT IS NOT REQUIRED FOR NEW CONSTRUCTION IS TO BE REPLACED AT NO CHARGE TO THE OWNER.
- ALL SHUTDOWNS OF MECHANICAL, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
- CONTRACTOR TO COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION AS SHOWN ON DRAWINGS. REPORT ANY CONFLICTS TO THE ARCHITECT BEFORE DEMOLITION WORK BEGINS.
- SEQUENCE OF DEMOLITION WORK TO BE COORDINATED WITH NEW CONSTRUCTION.

GENERAL DEMOLITION LEGEND



KEYED DEMOLITION NOTES

- DEMO WALLS**
- 1A SITE CLEAR EXISTING WOOD WALL PANELS. PATCH w/ GYP BOARD TO MATCH EXISTING FINISH.
 - 1B SITE CLEAR PORTION OF WALL. PATCH AND PREP SURFACES AS REQUIRED FOR NEW WORK.
- DEMO OPENINGS**
- 2A REMOVE AND REUSE EXISTING WINDOW SYSTEM.
 - 2B SITE CLEAR EXISTING DOOR AND FRAME. PATCH AND PREP SURFACES AS REQUIRED FOR NEW WORK.
 - 2C SITE CLEAR EXISTING WINDOW.
- DEMO FLOORS**
- 3A SITE CLEAR EXISTING CARPET. PATCH AND PREP FLOOR FOR NEW WORK.
- DEMO MISC**
- 6A REMOVE HAND EXISTING SANITIZER DISPENSER AND TURN OVER TO OWNER.
 - 6B REMOVE LIGHT SWITCHES (BY OTHERS)

McMAHON
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NO.	DATE	REVISION

NO.	DATE

VESTIBULE RENOVATION FOR:
 1000 ISLANDS ENVIRONMENTAL CENTER
 1000 BEAULIEU CT, KAUKAUNA, WI 54130
 FIRST FLOOR DEMOLITION PLAN

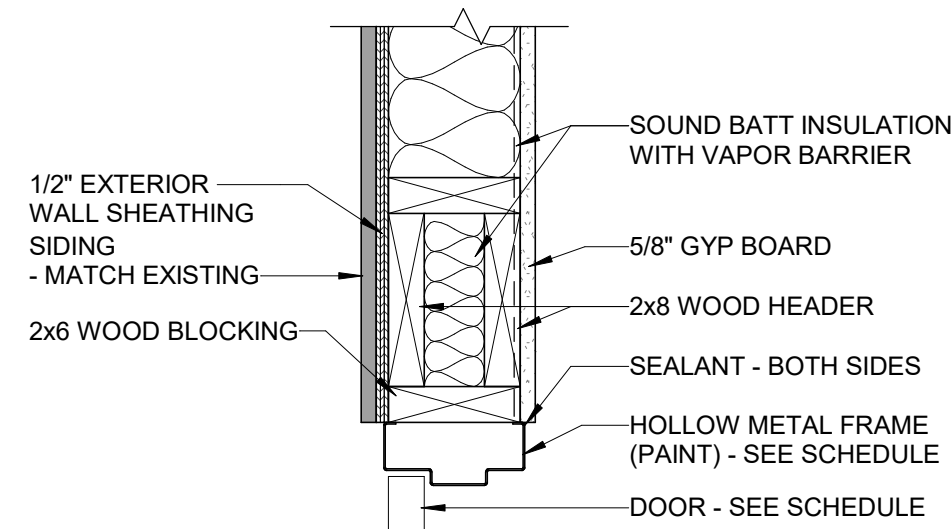
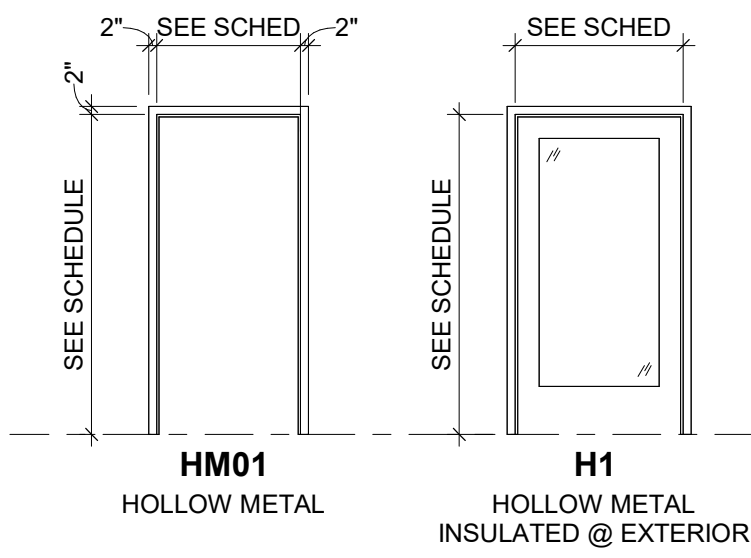
DESIGNED KJC	DRAWN DJR
PROJECT NO. 00609 062500132	
DATE SEPTEMBER 5, 2025	
SHEET NO.	

A111

DOOR SCHEDULE									
DOOR NUMBER	LEAF QTY	OPENING SIZE			DOOR TYPE	FRAME TYPE	FIRE RATING	DETAILS (A211)	COMMENTS
		WIDTH	DOOR HEIGHT	THICKNESS					
100	1	3' - 6"	6' - 8"	1 3/4"	H1	HM01	0 HR	1	WOOD TRIM AT INTERIOR HEAD AND JAMB TO MATCH EXISTING
100A	1	3' - 6"	6' - 8"	1 3/4"	H1	HM01	0 HR		WOOD TRIM AT INTERIOR HEAD AND JAMB TO MATCH EXISTING

DOOR AND FRAME ELEVATIONS

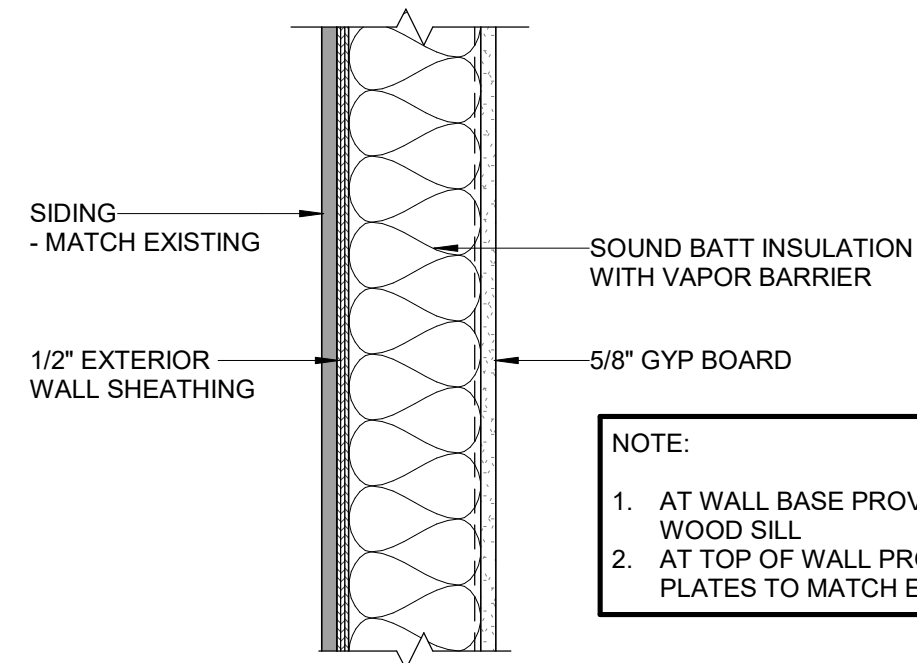
S INDICATES LOCATION OF SAFETY GLAZING MEETING THE REQUIREMENTS OF IBC SECTION 2406.



1 DOOR HEAD
A211 1 1/2" = 1'-0"

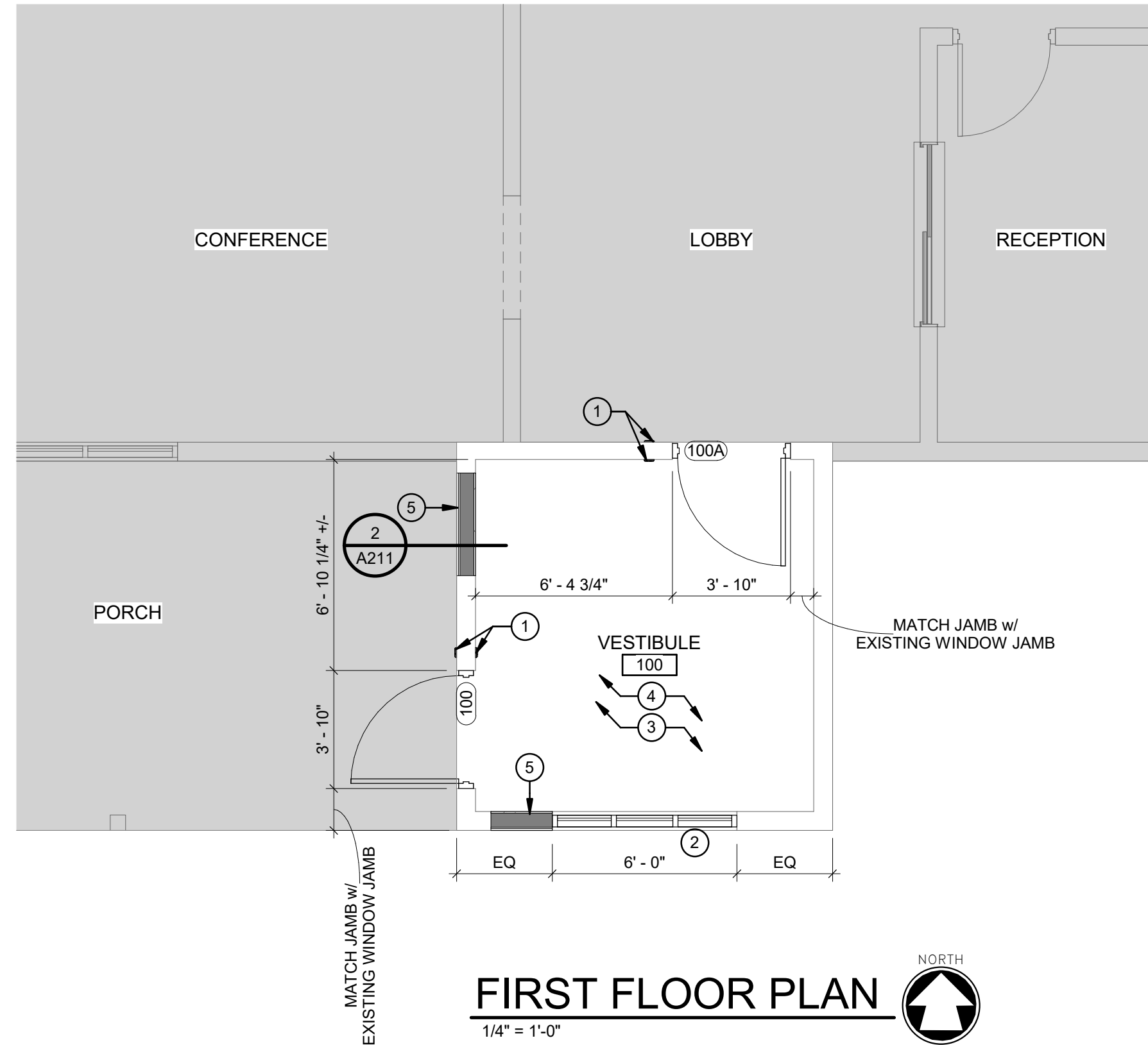
DOOR HARDWARE

SET NO.	1	DOORS:	100
	4	Hinge	BBE4
	1	Cylindrical Lock	LNT
	1	Closer	CR36
	1	Gasket	G
	1	Door Sweep	DS
	1	Threshold	TE
	1	Kick Plate	KP-1
SET NO.	2	DOORS:	100A
	4	Hinge	BB3
	1	Cylindrical Lock	LPS
	1	Closer	CR36
	1	Kick Plate	KP-1
	1	Wall Stop	WS
	3	Silencer	S



NOTE:
1. AT WALL BASE PROVIDE TREATED WOOD SILL
2. AT TOP OF WALL PROVIDE TOP PLATES TO MATCH EXISTING

2 INFILL WALL DETAIL
A211 1 1/2" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL PLAN NOTES

- DO NOT SCALE FROM DRAWINGS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- COORDINATE LOCATIONS AND QUANTITY OF WORK WITH MECHANICAL, ELECTRICAL, AND PLUMBING CONTRACTORS.
- ALL DIMENSIONS ARE CLEAR FROM THE FACE OF FINISHED WALL/PARTITION TO FACE OF FINISHED WALL/PARTITION OR FACE OF EXISTING WALLS ACTUAL FACE.
- ALL PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- SHADED AREA INDICATES EXISTING BUILDING.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.

KEYED PLAN NOTES

- NEW ADA PUSH PLATE.
- INSTALL NEW WINDOW TO MATCH EXISTING.
- VINYL BASE TO MATCH EXISTING BASE AT LOBBY.
- ADD UNDERLAYMENT TO LEVEL FLOOR. NEW FLOOR LVT FROM OWNER'S ATTIC STOCK.
- INFILL WALL TO MATCH EXISTING. PROVIDE INSULATION AND VAPOR BARRIER.

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NO.	DATE	REVISION

VESTIBULE RENOVATION FOR:
1000 ISLANDS ENVIRONMENTAL CENTER
1000 BEAULIEU CT, KAUKAUNA, WI 54130
FIRST FLOOR PLAN & DOOR INFORMATION

DESIGNED KJC	DRAWN KLS
PROJECT NO. 00609 062500132	
DATE SEPTEMBER 5, 2025	
SHEET NO.	

A211

1000 Islands Environmental Center
 Vestibule Renovation
 Opinion of Probable Cost
 Kaukauna, Wisconsin
 Client No. O0609 06-25-00132
 September 5, 2025



Building Area: 154

CONSTRUCTION COSTS INCLUDING GC's & FEE		\$ 33,310.00
GENERAL CONTRACTOR GC's & FEE		\$ 7,690.00
RENOVATION OF EXISTING VESTIBULE		\$ 25,620.00
Demolition	\$	2,550.00
Wood Structure/Framing & Insulation	\$	8,240.00
Wall Framing, Insulation, Drywall & Finish		
Exterior Siding Patch/Repair		
Interior/Exterior Doors & Window	\$	11,850.00
ADA Push Plates with Door Operator		
Interior Finishes	\$	2,980.00
Flooring		
Paint (Walls, Doors & Frames)		
Not Included in OPC Breakout Above:		
Sitework or Excavation		
Concrete Foundation, Slab or Exterior Concrete		
Masonry		
Structural or Misc. Steel		
Roofing, Gutters or Downspouts		
Wall Coverings (Wall Paper)		
Window Coverings (Blinds or Curtains)		
Furnishings, Window or Wall Coverings		
Mechanical - Existing to Remain, No Modifications		
Electrical (Including Work Required for Door Operator)		
Plumbing, No Modifications		
ALLOWANCE FOR CONSTRUCTION CONTINGENCY		10.0% \$ 3,331.00
ALLOWANCE FOR FEES		\$ -
A/E Fee - Work Completed & Accounted for Separately	\$	-
OWNER PROJECT COSTS		\$ -
IT & Equipment	NA \$	-
Furnishings	NA \$	-
Utility (Power) Service Connection Fees	NA \$	-
Utility (Water) Service Connection Fees	NA \$	-
Utility (Sanitary) Service Connection Fees	NA \$	-
Permitting Costs	NA \$	-
Owner Contingency	NA \$	-
Hazardous Materials Removal	NA \$	-

TOTAL PROJECT COST - VESTIBULE RENOVATION \$ 36,641.00

Disclaimer: The attached Opinion of Probable Cost was prepared for use by the Owner in planning for future costs of the project. In providing Opinions of Probable Cost, the Owner understands that the Design Professional has no control over costs or the price of labor, equipment or materials, or over Construction Professionals' method of pricing, and that the Opinion of Probable Cost provided herewith are made on the basis of the Design Professional's qualifications and experience. It is not intended to reflect actual costs, and is subject to change with the normal rise and fall of the local area's economy. This Opinion of Probable Costs must be revised after every change made to the project or after every 30-day laps in time from the original submittal by the Design Professional.