



# UTILITY COMMITTEE MEETING AGENDA

June 02, 2026 at 5:45 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

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**1. CALL MEETING TO ORDER**

- A. Pledge of Allegiance
- B. Roll Call

**2. PUBLIC COMMENT**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

**3. APPROVAL OF MINUTES - DISCUSSION AND POSSIBLE ACTION**

- C. 2026 05 05 UC Meeting Minutes

**4. REPORTS AND DISCUSSIONS**

- D. Director of Public Works and Utilities Report

**5. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION**

- E. New Garage RFPs
- F. Village Property by Lea Rd.

**6. NEXT MEETING: July 7, 2026**

**7. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**8. ADJOURNMENT**

**WRITTEN COMMENTS:** You can send comments on agenda items to [kcoyle@kronenwetter.gov](mailto:kcoyle@kronenwetter.gov)

**NOTE:** Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.

Posted: 06/01/2026 Kronenwetter Municipal Center and [www.kronenwetter.gov](http://www.kronenwetter.gov)

Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages



# UTILITY COMMITTEE MEETING MINUTES

May 05, 2026 at 5:45 PM

Kronenwetter Municipal Center - 1582 Kronenwetter Drive Board Room (Lower Level)

**1. CALL MEETING TO ORDER**

@5:45PM

A. Pledge of Allegiance

B. Roll Call

PRESENT

Chair Craig Mortensen

Jim Buck

Dan Raczkowski

Alex Vedvik

**2. PUBLIC COMMENT**

Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this Village that Public Comment will take no longer than 15 minutes with a three-minute time period, per person, with time extension per the Chief Presiding Officer's discretion. Be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments.

**3. APPROVAL OF MINUTES - DISCUSSION AND POSSIBLE ACTION**

C. 2026 04 07 UC Meeting Minutes

Motion made by Vedvik, Seconded by Buck.

Voting Yea: Chair Mortensen, Buck, Vedvik

**4. REPORTS AND DISCUSSIONS**

D. UC Duties and Responsibilities

Mr. Davel reviewed the Duties and Responsibilities.

E. Director of Public Works and Utilities Report

Lift Station update, flow to lift station 4 was up with the amount of rain. Country Pumpers was called to assist. RFP's out for the new garage, will update at a later date. New pump purchased for lift station 4, at \$8,700.00.

**5. OLD BUSINESS - DISCUSSION AND POSSIBLE ACTION**

F. Ductless Mini Split Purchase

Details brought back for review as instructed by Committee.

Motion to approve to approve the contract to purchase and install ductless heat pump not to exceed \$9,560.00,

Motion made by Vedvik, Seconded by Buck.

Voting Yea: Chair Mortensen, Buck, Raczkowski, Vedvik

**6. NEW BUSINESS - DISCUSSION AND POSSIBLE ACTION**

G. Lift Station #8 Updates

RPS update. Estimated completion July 2026. LS is currently running on generator.

**7. NEXT MEETING: June 2, 2026**

**8. CONSIDERATION OF ITEMS FOR FUTURE AGENDA**

**9. ADJOURNMENT**

@6:22PM

Motion made by Buck, Seconded by Vedvik.  
Voting Yea: Chair Mortensen, Buck, Raczkowski, Vedvik

**WRITTEN COMMENTS:** You can send comments on agenda items to [kcoyle@kronenwetter.gov](mailto:kcoyle@kronenwetter.gov)  
**NOTE:** *Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made at least 24 hours in advance to the Village Clerk's office at (715) 693-4200 during business hours.*

Posted: 05/04/2026 Kronenwetter Municipal Center and [www.kronenwetter.gov](http://www.kronenwetter.gov)  
Faxed: WAOW, WSAU, City Pages, Mosinee Times | Emailed: Wausau Daily Herald, WSAW, WAOW, Mosinee Times, Wausau Pilot and Review, City Pages

Minutes prepared by \_\_\_\_\_



**Report to Utility Committee**

**Item Name:** Director of Public Works and Utilities Report

**Meeting Date:** June 2, 2026

**Referring Body:**

**Committee Contact:**

**Staff Contact:** Greg Ulman

**Report Prepared by:** Greg Ulman

- Lift Station #3 is going through the engineering stage now to get ready for a public bidding process. I'll notify UC when that date gets set.
- The metering station telemetry will be delivered hopefully sometime in May, we are just waiting on AT&T, then after a few days we can get water to flow through the station to test it per DNR requirements. After all testing is complete, we would be able to purchase water if need be from Rothschild.
- Work has started on Lift Stations 2&6 with the upgrade project. New panels and generators are being installed and work will be completed in spring 2026.
- The water level has been raised for the summer in the tower.
- The Flanner Rd/Jamroz Rd project bid opening took place on April 20, 2026. Because of the elevated bid price, we won't be able to complete the project this year.
- Sewage water has finally decreased through our system in the past month (see attached sheet).
- Lift Station #8 work is progressing and the contractor states the work shall be completed by mid-July.
- The new garage project RFPs have been returned with 6 good applicants, CLIPP reviewed them last night and it will go to the Village Board for potential full approval on Monday.
- Hydrant flushing wrapped up for the spring last month.

KRONENWETTER WATER & SEWER UTILITY  
Lift Station metering

Date	East Side Metering		West Side Metering		Both
	Daily Total Gal x 1000	Cumulative (MG)	Daily Total Gal x 1000	Cumulative (MG)	Daily Total Gal x 1000
5/31/2026 0:00					
4/30/26	531.00	3550.00	191.00	2869.00	722.00
5/1/26	520.00	3602.00	182.00	2887.00	702.00
5/2/26	553.00	3657.00	185.00	2906.00	738.00
5/3/26	542.00	3711.00	201.00	2926.00	743.00
5/4/26	459.00	3757.00	195.00	2945.00	654.00
5/5/26	434.00	3801.00	187.00	2964.00	621.00
5/6/26	453.00	3846.00	180.00	2982.00	633.00
5/7/26	418.00	3888.00	174.00	2999.00	592.00
5/8/26	410.00	3929.00	166.00	3016.00	576.00
5/9/26	412.00	3970.00	168.00	3033.00	580.00
5/10/26	426.00	4013.00	169.00	3050.00	595.00
5/11/26	378.00	4051.00	160.00	3066.00	538.00
5/12/26	374.00	4088.00	156.00	3081.00	530.00
5/13/26	379.00	4126.00	152.00	3096.00	531.00
5/14/26	351.00	4161.00	122.00	3109.00	473.00
5/15/26	366.00	4198.00	117.00	3120.00	483.00
5/16/26	340.00	4232.00	173.00	3138.00	513.00
5/17/26	378.00	4270.00	149.00	3153.00	527.00
5/18/26	403.00	4310.00	145.00	3167.00	548.00
5/19/26	364.00	4346.00	161.00	3183.00	525.00
5/20/26	332.00	4380.00	147.00	3198.00	479.00
5/21/26	346.00	4414.00	135.00	3212.00	481.00
5/22/26	298.00	4444.00	129.00	3224.00	427.00
5/23/26	289.00	4473.00	126.00	3237.00	415.00
5/24/26	293.00	4502.00	124.00	3249.00	417.00
5/25/26	324.00	4535.00	134.00	3263.00	458.00
5/26/26	280.00	4563.00	130.00	3276.00	410.00
5/27/26	330.00	4596.00	110.00	3287.00	440.00
5/28/26	332.00	4629.00	240.00	3311.00	572.00
5/29/26	328.00	4662.00	163.00	3327.00	491.00
5/30/26	312.00	4693.00	155.00	3343.00	467.00
Max	553.0	4693.0	240.0	3343.0	743.0
Min	280.0	3550.0	110.0	2869.0	410.0
Total	10983.0	115413.0	4368.0	86636.0	15351.0
Avg	388.10	4156.80	159.03	3109.13	547.13
Used Avg	385.65	4174.10	158.90	3116.68	544.55



**Report to CLIPP**

**Agenda Item:** RFP Garage Building  
**Meeting Date:** June 1, 2026  
**Referring Body:** CLIPP  
**Committee Contact:**  
**Staff Contact:** Greg Ulman  
**Report Prepared by:** Greg Ulman

**AGENDA ITEM:** RFP Garage Building

**OBJECTIVE(S):** To select a contractor for building the 6-Bay equipment garage.

**HISTORY/BACKGROUND:** With the shortage of indoor vehicle storage space, staff brought this item to CLIPP, Utility Committee, and the Village Board last year, as well as having on our CIP. The garage will house up to 4 police cars which currently sit outside, parks equipment which sits in the fire bays during winter, as well as a new sewer and hoist truck for the water and sewer department. Without this garage we will not be able to purchase the sewer and hoist truck.

We have the budget at \$800,000 for the project with \$266,666 coming from the sewer utility and \$533,334 from the Capital Projects fund. We will not need to borrow for this project as we have enough money in both accounts to fund this project.

The contractors who submitted RFP’s are design/build contractors who will help with a design of the garage as well as build it. The contractors are as follows:

- Samuels Group
- Scherrer Construction
- S.D. Ellenbecker
- Alliance Construction
- 8 Pine
- Brickl Bros.

**RECOMMENDED ACTION:** Select a contractor to recommend for approval to the Village Board.

# Village of Kronenwetter Request for Proposals

## New Equipment Garage

Mail out: April 17, 2026  
Proposal Due Date: May 20, 2026 at 1:30 PM  
Anticipated Award: June 1, 2026 CLIPP Committee Meeting

**SUBMITTED BY:**

Contractor: **8PINE. INC.**

Address: **101 N. MAIN ST., SUITE #2, SHAWANO, WI 54166**

Telephone Number: **715-574-8708** Fax Number: \_\_\_\_\_

Contact Person: **KURT WOLFGRAM**

Title: **CHIEF GROWTH OPERATIONS OFFICER**

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- 3. STAFFING**
- 4. LIST OF SUBCONTRACTORS**

8

PINE.

VENTURE FURTHER

May 20, 2026

Village of Kronenwetter

Attn: Greg Ulman

1582 Kronenwetter Drive Kronenwetter, WI 54956

Re: Village of Kronenwetter Request for Proposals: New Equipment Garage

Dear Greg:

8PINE. Inc. is extremely excited to submit our proposal for the design and construction management services for the New Equipment Garage Project in Kronenwetter. We are confident that we will be a valued partner throughout the process, offering several significant advantages to your team.

**-LOCAL EXPERIENCE:** With 8PINE. being a close neighbor in Shawano, we consider ourselves right next door. Our team is currently managing a project at Central Wisconsin Airport, working with the Wittenberg-Birnamwood School District, and has been trusted with several projects with the DC Everest School District. We are already in your backyard and hope to continue building this amazing community.

**-TEAM:** We have assembled a strong and collaborative team to work on this project. Project Executive Rick Berken and Project Superintendent Luke Fochs have worked on several municipality projects. The team is local, with Luke Fochs just a few minutes down the road in Mosinee and dedicated to this project and ready to hit the ground running.

**-SUPPORT:** As your design and construction manager, our priority is to support your goals and vision for the Village of Kronenwetter. With several community and non-profit based projects in our portfolio, we know how to construct these facilities both on time and on budget. We also understand our role in ensuring we get the Village of Kronenwetter in their new facility as soon as possible. The Village of Kronenwetter is a core value for many families in the area, and ensuring the team maintains a tight budget will be priority #1.

Thank you for the opportunity to submit our qualifications for this exciting project. After reviewing our submission, we hope you will agree that our experience, relationships, innovative services, and-most importantly-our **PASSION** make 8PINE. INC. the best choice for your team. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,



Kurt Wolfgram

Chief Growth Operations Officer

8PINE. INC.

# **8PINE. INC.**

## **REFERENCE LIST**

---

**Jason Jablonski, Director of Buildings and Grounds  
D.C Everest School District  
jjablonski@dce.k12.wi.us  
715-359-4221 ext. 4103**

**James Pestka, President  
Industrial Construction Specialists, LLC  
jpestka@icssteel.com  
715-577-0132**

**Mark Cihlar, Assistant Airport Director  
Central Wisconsin Airport  
mcihlar@fly-cwa.org  
715-693-2174 Ext. 7212**

# Project Experience



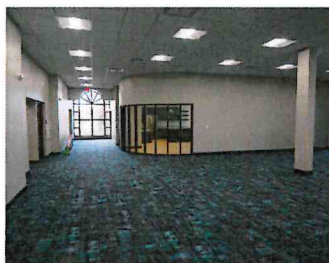
## WISCONSIN DAIRY STATE CHEESE COMPANY

Industrial



## SIMPSON ELECTRIC

Industrial



## NEW LONDON PUBLIC LIBRARY

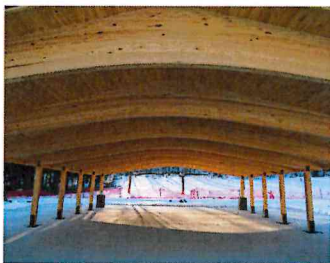
Civil



## SHAWANO COMMUNITY HIGH SCHOOL

Education

# Project Experience



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## SHIOCTON HIGH SCHOOL

Education

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## PAMPERIN PARK

Civil

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## SHAWANO RECREATION CENTER

Civil

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## CENTRAL WISCONSIN AIRPORT

Aviation

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# PROJECT TEAM RESUMES

## LEADERSHIP, EXPERIENCE, COMMITMENT

Section 5, Item E.

PINE.

VENTURE FURTHER

At 8PINE., our strength is rooted in the people behind the work. Our leadership team brings deep industry expertise, a commitment to safety, and a passion for building lasting partnerships and exceptional projects.



### PLANNING

THOUGHTFUL PREPARATION & PROACTIVE STRATEGIES DRIVE SUCCESSFUL OUTCOMES



### INNOVATION

WE EMBRACE NEW IDEAS AND SMARTER SOLUTIONS TO BUILD BETTER



### NOBILITY

WE LEAD WITH INTEGRITY, RESPECT, AND A COMMITMENT TO DOING WHAT'S RIGHT, WE PRIORITIZE SAFETY IN EVERYTHING WE DO, AND BUILD THROUGH OUR ACTIONS



### EXECUTION

DISCIPLINED TEAMS, CLEAR COMMUNICATION, RELENTLESS FOLLOW-THROUGH DELIVER ON OUR PROMISES



## BERT PIEPER FOUNDER & CEO

Provides executive leadership and strategic oversight for the project while ensuring alignment with 8PINE.'s core values, operational standards, safety culture, and client expectations.

### NOTABLE PROJECTS

**Menominee Nation High School**  
Keshena, WI

**New Waupaca County Law Enforcement**  
Waupaca, WI

**One Menasha Center - One 8 Story Building and Parking Ramp**  
Menasha, WI

### EDUCATION & CERTIFICATIONS

AGC Supervisory Training Program Associated General Contractors (AGC) of Wisconsin

Carpentry Apprenticeship Program  
North Central Technical College/Carpenters Training Center

OSHA 30 Certification

WHEA Certification

Certified Field Auditor  
Prestressed Concrete Institute



## KURT WOLFGRAM PRINCIPAL IN CHARGE

Leads overall client relations, executive coordination, and high-level project oversight. Serves as the primary leadership contact to ensure project objectives, communication, and performance expectations are achieved.

### NOTABLE PROJECTS

**Menominee Nation High School**  
Keshena, WI

**UW Stevens Point - Science Building**  
Stevens Point, WI

**Greater Green Bay Convention & Visitors Bureau**  
Green Bay, WI

### EDUCATION & CERTIFICATIONS

University of Wisconsin - Stout  
Bachelor of Science - Construction Management

Northeast Wisconsin Technical College  
Associate's Degree - Architectural Design

OSHA 30-Hour Certification



## RICK BERKEN PROJECT EXECUTIVE

Provides executive-level management and support throughout preconstruction and construction operations. Oversees project execution strategy, coordination, scheduling alignment, and team performance.

### NOTABLE PROJECTS

**Menominee Nation High School**  
Keshena, WI

**United Health Group**  
De Pere, WI

**Green Bay Fabick CAT**  
Green Bay, WI

### EDUCATION & CERTIFICATIONS

Michigan Technology University -  
Bachelor Civil Engineering

OSHA 30 Certification

LEED GREEN ASSOCIATE

Leadership 10 Certification

Dale Carnegie Certification



## LUKE FOCHS SUPERINTENDENT

Leads field activities, subcontractor coordination, safety enforcement, quality assurance, schedule execution, and overall jobsite management to ensure successful project delivery.

### NOTABLE PROJECTS

**Wisconsin Dairy State Cheese Company**  
Rudolph, WI

**Aspirus Riverview Hospital**  
Wisconsin Rapids, WI

**Marshfield Clinic Medical Center**  
Minocqua, WI

### EDUCATION & CERTIFICATIONS

OSHA 30-Hour Certification

**VILLAGE OF KRONENWETTER NEW EQUIPMENT GARAGE  
CONSTRUCTION BID PROPOSAL  
MAY 20, 2026**

# SUBCONTRACTORS

8PINE. partners with trusted, prequalified subcontractors who share out commitment to safety, quality, integrity, and schedule performance. The following subcontractors have been selected for this project based on their expertise and proven track record.

## **BUILDING STRUCTURE/ENVELOPE**

Urban Construction Co.  
5909 N. 39<sup>th</sup> Ave.  
Wausau, WI 54401  
715-675-9425  
Contact: Brec Ohrmundt

## **ELECTRICAL**

Krueger's Sign & Electric Inc.  
300 Industrial Ave.  
Clintonville, WI 54929  
715-823-5121  
Contact: Dustin Kunschke

## **HVAC**

Northern Heating & Electric  
3535 E. Richmond St.  
Shawano, WI 54166  
715-526-9319

## **CONCRETE & GENERAL TRADES**

8PINE. INC.  
101 N. Main St.  
Suite #2  
Shawano, WI 54166  
715-574-8708  
Contact: Bert Pieper

## **OVERHEAD DOORS**

EZ Glide Garage Doors  
1700 E. North Ave.  
Little Chute, WI 54140-003  
920-788-3561  
Contact: Dave Schommer



# Village of Kronenwetter Request for Proposals

## New Equipment Garage

Mail out: April 17, 2026  
Proposal Due Date: May 20, 2026 at 1:30 PM  
Anticipated Award: June 1, 2026 CLIPP Committee Meeting

**SUBMITTED BY:**

**Contractor:** Brickl Bros., Inc.

**Address:** 400 Brickl Rd, West Salem, WI 54669

**Telephone Number:** (608) 786 - 0890 **Fax Number:**

**Contact Person:** Estimating Dept. (estimating@bricklbros.com)

**Title:**



**Designers | Construction Managers | Builders**

**DESIGN-BUILD BID FOR:**

**Village of Kronenwetter  
1582 Kronenwetter Drive  
Kronenwetter, WI 54455**

**New Equipment Garage**

**05/20/2026**



**COMPANY EXPERIENCE**

Headquartered in West Salem, WI, Brickl Bros., Inc. is a true design/build general contractor. Founded in 1970 by brothers Karl, Jim and Stan Brickl, over the course of the past half-century, Brickl Bros., Inc. grew from the three founding owners to over 100 skilled construction professionals. Family-held for the first 49 years in business, the company entered 2020 – its 50th anniversary year – a newly transitioned, employee-owned company. Brickl Bros., Inc. has completed several projects throughout the tri-state area (Wisconsin, Minnesota, and Iowa) and has earned its reputation as an outstanding general contractor. The company’s vast and comprehensive project history has given Brickl Bros., Inc. the ability to complete this project efficiently and effectively to the highest of professional standards.

See the below listed contract references for projects of similar size and complexity which Brickl Bros., Inc. has completed within the last two calendar years as the prime contractor.

Project 1: Village of Holmen Plow Storage

Village of Holmen  
750 Amy Drive, Holmen, WI 54636  
*Design-build 50’x100’ heated storage building for equipment maintenance.*  
Year Completed: 2025  
Project Dollar Value: \$730,000.00  
Project Size: 5000 SF

Project 2: Town of Strongs Prairie Addition

Town of Strongs Prairie  
1588 WIS-21, Arkdale, WI 54613  
*New Build 60’x70’ addition to the existing shop building with interior restroom.*  
Year Completed: 2025  
Project Dollar Value: \$450,000.00  
Project Size: 4200SF

Project 3: Town of Viroqua Storage Bldg.

Town of Viroqua  
E7560 County BB, Viroqua, WI 54665  
*New Build 50’x80’ cold storage building for vehicle storage.*  
Year Completed: 2023  
Project Dollar Value: \$280,000.00  
Project Size: 4000 SF

Project 4: Vernon County Hwy Dept. Bldg.

Vernon County Highway Dept.  
1335 Railroad Ave, Viroqua, WI 54665  
*New build 50’x80’ heated storage building with interior office and restroom.*  
Year Completed: 2023  
Project Dollar Value: \$350,000.00  
Project Size: 4000 SF



**KEY PERSONNEL**

General Superintendent:

Jeremy Pryne	Years with Brickl Bros., Inc.:	18
	Years in Construction Industry:	24

As the General Superintendent, Jeremy is responsible for ensuring the quality, timeliness, efficiency, and safety for all construction projects at Brickl Bros., Inc. Jeremy is engaged in all projects from the planning stages through to completion, and his primary objective is to achieve maximum client satisfaction. Jeremy may assign project-specific site superintendents/supervisors as he deems necessary for different projects. These appointed site superintendents/supervisors report directly to Jeremy on all aspects of the on-going projects and will act to ensure that all project activities are carried out according to Brickl Bros., Inc. standards for work and excellence.

Construction Operations Manager:

Wade Olson	Years with Brickl Bros., Inc.:	29
	Years in Construction Industry:	32

As the Construction Operations Director, Wade is responsible for managing logistics, field operations and project management/superintendent staff. He also directs resource planning for all Brickl Bros., Inc. projects. Wade’s role is instrumental in ensuring the professionalism and capability of the Brickl Bros., Inc. workforce, the timely and efficient execution of projects, and the quality of work. He is OSHA 30 certified and has hazards certifications such as: Fall, Caught-in or -between, Struck-by, Electrocutation Hazards, Scaffold Competent Man, Forklift Rough Terrain, Rigging and Signaling, 1st Aid, and CPR/AED. He has a B.A. from the University of Wisconsin at River Falls and an M.B.A. from Viterbo University.

Project Manager:

Mitch Romens	Years with Brickl Bros., Inc.:	8
	Years in Construction Industry:	25

As a Project Manager, Mitch is responsible for managing all day-to-day and onsite activities needed to complete the project. Mitch has decades of experience across the residential and commercial sectors, and He has managed ground-up builds ranging from custom homes and commercial developments. He has experience coordinating architects, engineers, and trade subcontractors under both traditional and design-build delivery methods. His hands-on experience with site coordination, permitting, scheduling, procurement, and owner communication makes him well-equipped to guide a design-build vehicle storage project from early concept through final turnover.



Brickl Bros., Inc. proposes the following for materials, labor, project management, site supervision, and equipment necessary to construct a new 65'x120' six bay garage per the RFP provided by the Village of Kronenwetter. Based on the attached Schematic Design Drawings dated 05/18/2026 and details below.

## **SCOPE OF WORK**

### **Division 01 – General Conditions**

- Includes Engineering and Design to produce Architectural, Civil, Mechanical, Electrical, and Plumbing 'For Construction' drawings.
- Includes Construction Management Services to host a public bid for the project work.
- Includes Project Management, Supervision, Equipment, Temporary Facilities, and Dumpsters as needed to complete this scope of work.

### **Division 03 – Concrete**

- Furnish and Install 7800 SF of 6" thick (4000 psi) concrete floor w/ #4 rebar 18" OCEW.
- Furnish and Install 24"x18" grade beam below perimeter walls and firewall.
- Includes 2" foam insulation, 6mil vapor barrier underneath slab, and (1) coat of sealer.
- Furnish and Install 1200 SF of 10' wide 6" thick concrete apron at South side of building.
- Furnish and Install (4) pipe bollards at each overhead door opening, with bollard covers.

### **Division 04 – Masonry**

- Furnish and Install 65 LF of 8" thick Light-weight CMU wall, to be a 3-HR Firewall, built to underside of steel roofing.

### **Division 06 – Woods and Plastics**

- Furnish and Install 4-ply 2x6 48" OC Ladder Frame Walls, 16' high, for perimeter walls.
- Furnish and Install 2x4 16" OC Stud Frame Walls, 8' high, for interior walls.
- Furnish and Install 2x10 16" OC Joist Frame Mezzanine, above interior walls.
- Furnish and Install 2x4 24" OC Pre-Engineered Roof Trusses, 65' wide, with bracing for roof framing.

### **Division 07 – Thermal and Moisture Protection**

- Furnish and Install 7/16" Zip System R-Sheathing (R-3) on exterior walls.
- Furnish and Install 5/8" CDX Plywood Sheathing for roof sheathing.
- Furnish and Install 29ga. Corrugated Steel Siding with exposed fasteners on exterior walls.
- Includes a 4' high steel siding wainscot in second color on exterior walls.
- Furnish and Install 24ga. Snap-Loc Standing Seam Steel Roofing with concealed fasteners.
- Furnish and Install 6" Unfaced Batt Insulation (R-21) for exterior walls.
- Furnish and Install Blown-in Insulation (R-49) for attic space.

### **Division 08 – Openings**

- Furnish and Install (6) 14'x14' "Clopay 3720" Overhead Doors, or equal, with operators and remotes.
- Furnish and Install (4) Exterior Hollow Metal Doors and Frames with standard hardware.
- Furnish and Install (2) Fire-Rated Hollow Metal Doors and Frames with standard hardware.

**Division 09 – Finishes**

- Furnish and Install 29ga. Corrugated Steel Liner with exposed fasteners for Garage walls and ceilings.
- Furnish and Install E.P.I. Liner with trims for Restroom walls and ceilings.
- Furnish and Install ½” Plywood Wall Liner for Utility Room walls and Ceilings.

**Division 10 – Specialties**

- Furnish and Install (1) Standard set Toilet Accessories for Restroom.
- Furnish and Install (3) Bracket-mounted #10 Fire Extinguishers for Garage Areas.

**Division 22 – Plumbing**

- Furnish and Install Trench Drains and Catch Basin for Garage Areas.
- Furnish and Install (1) Floor Mounted Toilet Fixture.
- Furnish and Install (1) Wall Mounted Sink Fixture.
- Furnish and Install (1) 24”x24” Mop Basin.
- Includes Connections for Water and Sewer Services.

**Division 23 – Heating, Ventilating, and Air Conditioning**

- Furnish and Install (2) Electric Unit Heaters, rated at 100,000 BTU for Village Garage.
- Furnish and Install (1) Electric Unit Heater, rated at 100,000 BTU for Police Garage.
- Furnish and Install (1) Electric Wall Heater, rated at 3500 BTU for Restroom.
- Furnish and Install (1) Electric Wall Heater, rated at 3500 BTU for Utility Room.
- Furnish and Install (2) Wall Mounted Exhaust Fans, for Village Garage.
- Furnish and Install (1) Wall Mounted Exhaust Fan, for Police Garage.
- Furnish and Install (1) Ceiling Mounted Exhaust Fan, for Restroom.
- Furnish and Install (1) Ceiling Mounted Exhaust Fan, for Utility Room.
- Includes gas piping, ducting, and thermostats for HVAC systems.

**Division 26 – Electrical**

- Furnish and Install (10) Exterior Light Fixtures.
- Furnish and Install (10) Wall Mounted Duplex Outlets for Village Garage.
- Furnish and Install (4) Wall Mounted Duplex Outlets for Police Garage.
- Furnish and Install (8) Ceiling Mounted LED Shop Light Fixtures for Village Garage.
- Furnish and Install (4) Ceiling Mounted LED Shop Light Fixtures for Police Garage.
- Furnish and Install (1) Ceiling Mounted LED Can Light Fixture for Restroom.
- Furnish and Install (1) Ceiling Mounted LED Can Light Fixture for Utility Room.
- Includes 200-amp Service and Connections for Electrical Service.

**Division 31 – Earthwork**

- Excavation and Backfill for building foundations.
- Trenching and Backfill for Utilities and Electrical Service.



**BID AMOUNT:**

**Project Budget:**

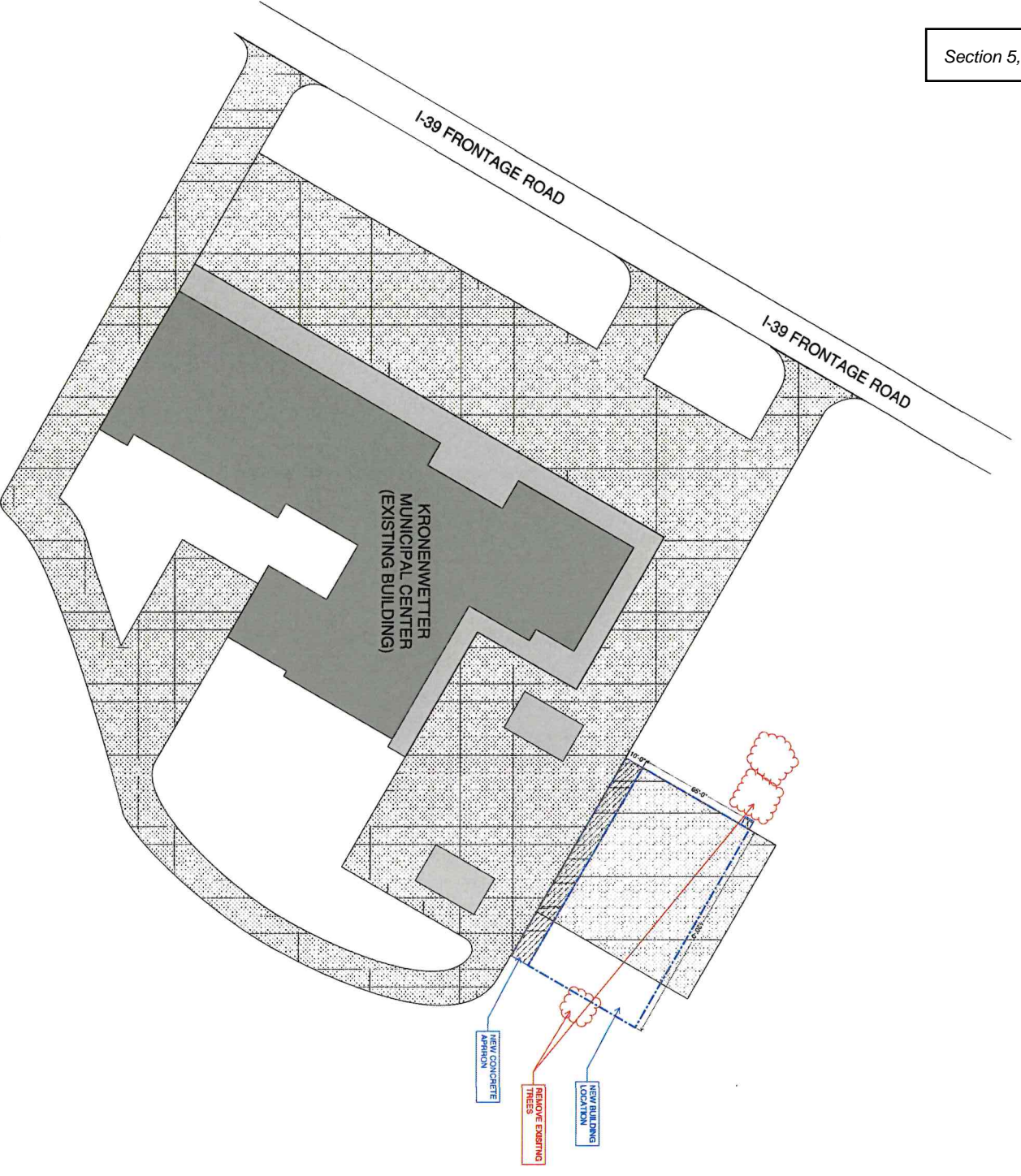
**\$1,030,500.00**

Price is good for 30 days, subject to change based on final design, construction drawings, and specifications.

**EXCLUSIONS**

This proposal excludes the following:

- Owner to pay for any and all special inspections.
- Builders risk insurance.
- Permit applications and permit fees.
- Septic Systems and/or Wells, assumed to be on sanitary sewer and domestic water services.
- Site preparation, clearing, and grubbing.
- Unsuitable soils remediation, including rock blasting/removal and/or dewatering.
- Seeding or sodding.
- All other items not specified.



SITE LAYOUT

**Village of Kronenwetter – New Garage Building**

**General Notes:**  
 -The Village Public Works Department will prep the site to any specific grade needed for construction and will do the fine restoration of the site.  
 -The exterior/interior construction materials of the building will vary throughout the design process, which Village staff will plan out with the designer.

**Concrete Scope:**  
 -Building slab to be 6" (4000 PSI) Finished Concrete, with rebar grid at 18" OCEW.  
 -Building slab to have 24"x18" grade beam at perimeter and firewall.  
 -Building apron to be 6" (4000 PSI) Broomed Concrete, with rebar grid at 18" OCEW.  
 -Building apron to have 9"x9" thickened edge at perimeter.  
 -2" under-slab foam insulation, 6 mil. Poly vapor barrier, and (1) coat of sealer.  
 -(4) Pipe Bollards located at each overhead door, with bollard covers.

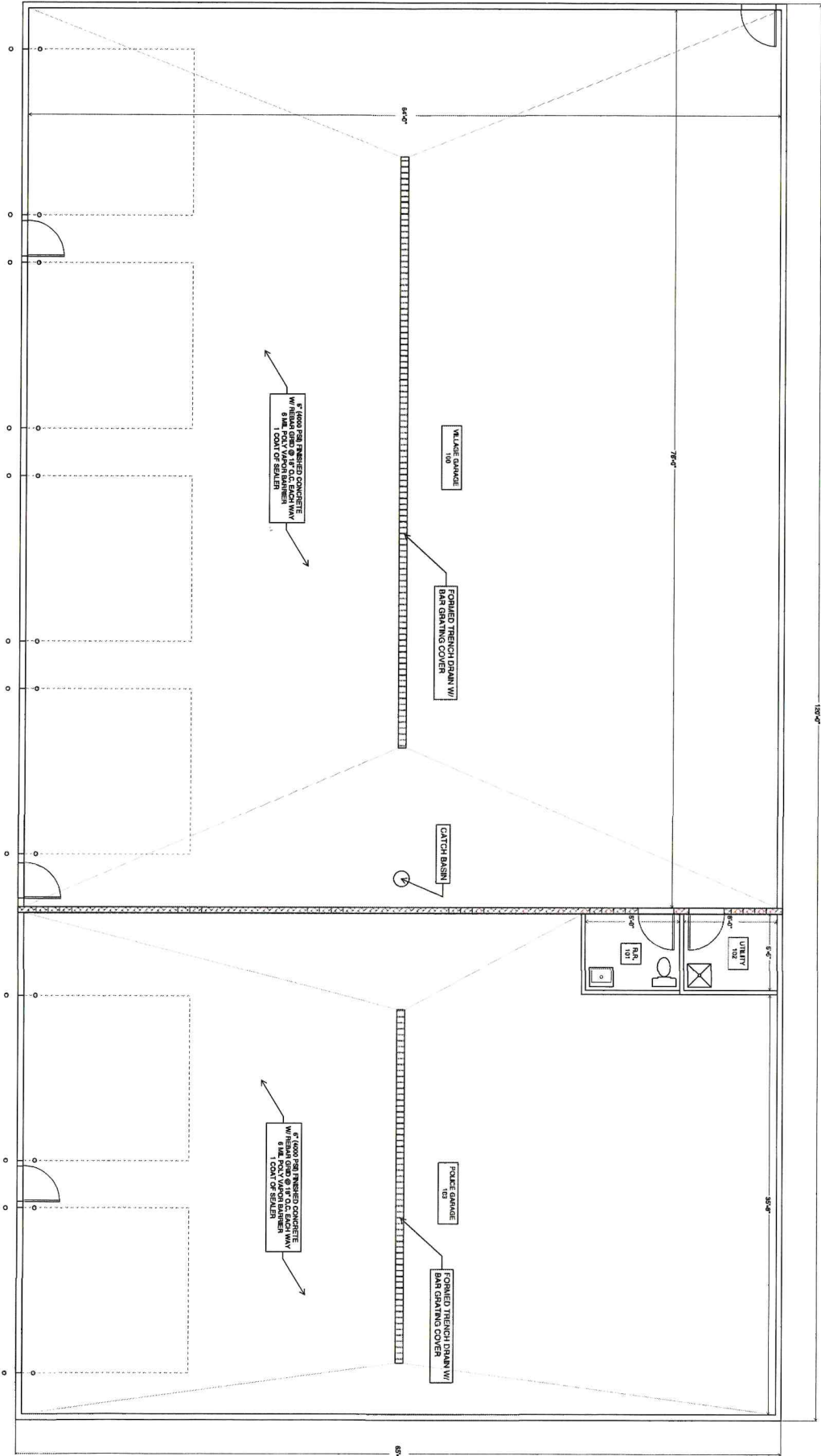
**Mechanical Scope:**  
 -(2) Electric Powered Unit Heaters, rated at 100,000 BTU for Village Garage.  
 -(1) Electric Powered Unit Heater, rated at 100,000 BTU for Police Garage.  
 -(1) Electric Wall Heater, rated at 3500 BTU for Restroom.  
 -(1) Electric Wall Heater, rated at 3500 BTU for Utility Room.  
 -(2) Wall Mounted Exhaust Fans, for Village Garage.  
 -(1) Wall Mounted Exhaust Fan, for Police Garage.  
 -(1) Ceiling Mounted Exhaust Fan, for Restroom.  
 -(1) Ceiling Mounted Exhaust Fan, for Utility Room.

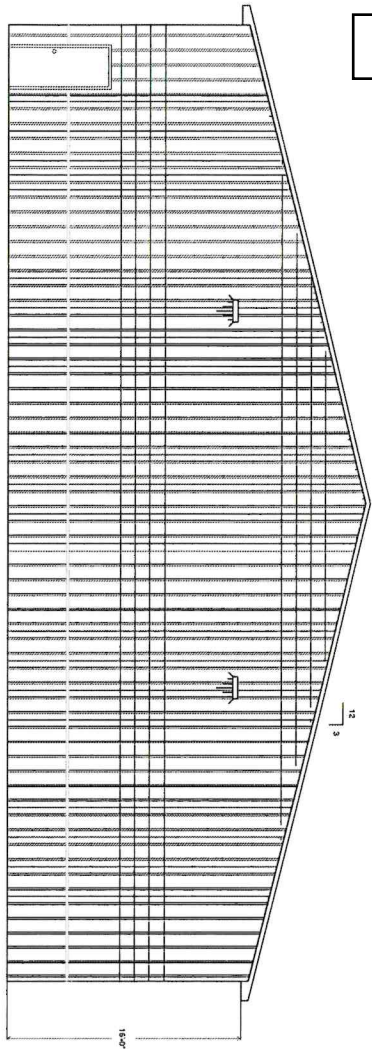
**Plumbing Scope:**  
 -Trench Drains and Catch Basin for Garage Areas.  
 -(1) Floor Mounted Toilet Fixture.  
 -(1) Wall Mounted Sink Fixture.  
 -(1) 24"x24" Mop Basin.  
 -Connections for Water and Sewer Services.

**Electrical Scope:**  
 -(10) Exterior Light Fixtures.  
 -(10) Wall Mounted Duplex Outlets for Village Garage.  
 -(4) Wall Mounted Duplex Outlets for Police Garage.  
 -(8) Ceiling Mounted LED Shop Light Fixtures for Village Garage.  
 -(4) Ceiling Mounted LED Shop Light Fixtures for Police Garage.  
 -(1) Ceiling Mounted LED Can Light Fixture for Restroom.  
 -(1) Ceiling Mounted LED Can Light Fixture for Utility Room.  
 -200-amp Service and Connections for Electrical Service.

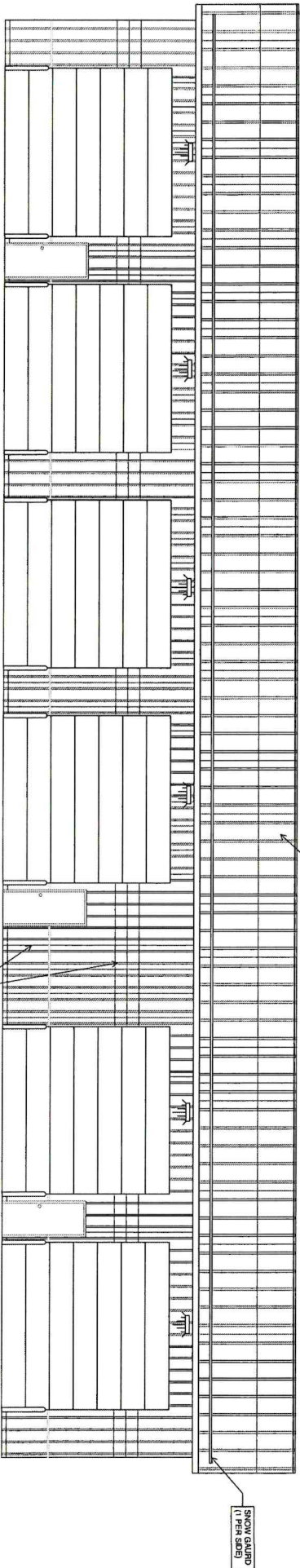


FLOOR PLAN





SIDEWALL ELEVATION



SOUTH ELEVATION

# THANK YOU

Dear Greg Ulman,

Alliance Construction and Design prides itself on completing projects on time and under budget. Our mission is to provide the highest standard construction services through unwavering integrity, determination, foresight and teamwork. We have been delivering on that standard for 15 years and have finished projects for hundreds of our satisfied clients. If you would like us to put you in touch with any of them, We would be more than happy to oblige. We have full confidence that every one of our previous clients would give us nothing but ringing endorsements .

At Alliance, we know that realizing projects requires a combination of drive, skills and technical know-how. We are confident in every single member of our team and are certain our employees can handle any task or challenges they confront. Our passion for quality is laid into our foundation, starting with our employees. With more than 400 cumulative years of experience between them, our team leaders are well seasoned and prepared to tackle the obstacles that arise in project design and construction.

Unlike many of our competitors, Alliance Construction and Design offers internal design, estimating, engineering and project management. By refusing to outsource out core strengths, we maintain constant contact with the project at every step and can better deliver on-time and under-budget solutions. Our priority is always complete client satisfaction, and we deliver nothing less.

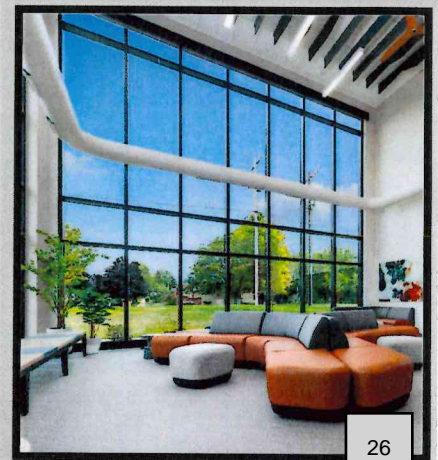
Over the last 15 years, the company has been blessed with successful growth through a thought out and planned evolution process. Employing proven management procedures and processes, Alliance has built a team that is attracting top talent in northeast Wisconsin and is being recognized by the subcontractor community as one of the premier general contractors to partner with in the region.

We would like to extend our thanks for taking the time to review our teams' qualifications as well as our proposal for your project. We look forward to working with you.

Best Regards,

Travis Zimmerman  
Business Development  
Alliance Construction & Design

Mark VerHaagh  
Vice President  
Alliance Construction & Design



# Village of Kronenwetter Request for Proposals

## New Equipment Garage

Mail out: April 17, 2026  
Proposal Due Date: May 20, 2026 at 1:30 PM  
Anticipated Award: June 1, 2026 CLIPP Committee Meeting

**SUBMITTED BY:**

**Contractor:** Alliance Construction & Design

**Address:** 1050 Broadway St. Wrightstown WI. 54180

**Telephone Number:** 920-336-3400 **Fax Number:**

**Contact Person:** Travis Zimmerman Cell: 920-660-1998

**Title:** Business Development

**Kronenwetter Equipment Garage**

1582 Kronenwetter Dr.  
Kronenwetter, WI 54455

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OUR PROCESS  
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SCOPE OF WORK

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**Div 3:** ABSOLUTE CONCRETE  
**Div 4:** PAHLOW MASONRY  
**Div 8:** EZ GLIDE  
**Div 13:** SILVERCOTE  
**Div 13:** CECO  
**Div 22:** TURRIFF PLUMBING  
**Div 23:** ROBINSON HEATING & COOLING  
**Div 26:** NORTHLAND ELECTRICAL SERVICES

**COMPLETED PROJECTS & REFERENCES**

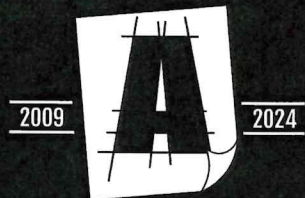
Sister Bay Maintenance Facility  
Quick Transport  
Hometown Insulation Addition  
Cruiser Yachts


# Commercial design & construction on a foundation of transparency & trust.



The design-build team that's changing the design-build industry, we're **Alliance Construction & Design** ... building business futures one relationship at a time.

**BUILDING BEYOND EXPECTATIONS FOR 15 YEARS!**



1050 Broadway Street | Wrightstown, WI 54180  
920.336.3400 | [alliancebuilds.com](http://alliancebuilds.com) | [info@alliancebuilds.com](mailto:info@alliancebuilds.com) |  

**Alliance**  
CONSTRUCTION & DESIGN

# WHO IS ALLIANCE CONSTRUCTION & DESIGN

## WHO WE ARE

Our main objective is to provide our customer with complete satisfaction. The name "Alliance" highlights how we form alliances with local tradesmen, as well as industry and field experts, and use those connections to help meet the needs of your project. Our multi-level project management helps to build a partnership with clients, contractors, and subcontractors. Ultimately, this garners excellent results and helps us exceed the clients' expectations allowing us to generate, on average, 85% repeat business from our customers.

Here at Alliance Construction and Design, we take pride in our teams that have expertise and experience in the industry. We are a dedicated, results-orientated construction company with strong leadership and innovative, problem-solving skills.

We work closely with owners and subcontractors to produce a high-quality project that is cost-effective. To reach project success, we employ a clear chain of command and responsibility, as well as practice flexibility, accountability, and single source cost control. Our reputation and customers complete satisfaction are our primary concerns.

## OUR STORY

Alliance Construction was founded in 2009 by a civil engineer and a successful local businessman, both Wisconsin natives. They rented a small office in De Pere, Wisconsin and began living out their dream of running a successful construction company. The first project completed was a small room remodel for \$1,800. They then moved on to design and build a garage addition. As the workload began to increase, they hired architectural designers, salesmen, tradesmen, and project managers.

As time passed, the number of projects they had were increasing in size and frequency. By 2011, Alliance had outgrown their small office on Franklin Street in De Pere and moved to a much larger space on Orlando Drive. After again outgrowing that space, the Alliance Leadership team purchased a property and began their long-term growth in the emerging business park on the west end of Wrightstown, Wisconsin. This space allowed for both office and field growth, created a tool warehouse and fabrication shop along with a one-acre equipment yard.

Today, Alliance has completed hundreds of millions of dollars worth of projects, large and small. We are also attracting top talent from across northeast Wisconsin in the fields of project management, architectural design, field supervision and field carpentry.

*"We are the construction team that's changing the industry, We're Alliance Construction & Design. Building customers' futures - one relationship at a time"*

Alliance Construction &  
Design

1050 Broadway Street  
Wrightstown, WI 54180

920.336.3400  
alliancebuilds.com

info@alliancebuilds.com

**Alliance**  
CONSTRUCTION & DESIGN

# OUR VISION & MISSION

## VISION

To continually go above and beyond to build solid relationships that ensure long-lasting success of our company, clients and employees.

## MISSION

To provide the highest standard of design-build services through unwavering integrity, determination, foresight and teamwork.

## CORE VALUES

1. Uphold the Value of Our Reputation – *Our people. Our community. Our product.*
2. Never Quit – *Do what it takes to finish the job.*
3. Forward Thinking – *Working today with and eye for next week.*
4. Team First – *Putting company and teammates' needs above our own.*

## MESSAGE FROM OUR PRESIDENT

Alliance Construction and Design's rapid growth is a result of the dedication, experience and hard work of our employees. As a team, I continually challenge ourselves to deliver the most efficient, effective and high-quality design build projects.

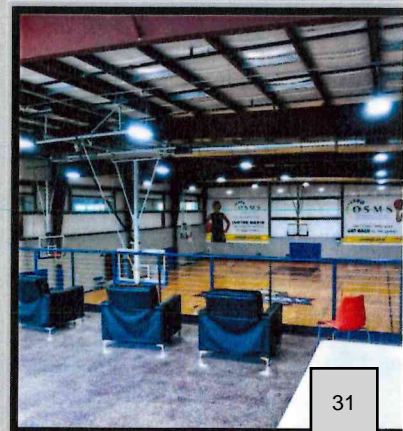
Our principles of continuous education, training and innovation will help us continue to expand our business through repeat clientele.

Alliance designs and builds small and large projects, new structures, remodels, and renovations. There is no project that is too large or too small for our team. I take every construction project seriously and with the following goals in mind.

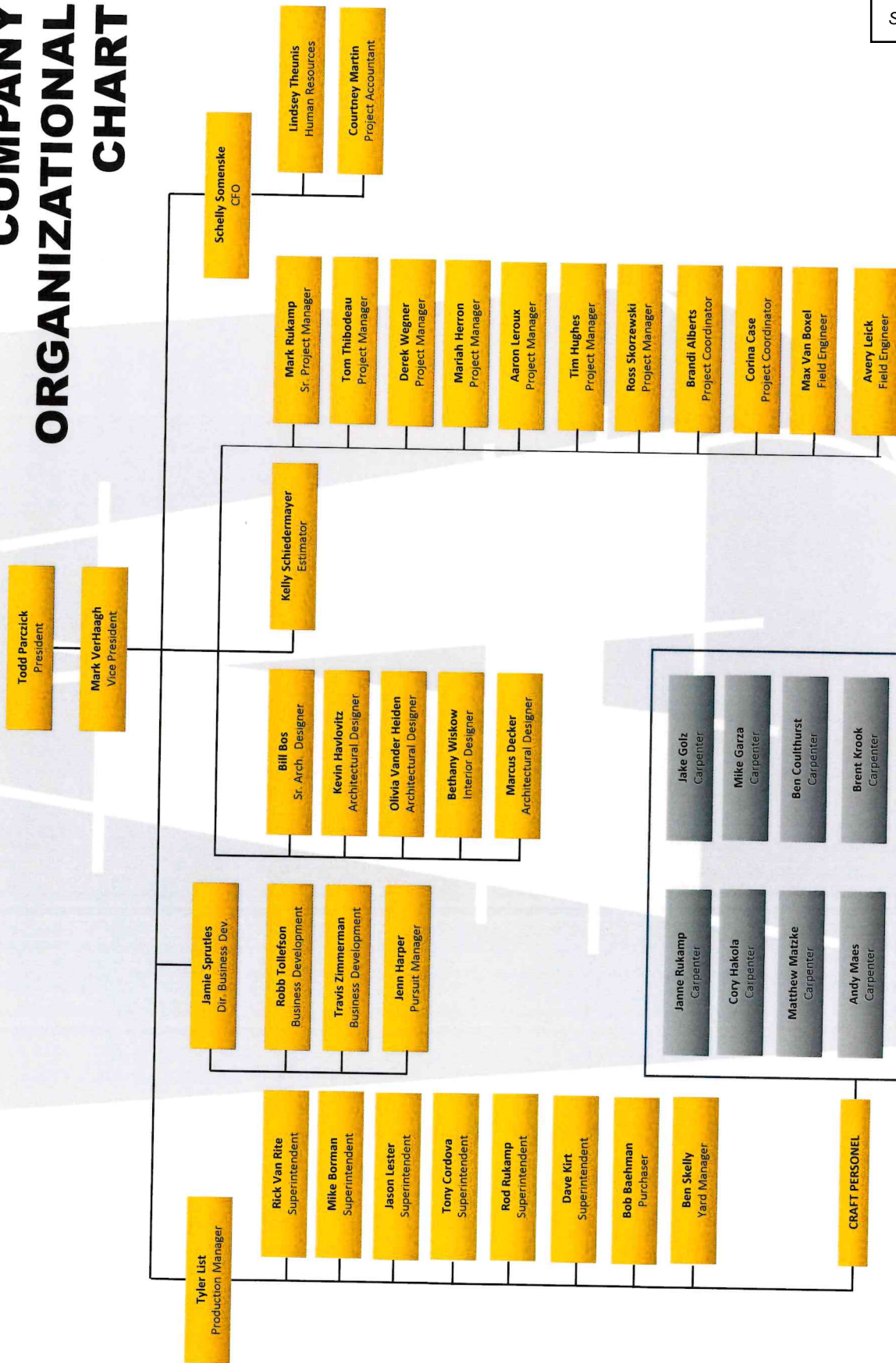
- Quality service
- Complete client
- On time and within budget
- Employee safety

We are looking forward to working with you.

Todd Parcick  
President  
Alliance Construction & Design



# COMPANY ORGANIZATIONAL CHART

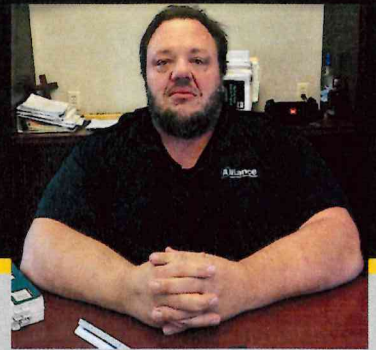


Section 5, Item E.



# TODD PARCZICK

## PRESIDENT



### ABOUT TODD:

As a company owner and President, Todd plays a key role in Alliance's leadership. As President, he works closely with the entire Alliance team to determine the company's strategic planning, visioning, operations and business development.

Todd believes strongly in a collaborative construction process from design and preconstruction through project closeout and occupancy. This includes owners, designers, community, project stakeholders, contractors, and the design team. His ability to facilitate a project from the beginning to the completion of construction has led to highly successful projects in many markets including retail, multifamily and industrial buildings.

With more than twenty-five years of experience working in the field of engineering, Todd has extensive knowledge of high-performance building systems, foundation engineering, structural steel, wood-multistory, industrial, wastewater, integrated stand-off dust house structures PCMC/KC and is an advocate for energy-efficient buildings.

Todd has blend of skills and passions. He enjoys spending time in the outdoors riding snowmobiles and motorcycles, hunting, fishing, and whitewater rafting.

### SKILLS

- Team Leadership
- Construction Safety
- Strategic Planning & Project Development
- Vendor, Contractor & Third-Party Management
- Construction & Risk Management
- Preconstruction Management
- Regulatory Compliance

### CERTIFICATIONS

- OSHA 30hr
- OSHA 10hr
- First Aid & CPR
- Meeting Facilitator
- EOS Management Systems
- Certified Commercial and Residential Building Inspector

### EDUCATION

1994 - 1996

**CIVIL ENGINEER**

University of Wisconsin  
Milwaukee.



# MARK VERHAAGH

## VICE PRESIDENT

Section 5, Item E.



### **ABOUT MARK:**

As a company owner and Vice President, Mark plays a key role in Alliance's leadership. As Vice President, he works closely with the entire Alliance team to determine the company's strategic planning, visioning, operations and business development.

Mark believes strongly in a collaborative construction process from design and preconstruction through project closeout and occupancy. This includes owners, designers, community, project stakeholders, contractors, and the design team. His ability to facilitate a project from the beginning to the completion of construction has led to highly successful projects in many markets including retail, multifamily and industrial buildings.

With more than twenty-five years of experience working in the field of architecture and design, Mark has extensive knowledge of high-performance building systems and is an advocate for energy-efficient buildings.

Mark has a blend of skills and passions. He enjoys spending time in the outdoors along with beekeeping. He also enjoys spending time in his workshop creating projects for family and friends. Beyond these hobbies, Mark is a proud and engaged father, following his children's sports activities.

### **SKILLS**

- Team Leadership
- Construction Safety
- Strategic Planning & Project Development
- Vendor, Contractor & Third-Party Management
- Construction & Risk Management
- Preconstruction Management
- Regulatory Compliance

### **CERTIFICATIONS**

- OSHA 30hr
- OSHA 10hr
- First Aid & CPR
- Meeting Facilitator
- EOS Management Systems
- Certified Commercial and Residential Building Inspector

### **EDUCATION**

1994 - 1996

**Architectural Technology**

Northeast Wisconsin  
Technical College

# TRAVIS ZIMMERMAN

## PRINCIPAL/BUSINESS DEVELOPMENT

Section 5, Item E.



### ABOUT TRAVIS:

Travis contributes 38 years of experience in the construction industry to the Alliance team. He has 11 years tenured in field labor and 27 years of well seasoned management. His projects include commercial, industrial, and residential projects ranging from a few thousand dollars, to multi-million dollar projects.

With a diverse background, Travis has a proven history of developing strategic partnerships with private and public entities, implementing marketing initiatives, and working with owners and developers to further organizational goals and add to profitability through their construction projects. In his role with Alliance, Travis is responsible for developing and maintaining relationships with new and existing clients, and for identifying and pursuing potential opportunities covering Wisconsin, Minnesota and the upper Midwest.

Travis' previous work includes a broad scope of categories, but his experience is exceptionally strong retail, municipal and industrial construction. He also excels at working with concrete, masonry, steel, and carpentry projects both in new ground up and remodels.

Outside the office, Travis enjoys finding back country roads to ride his motorcycle on. He also enjoys spending time with family, friends and his two dogs.

### SKILLS

- Team Leadership
- Sales and Project Exploration
- Project Budgeting
- Preconstruction Management

### CERTIFICATIONS

- OSHA 10hr
- First Air, CPR & AED

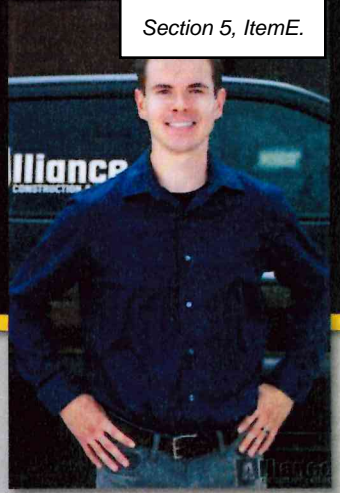
### EDUCATION

1999  
Associates Degree  
Construction Management  
AGC of Wisconsin

# KEVIN HAVLOVITZ

## ARCHITECT

Section 5, Item E.



### ABOUT KEVIN:

Kevin joined the Alliance team in 2022 with over 9 years of architectural experience. He graduated from the University of Wisconsin, Milwaukee with his bachelor's degree in architectural studies and became a Licensed Architect. Kevin's experience includes architectural design from concept to construction documents, technical knowledge of building code, and architectural visualization through rendering software.

In his role with Alliance, Kevin is responsible for the assignment of projects within the design team. He also works collaboratively throughout projects with the design team to develop and deliver a great product for the client. Kevin has focused on the efficiency and effectiveness of the team, is detail oriented, organized, and proactive.

Outside of the office, Kevin loves spending time with his growing family and friends, traveling, and various home renovation projects.

### SKILLS

- Building Design and Evaluation
- Building codes
- Site Design
- Construction Documents and Specifications

### CERTIFICATIONS

- Licensed Architect
- AutoCAD Super User
- Revit Super User
- ProCore Super User

### EDUCATION

2015 - 2018

Bachelor of Science

Architectural Studies

University of Wisconsin  
Milwaukee

# OLIVIA VANDER HEIDEN

## ARCHITECTURAL DESIGNER

Section 5, Item E.



### ABOUT OLIVIA:

While studying Architectural Technologies at Northeast Wisconsin Technical College, Olivia had the opportunity to work with the Alliance team as a design intern. Here she gained valuable experience in building design and architecture. After graduation, Olivia joined the Alliance team as an Architectural Designer.

Olivia most enjoys working with clients to help create aesthetically pleasing solutions to their building needs, and the gratification of watching an idea move from her mind to the built environment. Her strong problem-solving skills and creativity make Olivia an invaluable member of the Alliance team.

When not creating one-of-a-kind building designs, Olivia loves spending time with family and friends, fishing, hiking, kayaking and camping throughout Wisconsin. She also enjoys experiencing changes in the environment, culture and architecture while traveling.

### SKILLS

---

- Commercial Building Design and Trends
- Building Design and Evaluation
- IBC Code
- Site Design
- Construction Documents and Specifications

### CERTIFICATIONS

---

- AutoCAD
- Autodesk Revit Super User
- Bluebeam

### EDUCATION

---

2017 - 2019

Architectural Technologies

Northeast Wisconsin  
Technical College

# OUR PROCESS

## PROJECT COORDINATION

Communication is a top priority at Alliance Construction and Design. Our construction process is set up to ensure constant and clear communication with the owner throughout all stages of the project. Below is what you can expect from the Alliance project team.

### WEEKLY

- Detailed weekly updates with jobsite photos and highlights from the current work in process
- 3 week look-ahead schedule that forecasts work committed over the next 3 weeks
- Issue/Action Log that lists tasks that need to be completed and team members responsibility in order to keep you project on track

### BI-WEEKLY

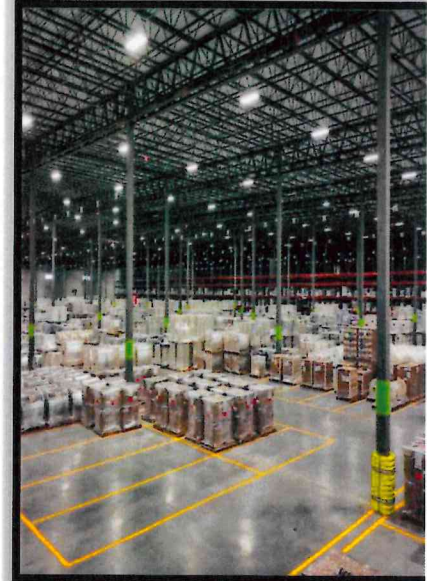
- Site coordination meeting to review construction progress, schedule updates, financial updates, issue/action log and any other items that come up for discussion

### MONTHLY

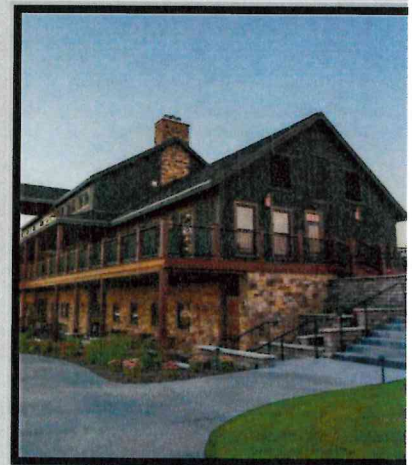
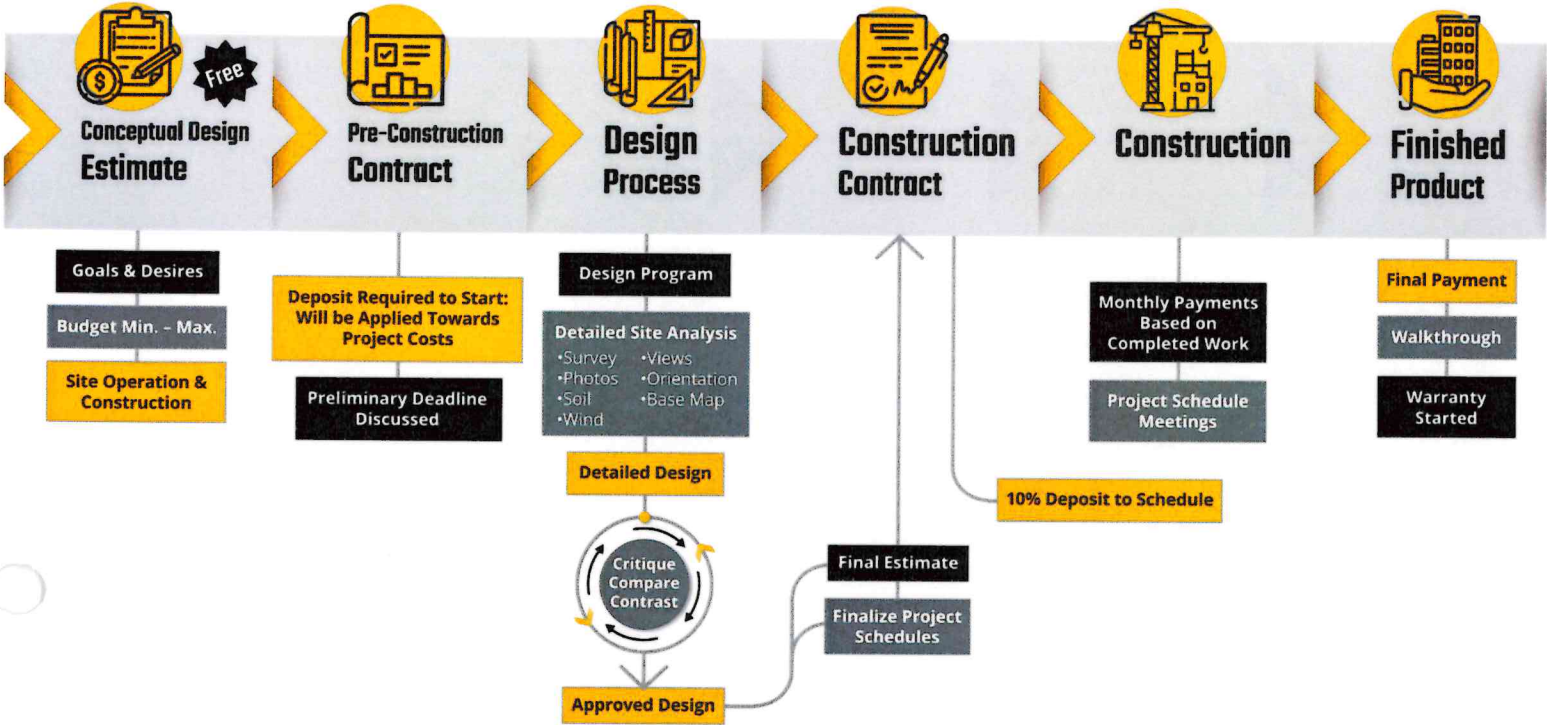
- Master (critical path) schedule review
- Project budget overview/update
- Monthly invoicing review

### OWNERSHIP

- If there is anything that you would like for your team at any point, we adjust our process to fit your business needs



# ALLIANCE PROJECT LIFECYCLE





## Building Beyond Expectations

### BUDGET PROPOSAL FOR

Kronenwetter New Equipment Garage

05/20/26

### PROJECT SUMMARY

Budget proposal for a six-bay equipment garage to house large equipment in four of the bays, while the police department will look to house squad cars in two of the bays. The overall size of the garage is 65'x120' with six 14'x14' overhead doors. The equipment garage and squad car house will be separated by a 3-hour fire wall.

### SCOPE OF WORK

- Division 01: General Requirements
  - Project management and site supervision.
  - Local building permit.
  - Rental equipment necessary for completion of project.
  - Construction waste removal.
- Division 03: Concrete
  - The building is designed to be constructed on a thickened edge concrete slab.
  - Concrete aprons are included in front of the overhead doors and service doors
- Division 04: Masonry
  - 8" masonry fire wall separating the large equipment for the police department vehicles.
- Division 05: Steel
  - Steel Stud Framing
    - 3-5/8" light gauge steel stud framing for walls and ceiling of Restroom.
- Division 07: Thermal and Moisture Protection
  - Insulation
    - Interior walls have R11 batt insulation.
- Division 08: Openings
  - Exterior Doors
    - The exterior service doors to be hollow metal doors with hollow metal frames.
  - Interior Doors
    - The bathroom door will be a hollow metal door and a hollow metal frame.
  - Overhead Doors
    - Insulated overhead doors with side mount operators.



## Building Beyond Expectations

- Division 09: Finishes
  - Wall and Ceiling Finish
    - Bathroom to have metal liner panel on the interior and exterior.
    - Garage Area (Walls and Ceiling): White, vinyl faced fabric covering all fiberglass insulation.
  - Flooring
    - Garage floor: Smooth trowel finish and sealer.
- Division 10: Specialties
  - Fire extinguishers per code.
- Division 13: Special Construction
  - Pre-Engineered Metal Building.
    - 16' high sidewalls.
    - Standing seam metal roof.
    - Exposed fastener metal siding.
    - Full cavity building insulation, per 2021 energy code requirements.
- Division 22: Plumbing
  - Includes a single use bathroom and fixtures.
- Division 23: HVAC
  - Garage
    - (2) unit heaters in equipment bays.
    - (1) unit heater in police bay.
    - Equipment bay has sidewall mounted exhaust fan with CO/NO2 detection system and intake louver.
    - Police Bay has sidewall mounted exhaust fan with CO/NO2 detection system and intake louver.
- Division 26: Electrical
  - Electrical
    - 400 AMP 3 phase service.
    - High bay emergency lighting.
    - Exterior wall packs.
    - Wiring for overhead doors.
    - General receptacle power.
    - HVAC wiring.
- Division 31: Earthwork
  - By owner.

**TOTAL PROJECT BUDGET**

Total project budget is \$787,900.00

*“SEVEN HUNDRED EIGHTY-SEVEN THOUSAND, NINE HUNDRED DOLLARS AND ZERO CENTS”*



**2025 General Pre-qualification**

**Company Legal Name:** Absolute Concrete LLC

**Address:** 1772 S Vandenberg Rd  
Green Bay, WI 54311

**Phone:** (920)393-3816

**Website:** [absoluteconcretellc.com](http://absoluteconcretellc.com)

**Primary Contact:** Tom Goehler –VP

**Email:** [tomg@absoluteconcretellc.com](mailto:tomg@absoluteconcretellc.com)

**Mobile:** (920)241-4987

**Estimating:** Sam Mahoney –Preconstruction Manager

**Email:** [estimating@absoluteconcretellc.com](mailto:estimating@absoluteconcretellc.com)

**Mobile:**(920)510-3104

**Legal Business Type:** Partnership

Moshe Mahoney- President

**Company Type:** Sub-Contractor (Furnish & Install)

**State of Establishment:** Wisconsin

**Federal Employer ID#** 81-2154114

**D&B DUNS#** 002756333

**Annual Sales:** \$40,000,000+

**Legal**

- Has Absolute Concrete LLC failed to complete a contract? **NO**
- Has Absolute Concrete LLC filed any lawsuits or requested arbitration or mediation with regard to construction contracts in the last 3 years? **NO**
- Has Absolute Concrete LLC or any other organization with which your officers were involved during the past 3 years ever been in bankruptcy or a voluntary reorganization? **NO**

- Are there any judgements, claims, arbitration proceedings or suits pending/outstanding against your firm or its officers or principals? **NO**

**Financial**

- **Bank Name & Branch-** Community First Credit Union
- 3282 Eaton Rd. Green Bay, WI 54311
- **Phone:** (920)830-7200
- **Contact:** Ryan Johaneck

**Insurance**

- **Company:** The Insurance Center
- **Contact:** Jason Trader
- (920)858-5002
- [jtader@ticinsurance.com](mailto:jtader@ticinsurance.com)

**Bonding Capabilities**

- \$15,000,000 Single Project
- \$30,000,000 Aggregate

**Safety**

- **Experience Mod Rate for last 3 years:**  
2023- 0.78  
2024- 0.75  
2025- 0.67
- **OSHA Violations in the last 3 years?** NO
- **Safety Awards:** 2023 & 2024 ABC of Wisconsin

**References**

- Brett Obermeier- Rodac Development & Construction (920)615-9189
- Tom Thibodeaux- Alliance Construction (920)246-8027
- Ryan Bedford- KB Walker (414)491-1640
- Jason Inda- MCC Inc (920)284-3417

**Project References**

**Project: View At Huxley**

Location: Madison, WI

Contractor: CCI

Contract Amount: \$2,800,000

Construction Type: Multi-Family

Scope: Foundations, Flat Work & Civil

Contact: Dan Johnson-Superintendent (847)370-2261

**Project: Promenade**

Location: Ashwaubenon, WI

Contractor: Stevens Construction

Contract Amount: \$2,200,000

Construction Type: Multi-Family

Scope: Foundations, Flat-Work & Civil

Contact: Mike Dieringer (414)852-5214

**Project: RGL Building 62**

Location: Neenah, WI

Contractor: Alliance Construction

Contract Amount: \$3,400,000

Construction Type: Industrial Warehouse

Scope: Foundations, Flat Work & 3D Paving

Contact: Tom Thibodeaux (920)246-8027



**Ready to Build Your Vision?**

Pahlow Masonry LLC is a leading Masonry Contractor in Northeast Wisconsin. We provide our clients with a comprehensive approach to contracting and specialize in a wide range of services. Ever since starting out as a professional Masonry Contractor in 2000, we've prioritized serving our clients' needs and satisfaction above everything else. If you're looking for quality work from a reputable company, we are ready to be a part of your project!



**Since 1940**

EZ Glide was founded in 1940 by my grandfather Lamb Schommer and at that time it was called Essential Products as we manufactured wood and fiber glass doors as well as small parts for the military.

We focused on garage doors in the 1960's as our main production and EZ Glide Garage Doors was established.

Currently we are transitioning from 3<sup>rd</sup> generation to 4<sup>th</sup> generation and have 35 full time employees.

EZ Glide sells and installs around 75% percent commercial garage door products and this also includes other products like fire doors, high speed doors, screen doors and security style doors.

We work out of our 50,000 square foot Little Chute WI warehouse and carry over a million dollars in perpetual inventory.

EZ Glide has a fleet of twelve install / service vehicles and we cover a 75 mile radius from our Little Chute office / warehouse on a daily basis.

EZ Glide also sells and services high speed doors, rollup fire doors and screen/security doors & gates.

Nedd Schommer / EZ Glide Doors Since 1940

1-800-372-3667 / F) 920-788-3564 / [www.ezglideinc.com](http://www.ezglideinc.com)

[nedd.schommer@ezglideinc.com](mailto:nedd.schommer@ezglideinc.com)



## Serving All Your Overhead Garage Door Needs

EZ Glide Garage Doors and Openers, located in Little Chute, Wisconsin, is a family-owned and operated company that has maintained a tradition of quality products and outstanding service for over 80 years. We employ professional and courteous technicians who take great pride in their artistry and dedication to our customers. Our pricing is competitive, and our service is second to none.

Our company continues to grow based on customer satisfaction. When you contact us, you will get quality products and an entire service team to meet all your overhead door needs. EZ Glide's reputation is based on our commitment to providing the best service at the best price.

Our experienced and well-trained technicians look forward to serving you with all your garage door needs. If you have any questions, do not hesitate to call us.

For feedback and suggestions, use our **contact page** to tell us what we're doing right or what we can improve on.





Since 1940



## Commercial Door Installation Services in Northeast Wisconsin

EZ Glide Garage Doors and Openers is your premier choice for high-quality commercial garage doors in Little Chute, WI, and surrounding areas. With over 80 years of experience serving Northeast Wisconsin, we are proud to be a family and locally-owned company that provides top-notch solutions for all your commercial door needs.

### Fire and Service Doors

Ensure the safety and security of your commercial property with our durable and reliable fire and service doors. Our fire doors are designed to meet safety standards and provide protection during a fire, while our service doors offer convenient access for personnel and equipment.



## High-Speed Screen Doors

Enhance productivity and efficiency in your facility with our high-speed screen doors. Ideal for warehouses, manufacturing facilities, and distribution centers, our high-speed doors help streamline operations by minimizing wait times and reducing energy costs.

## Glass Full-View Doors

Make a statement with our stylish and modern glass full-view doors. Our glass doors combine functionality with aesthetic appeal, perfect for storefronts, restaurants, and commercial spaces seeking to maximize natural light and visibility.

Section 5, Item E.



## Screen Doors

Create a comfortable and inviting environment with our durable and versatile screen doors. Whether you need to keep insects out while allowing fresh air to flow in or provide ventilation in a warehouse or garage, our screen doors are the perfect solution.

## Coiling Commercial Doors

Coiling commercial doors are perfect for businesses seeking a space-saving and efficient door solution. At EZ Glide Garage Doors and Openers, we offer a wide range of coiling commercial doors designed to meet the unique needs of businesses throughout Northeast Wisconsin.

## Complete Commercial Door Repairs

At EZ Glide Garage Doors and Openers, we understand the importance of keeping your commercial doors in optimal condition to ensure your business operations' safety, security, and efficiency. That's why we offer professional commercial door repair services to address any issues you may encounter with your doors.

## Reach Out to Us Today!

Ready to upgrade your commercial garage doors? Contact EZ Glide Garage Doors and Openers today at **920-788-3561** to schedule a consultation with one of our experienced professionals. With our extensive selection of commercial door options and expert installation services, we're here to help you find the perfect solution for your business.

# COMPLETED PROJECTS AND REFERENCES

## *Sister Bay Maintenance Facility*

- 11,400 square foot warehouse with office space
- Project Duration of Summer 2024 – Summer 2025
- Located in Sister Bay, WI

**Erik Linczmaier**

Facilities Manager

Village of Sister Bay

920.421.3200

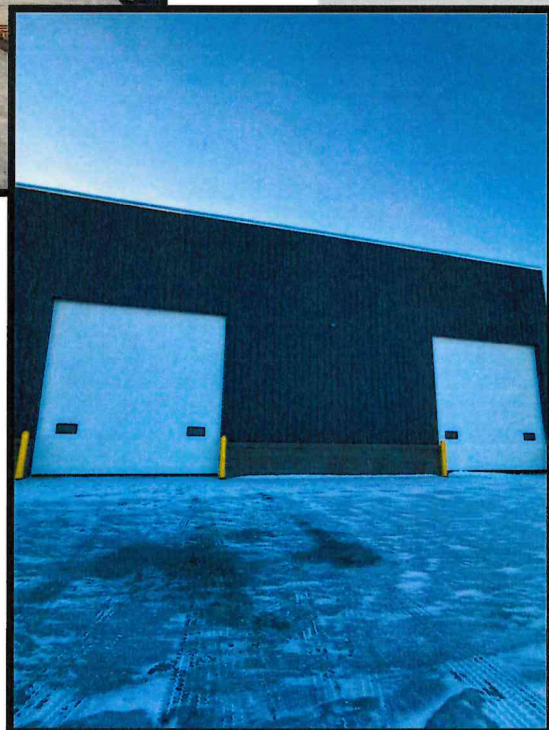
[Erik.linczmaier@sisterbaywi.gov](mailto:Erik.linczmaier@sisterbaywi.gov)



# COMPLETED PROJECTS AND REFERENCES

## *Quick Transport*

- 30,000 square foot warehouse with office space
- Project Duration of Summer 2025 – Fall 2025
- Located in Kaukauna, WI



## Quinn Kalies

Owner

Quick Transport

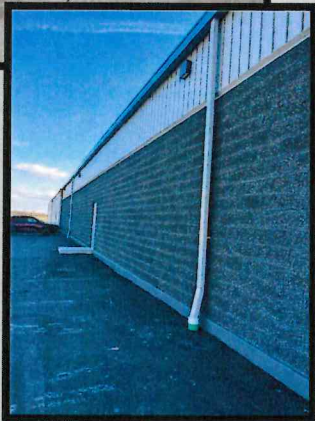
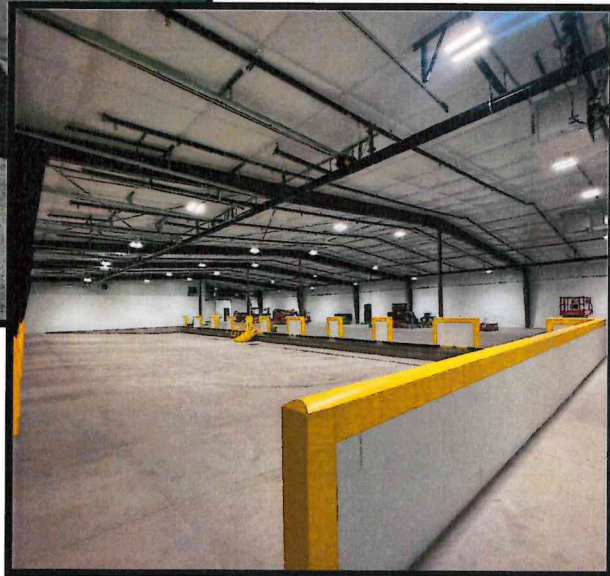
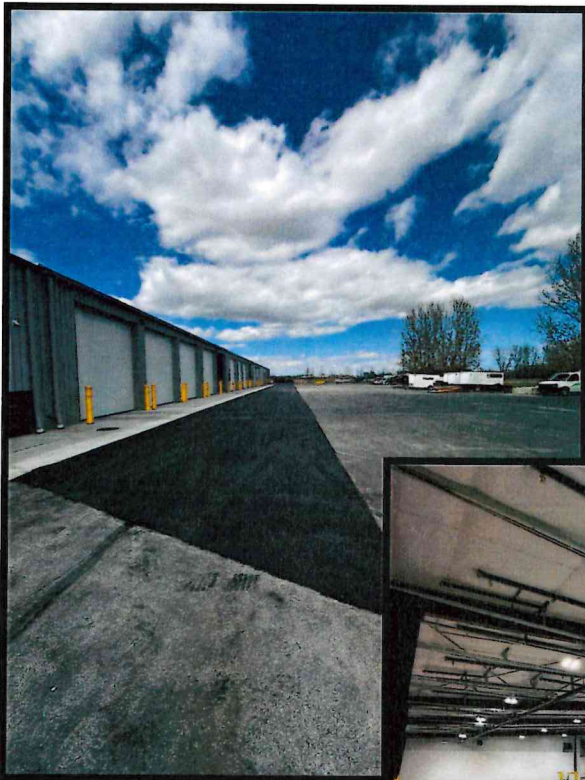
920.471-8584

[quinn@qcktrans.com](mailto:quinn@qcktrans.com)

# COMPLETED PROJECTS AND REFERENCES

## *Hometown Insulation Addition*

- 11,400 square foot warehouse with office space
- Project Duration of Fall 2025 to Spring 2026
- Located in De Pere, WI



Ryan Fritsch

President

Hometown Insulation

920.362.0081

ryan@citywidemasonry.com

# COMPLETED PROJECTS AND REFERENCES

## Cruiser Yachts

- 70,000 square foot warehouse with office space
- Project Duration of Spring 2023 – Fall 2024
- Located in Pulaski, WI

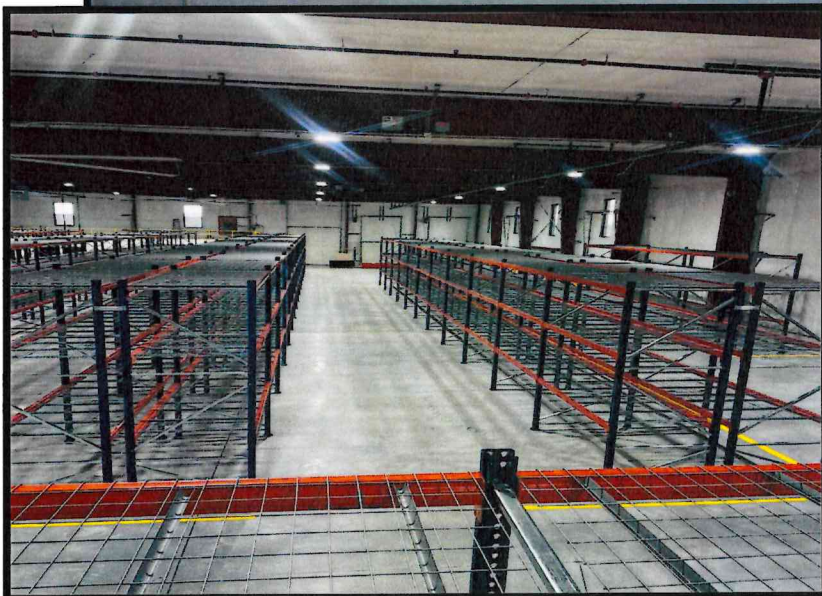
Mr. Josh Delforge

VP of Operations and Engineering

Cruiser Yachts

(920) 835-6380

Jdelforge@cruisersyachts.com



# Village of Kronenwetter Request for Proposals

## New Equipment Garage

Mail out: April 17, 2026  
Proposal Due Date: May 20, 2026 at 1:30 PM  
Anticipated Award: June 1, 2026 CLIPP Committee Meeting

**SUBMITTED BY:**

Contractor: SD Ellenbecker Inc.  
Address: 1222 Mount View Ln. Athens WI 54411  
Telephone Number: 715 257 7666 Fax Number: 715 257 7982  
Contact Person: Jim Diers  
Title: Vice - President



**S.D. Ellenbecker Inc.**  
GENERAL CONTRACTOR  
ATHENS, WISCONSIN

**S.D. Ellenbecker Inc. has extensive experience delivering new construction projects that closely align with the scope, complexity, and functionality of new equipment garage facilities. Since our founding in 1968, our team has successfully completed a wide range of commercial, municipal, and industrial projects, including maintenance facilities, storage buildings, shop spaces, and ground-up developments requiring coordinated planning, structural work, and durable interior and exterior finishes.**

**Our experience includes site development, concrete foundations and floor slabs, pre-engineered and conventional wood and steel building systems, overhead door installations, mechanical/electrical/plumbing coordination, equipment-ready utility layouts, and building designs focused on long-term durability and operational efficiency. We routinely manage projects that require detailed scheduling, subcontractor oversight, code compliance, and close collaboration with owners, architects, engineers, and local municipalities.**

**Through more than five decades in the construction industry, S.D. Ellenbecker Inc. has built a reputation for delivering durable, high-quality facilities on time and within budget. Our background in commercial and industrial construction ensures we understand the unique demands of equipment garage projects—including heavy-duty concrete work, vehicle and equipment access requirements, storage functionality, ventilation needs, and long-term performance—making us well-qualified to perform the work associated with this new equipment garage project.**



5/20/26

## Past Major Projects Completed

1. LDF Workforce Training and Business Development Center  
Engineer: Dimension IV – Jim Gersich  
Owner: Lac du Flambeau Band of Lake Superior Chippewa Indians- Emerson Coy  
Contract For: Construction of New Business Center  
Contract: \$3,663,134.00
  
2. North Lakeland Discovery Center  
Engineer: C&S Design & Engineering -  
Owner: NLDC, a 501c3 Nonprofit - Dick Logan  
Contract For: Construction of New Wildlife Discovery Center  
Contract: \$1,503,403.75
  
3. Miltrim Farms Robotic Barn Addition, Athens, Wisconsin  
Owner: Miltrim Farms  
Contract for: New Robotic Barn Facilities  
Contract for: \$ 3,350,575.42
  
4. Marathon Cheese Phase 1, Marathon WI  
Owner: Marathon Cheese Corporation  
Contract for: Concrete for New Addition  
Contract Amount: \$ 1,970,621.00
  
5. Athens Residential Care Apartment Complex, Phase 2, Athens WI  
Owner: Athenian Properties LLC  
Contract for: New Addition (Phase 2)  
Contract Amount: \$ 2,570,594.00
  
6. Tomahawk Park Reconstruction, Tomahawk, WI  
Owner: City of Tomahawk  
Contract for: Construction for a new park  
Contract Amount: \$1,053,421.48
  
7. Mill Church, Stratford WI  
Owner: Mill Church  
Contract for: Concrete for New Addition  
Contract Amount: \$ 178,225.00



**S.D. Ellenbecker Inc.**

*General Contractor*  
1222 Mount View Lane • Athens, WI 54411  
Ph. 715-257-7666 • Fax 715-257-7882

Section 5, Item E.

5/20/26

### **Business References**

Marathon Technical Services  
404 Franklin St. Ste 1,  
Wausau, WI 54403  
Phone: (715) 843-7292 Contact: Nick Bancuk

Marathon Cheese Corporation  
P.O. Box 185  
304 East Street  
Marathon, WI 54448  
Phone (715) 443-2211  
Fax (715) 443-3843 Contact John Pravdica

Northcentral Technical College  
1000 W. Campus Dr.  
Wausau, WI 54401  
Phone 715-675-3331 Contact: Rob Elliott

Greenheck Fan Corporation  
400 Ross Ave  
Schofield, WI 54476  
Phone (715) 355-3924  
Fax (715) 355-6566

Wausau Supply Corporation  
4704 Bayberry St  
Schofield, WI 54476  
Phone (715) 359-2524 Contact: Joe Jordan

Packaging Corp of America  
2601 S Galvin Ave  
Marshfield, WI 54449  
Phone (715) 996-2300 Contact: Wade Rodman



**S.D. Ellenbecker Inc. Staffing**

Project Manager – Jim Diers

Site Foreman – Bruce Murkowski

S.D. Ellenbecker Concrete and Lester Building Crews – 4 to 8 man crews depending on the work needed to be completed any given day.

## Subcontractor List

Coolsys Commercial & Industrial Solutions - HVAC  
Nathan Block  
1209 W. Veterans Pkwy-Marshfield, WI 54449  
29 years of experience

References:

Tom Zink  
UW Stevens Point

Don Hughes  
Innovative Machine Specialists

LaVerne Gregorich  
Grassland Dairy Products

Elite Electrical – Electrical  
Kevin Rohland  
232746 N 128<sup>th</sup> Ave Marathon, WI 54448  
28 years of experience

References:

Tom Mueller  
Athens Caring Circle

Jereme Londerville  
Londerville Steel and Concrete Supply Shop Building

Pat King  
Kingdom Haven Farm Heifer Facility

KKM Plumbing – Plumbing  
Nathan Kirchner  
229675 Pheasant Falls Road Edgar, WI 54426  
23 years of experience

References:

Tom Mueller  
Athens Caring Circle

Marlo Turner  
New Stettin Town Hall

Kevin Rohland  
Elite Electrical Main Shop





# CERTIFICATE OF LIABILITY INSURANCE

KKMPLUM-01

TGR/

DATE (MM/DD/YYYY)  
4/9/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**PRODUCER**  
Richards Insurance of Watertown, LLC  
PO Box 507  
723 West Main Street  
Watertown, WI 53094

**CONTACT NAME:** Emily McFarlane  
**PHONE (A/C, No, Ext):** (920) 261-3402  
**E-MAIL ADDRESS:** emcfarlane@richardsinsurance.com  
**FAX (A/C, No):**

**INSURED**  
KKM Plumbing, LLC  
229675 Pheasant Falls Road  
Edgar, WI 54426

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A:	Secura Insurance	22543
INSURER B:	Sentry Insurance	
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

## COVERAGES

**CERTIFICATE NUMBER:**

**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: <b>General Aggregate</b>			TC3257410	8/24/2025	8/24/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			A3257411	8/24/2025	8/24/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
B	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		A0150766001-4	3/16/2026	3/16/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.I. EACH ACCIDENT	\$ 100,000
							E.I. DISEASE - EA EMPLOYEE	\$ 100,000
							E.I. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

S.D. Ellenbecker Inc  
1222 Mt View Ln  
Athens, WI 54411

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



# CERTIFICATE OF LIABILITY INSURANCE

Section 5, Item E.

05/07/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> BARTELT INSURANCE SERVICES LLC 5620 BUSINESS HWY 51 S  WESTON WI 54476		<b>CONTACT NAME:</b> ANDREW BARTELT <b>PHONE (A/C, No, Ext):</b> (715) 298-3255 <b>FAX (A/C, No):</b> (715) 298-9213 <b>E-MAIL ADDRESS:</b> ANDY@BARTELTINSURANCE.COM	
<b>INSURED</b> ELITE ELECTRICAL CONTRACTORS OF CENTRAL WI * 232746 N 128TH AVE  MARATHON WI 54448		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> ERIE INSURANCE COMPANY NAIC # 26263 <b>INSURER B:</b> ERIE INSURANCE EXCHANGE 26271 <b>INSURER C:</b> ERIE INSURANCE EXCHANGE 26271 <b>INSURER D:</b> ERIE INSURANCE EXCHANGE 26271 <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES**                      **CERTIFICATE NUMBER:**                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			Q61-0454414	08/27/2025	08/27/2026	EACH OCCURRENCE \$ 1,000,000.00 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000.00 MED EXP (Any one person) \$ 5,000.00 PERSONAL & ADV INJURY \$ 1,000,000.00 GENERAL AGGREGATE \$ 2,000,000.00 PRODUCTS - COMP/OP AGG \$ 2,000,000.00
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY			Q08-2730998	08/27/2025	08/27/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000.00 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$ 0.00			Q32-2770334	08/27/2025	08/27/2026	EACH OCCURRENCE \$ 1,000,000.00 AGGREGATE \$ 1,000,000.00
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	Q92-2700784	08/27/2025	08/27/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER 0.00 E.L. EACH ACCIDENT \$ 500,000.00 E.L. DISEASE - EA EMPLOYEE \$ 500,000.00 E.L. DISEASE - POLICY LIMIT \$ 500,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>  S.D. ELLENBECKER, INC. E: brian@sdellenbecker.com 1222 MOUNT VIEW LANE ATHENS WI 54411	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Jill C Brillhart</i>
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***Proposal Submitted To: Village of Kronenwetter***

***Project to be completed at: Municipal Center Location – 1582 Kronenwetter drive Kronenwetter, WI 54455***

We offer to provide all necessary labor and materials for the successful completion of: **65’ x 120’ x 16’ tall new equipment garage.**

- Includes a state submitted Lester Building package.
- Includes concrete slab for building with a thickened grade beam around perimeter and required reinforcing.
- Includes 3 hour drywall fire rated separation wall between the police bays and municipal bays.
- Includes 6 overhead doors and 2 exterior walk doors.
- Includes a liner panel finish in the interior of the building.
- Includes 1 ADA bathroom with 1 toilet and 1 sink.
- Includes 1 hot water heater and 1 mop sink per code.
- Includes all necessary electrical work including lights, power for OH doors, necessary outlets and a 200 amp service.
- Includes (2) gas powered unit heaters and necessary HVAC equipment per state code.
- Includes 6” gutters on building.
  
- Excludes building excavation and any final restoration needed (by owner)

***Total Budgetary Cost: \$799,780.00***

**Notes:**

- *This quote does not provide for additional costs involved with heated concrete, cold weather protection for concrete or any other material involved with any cold weather protection. Any weather-related costs, variations to the work or changes in the Total Estimated Cost will be reflected in written change orders.*
- *Excludes supply and installation of anchor bolts that will be set into concrete foundation per plans (if applicable).*
- *Due to the volatility of the current economy and market, the prices provided in this proposal will only be valid for 15 days. If this proposal is not accepted and returned within 15 days from the date of this proposal or if the work is not completed by (2023), SDE Inc. Reserves the right to withdraw the proposal or modify the terms of the proposal/contract.*
- *SDE Inc. will not be held liable for any project delays due to Covid-19 or any other epidemics or pandemics.*
- *SDE will be closed from June 29<sup>th</sup> to July 5<sup>th</sup>, 2026. No work will be performed during this time.*

**PAYMENT TERMS: NET 15 DAYS / FINANCE CHARGE OF 1 ½% PER MONTH ON PAST DUE ACCOUNTS**

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. **Any alteration or deviation from above specifications involving extra costs will be executed upon written or verbal orders and will become an extra charge over and above the estimate.** All agreements are contingent upon strikes, accidents or delays beyond our control. **Owners to carry fire, tornado and other necessary insurance for Project.** Public Liability Insurance and Worker’s Compensation Insurance on the above work to be is taken out by S.D. Ellenbecker Inc.



**S.D. Ellenbecker Inc.**  
**GENERAL CONTRACTOR**  
 ATHENS, WISCONSIN

Proposal/Work Order: 2  
 Date: 5/20/26

Section 5, Item E.

*Respectfully submitted by Contractor:*  
**S.D. Ellenbecker, Inc.**  
 1222 Mount View Lane  
 Athens, WI 54411

By: Jared Diers

Dated: 5/20/26

Note: This Proposal may be withdrawn by us if not accepted as a Contract by Owner within 15 days of the date signed above.  
 Note: The parties hereby acknowledge that there is a page 2 of this Proposal/Contract, the terms and provisions of which are agreed upon.

**ACCEPTANCE OF PROPOSAL AS CONTRACT:** As consideration for the above prices, specifications and conditions, including any attachments or other related documents, provided by Contractor above, Owner hereby accepts this Proposal as a written Contract for the work to be performed. Contractor is authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_ PRINT NAME & TITLE: \_\_\_\_\_

**\*\* PLEASE SIGN AND RETURN A COPY OF THIS PROPOSAL IF IT IS ACCEPTED AS A CONTRACT TO PERFORM THE WORK SPECIFIED\*\***

**\*\* NO WORK WILL BE STARTED UNTIL THIS ACCEPTED PROPOSAL IS SIGNED AND RECEIVED\*\***

**\*\*A "LETTER OF COMMITMENT" FROM YOUR BANKING FACILITY MAY ALSO BE REQUESTED AT THE DISCRETION OF CONTRACTOR BEFORE WE CAN BEGIN ANY WORK ON THIS PROJECT\*\***

**LIEN LAWS:** As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the undersigned builder, are those who contract directly with the owner or who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

MISCELLANEOUS:

Neither this Proposal/Contract nor any right, benefit or obligation of Owner arising hereunder for this work may be voluntarily or involuntarily sold, transferred or assigned. The Contractor may assign its rights and obligations under this Agreement without the consent of Owner.

All notices and other communications provided for in this Proposal/Contract shall be given in writing by registered or certified mail and shall be addressed to the Owner and Contractor at their respective addresses listed in this Proposal/Contract. Any notice given pursuant to this paragraph shall be deemed given as of three (3) business days after the date of mailing.

Contractor shall not have any liability to Owner whatsoever for any consequential, incidental, liquidated or special damages under or in connection with this Contract.

If Contractor deems it necessary to initiate legal means to collect sums owed by Owner arising out of or connected to this Proposal/Contract, Owner agrees to pay all costs of collection (including court costs) and reasonable attorney's fees thereby incurred by Contractor with respect to any collection or legal action initiated.

Page 2 approval of terms: \_\_\_\_\_ (Owner initials)

JD (Contractor initials)

**S. D. Ellenbecker Inc**

May 19, 2026

village of kronenwetter municipal building  
I-39 frontage rd  
Mosinee, WI 54455  
Day Phone: 715-693-4200

Dear village of kronenwetter municipal building,

Thank you for the opportunity to provide you with a quotation for a Lester Building. For your review, please see the enclosed proposal, which is based on our understanding of your building requirements up to this point.

As you review it, please be assured that we understand new building projects always come with many decisions and a fair amount of stress! Our goal is to help make those decisions easier and reduce your stress with what we feel is our industry's most responsive and collaborative buying experience.

Some other important factors set us apart and help us offer long-term customer satisfaction. For instance, the renowned quality and engineering standards of Lester Buildings means you get the most value from your investment. In fact, with a solid reputation going back to 1947, Lester Buildings feature:

- Unmatched design flexibility to meet your unique needs
- Fast, cost-effective construction
- Strong, straight and true structures, with excellent curb appeal
- An industry-leading Lifetime Structural Design warranty



Of course, we do our own part by providing full-service project planning and construction services. We do so with one goal in mind: to complete your project just as you envisioned it, in the agreed-upon time frame.

Our team here at S. D. Ellenbecker Inc stands ready to work with you and we look forward to your comments and questions.

Thanks again and, as always, feel free to contact us anytime at 715-581-6433 or [jdiers@sdellenbecker.com](mailto:jdiers@sdellenbecker.com).

Respectfully Submitted,

S. D. Ellenbecker Inc  
1222 Mount View Ln  
Athens, WI 54411-9379

enc.

## Detailed Building Specifications for village of kronenwetter municipal building, I-39 frontage rd, Mosinee, WI 54455

### Building Location

S. D. Ellenbecker Inc proposes to deliver, furnish and erect to industry standards the described building to the following location: village of kronenwetter municipal building, I-39 frontage rd, Mosinee, WI 54455.

### Building Description

Lester Structural System: Uni-Frame Not Embedded  
 Width: 65'-0"    Length: 120'-0"    Clear Height: 16'-0"

Building Code: ASCE 7-05  
 End Use: Storage - Commercial Truck Garage    Risk Class: General Use  
 Ground Snow Load (psf): 60    UniForm Roof Snow Load (psf): 39.7  
 Roof Dead Load (psf): 10    Truss Bottom Chord Load (psf): 5  
 Design Bottom Chord Braces for Ceiling Load: Yes

Design Wind Speed (mph): 90 Allowable  
 Warranted Wind Speed (mph): 90  
 Exposure Category: C

### Basic Construction Specifications

**Lester Uni-Frame Not Embedded System:** See Drawings.

Roof and Roof Accessories	
Material: ECP 26ga AZ50 PVDF	Insulation: None
Sheathing: None	Fasteners: Screws - No Stitching
Top Chord Slope: 4 / 12	Overhangs: S1: 2'-0"; S2: 2'-0"; E1: 2'-0"; E2: 2'-0"
Bottom Chord Slope: 0 / 12	Annex or Dormers: None
Additional:	

Exterior Walls			
EW1	EW2	SW1	SW2
Panel Material: ECP 26ga AZ50 PVDF	Panel Material: ECP 26ga AZ50 PVDF	Panel Material: ECP 26ga AZ50 PVDF	Panel Material: ECP 26ga AZ50 PVDF
Fasteners: Screws - No Stitching	Fasteners: Screws - No Stitching	Fasteners: Screws - No Stitching	Fasteners: Screws - No Stitching
Sheathing: None	Sheathing: None	Sheathing: None	Sheathing: None
Insulation: House Wrap	Insulation: House Wrap	Insulation: House Wrap	Insulation: House Wrap
Wainscot Material: ECP 26ga AZ50 PVDF	Wainscot Material: ECP 26ga AZ50 PVDF	Wainscot Material: ECP 26ga AZ50 PVDF	Wainscot Material: ECP 26ga AZ50 PVDF
Wainscot Insulation: House Wrap	Wainscot Insulation: House Wrap	Wainscot Insulation: House Wrap	Wainscot Insulation: House Wrap
Gable Material: None	Gable Material: None	Eave Material: None	Eave Material: None
Additional:			

Interior Walls/Partition Wall/Ceiling				
EW1	EW2	SW1	SW2	Ceiling
See Partition section for perimeter wall and ceiling finish information				

Additional:  
 Exterior and interior finishes require "surface mounted" electrical and plumbing fixtures and connections. Any holes cut into the final finish material will require a labor and material surcharge. Consult your salesperson for an estimate.

Lean-Tos			
	None		

Partitions			
Partition ID	EP1		
Type	Uni-Frame Not Embedded		
Location	42'-8"		
Max Wall Thickness	7" nominal		
Min Wall Thickness	Auto		
Curb Height	0'-0"		
Curb Width	0'-0"		
Wall System	Bypass Girt		
Min Girt Size Pref	2x4		
Max Girt Spacing Pref	16		
Splash Plank Material	N/A		
Splash Plank Row Above	N/A		
Splash Plank Row Below	N/A		
Column to Side	Left		
Frame and Finish Facing E1			
Partition Finish	Lnr Uni-Rib 30ga-G40 w/6" Fiberglass Insul		
Raise Bottom of Finish	0'-0"		
Perimeter Wall Liner Finish	Lnr Uni-Rib 29ga-G90 w/6" Fiberglass Insul		
Ceiling liner Finish	Clg Uni-Rib 29ga-G90 w/o Insulation		
Concrete Floor	Yes		
Frame and Finish Facing E2			
Partition Finish	Lnr Uni-Rib 30ga-G40 w/6" Fiberglass Insul		
Raise Bottom of Finish	0'-0"		
Perimeter Wall Liner Finish	Lnr Uni-Rib 29ga-G90 w/6" Fiberglass Insul		
Ceiling liner Finish	Clg Uni-Rib 29ga-G90 w/o Insulation		
Concrete Floor	Yes		

Openings Schedule		
Refer to floor plan and or elevation drawings, AJ Door and Windows Product Bulletin, and Openings Schedule Report for additional information.		
ID	Quantity	Type / Model / Size
A	6	Overhead Door Opening - Commercial / 14' Wide x 14' High
B	1	WalkDoor - Commercial / Wlk Door 7100 Solid / 3'0"x6'8"
C	1	WalkDoor - Commercial / Wlk Door 7100 Solid / 3'0"x6'8"
Additional:		

Accessory Schedule
Refer to Accessory Product Bulletins for additional information.

ID	Quantity	Type / Model / Size
A	1	Ridgecap - Metal / Ridgecap - Metal / Ridgecap - Continuous Vent
Additional:		

Additional Accessories			
Gutters:	S1:	Gutter - F.B.O.	
	S2:	Gutter - F.B.O.	
Downspouts:	S1:	0	
	S2:	0	
Snow Retention Trim:	S1:	No	
	S2:	No	
Additional:			

Building Color Schedule			
<b>Roof Colors</b>			
Roof: Quaker Gray	Non-Cfg Shingles: N/A	Cupola Roof: N/A	
Eave Trim: Quaker Gray	Rake: Quaker Gray	Cupola Body: N/A	
Gutter: N/A	Ridge Cap: Quaker Gray	Cupola Base: N/A	
	Ridge Vent: N/A		
<b>Wall Colors</b>			
Exterior Walls: Pewter Gray	Wainscot: Quaker Gray	Ceiling Liner: Snow White	Lean-To Roof: N/A
Gable: N/A	Eave Finish: N/A	Wall Liner: Snow White	Lean-To Crown Mldg: N/A
Gable Louver: N/A	Accent: N/A		Lean-To Ceiling: N/A
Insulated Wall Batten: N/A	DownSpout: N/A	Partition: Liner White	
	Soffit: Pewter Gray		
<b>Opening &amp; Trim Colors</b>			
Base Trim: Quaker Gray	Overhead Door Panel: N/A	Signature Sldg. Door Field: N/A	Dutch Dr. Insert: N/A
Corner: Quaker Gray	Overhead Door Jamb: Quaker Gray	Signature Sldg Trim: N/A	Dutch Dr. Frame: N/A
Sldg. Door Panel: N/A	Walk Door: AJ White	Signature Sldg Jamb: N/A	Horse Stall: N/A
Sldg. Door Verticals: N/A	Walk Door Trim: Quaker Gray	Signature Sldg Window: N/A	Mansard Roof: N/A
Sldg. Door Jamb: N/A	Window: N/A	Signature Sldg Track Cover: N/A	Mansard Fascia: N/A
Sliding Door Track: N/A	Window Trim: N/A	Large Door Panel: N/A	Mansard Soffit: N/A
Sliding Door Bottom Girt: N/A	Shutters: N/A	Large Door Trim: N/A	Clear Opening Trim: N/A
			Curtain Opening Trim: N/A

**Concrete Specifications**



## LIMITED WARRANTY

Lester Building Systems, LLC

Lester Building Systems, LLC (“LESTER”) provides the limited warranties and statement of limited warranties described in this Limited Warranty to the Owner (“OWNER”) and subject to the terms, conditions and limitations set forth below. The warranty protection herein, is based on the design parameters specified for this project, as follows:

Owner: village of kronenwetter municipal building		Building Code: ASCE 7-05
Structure: Uni-Frame Not Embedded 65'-0" x 120'-0" x 16'-0"		Allowable Roof Snow Load: 39.7 psf
End Use Code: Commercial Truck Garage		Allowable Roof Dead Load: 10 psf
Improv #: R13A-15743-01-02		Allowable Ceiling Load: 5 psf
Project Number:	Order Date:	Allowable Wind Load: 90 mph; Exp.: C

### Structural Design - Lifetime

LESTER warrants that the building designed by LESTER will not experience an occurrence of structural failure\* due to structural design, due to weather conditions, such as wind, ice and snow, so long as Allowable Loads noted above have not been exceeded. The foregoing warranty is limited to fifty (50) years with respect to the OWNER which is not a natural person. This structural warranty does not apply to the exterior renovation of a previously built building.

*\* Loss of load-carrying capacity of a component or member within a structure or of the structure itself. Structural failure is initiated when the material in a structure is stressed to its strength limit, thus causing fracture or excessive deformations.*

### Preservative-Treated Lumber - 50 Years

Preservative-treated lumber, including preservative-treated structural columns, are warranted by the original wood preservative supplier against failure due to fungal decay and termite infestation for a period of fifty (50) years from the date of purchase.

### Steel Panel Paint System

The painted roofing and/or siding product, Lester Uni-Rib™ and/or Lester Eclipse Roof System®, is warranted by the original paint manufacturer per the following schedule:

Sherwin-Williams Paint System	Film Integrity <sup>1</sup> Checking, cracking & loss of adhesion (peeling)	Chalk ASTM D-4214-98 Method AD659 rating standard	Fade <sup>2</sup> ASTM D-2244-02 Hunter delta-E units rating standard	Red Rust <sup>3</sup> Not to exceed 1/2" accumulation or more
<b>WeatherXL™</b> Siliconized Polyester	<b>40 Years</b>	<b>30 Years</b> Roof: not to exceed 6 rating Walls: not to exceed 8 rating	<b>30 Years</b> Roof: not to exceed 7 units of color Walls: not to exceed 5 units of color	<b>10 Years (G90)</b> <b>N/A (AZ50)</b>
<b>Fluropon®</b> PVDF	<b>35 Years</b>	<b>30 Years</b> Roof and walls: not to exceed 8 rating	<b>30 Years</b> Roof and Walls: not to exceed 5 rating	<b>5 Years (G60)</b> <b>N/A (AZ50)</b>

1. Excludes micro-fracturing which may occur during proper steel panel fabrication or failure due to substrate corrosion.
2. Color changes may not be uniform on surfaces that are not equally exposed to the sun.
3. Applies to non-vertical installations and normal outdoor atmospheric conditions, including acid rain. The Red Rust warranty applies only to products with a galvanized substrate and is not applicable (N/A) to products with a Galvalume® substrate.

For an existing building receiving exterior steel panel replacement, this paint warranty applies only if 100% of the exterior roof and walls are replaced.

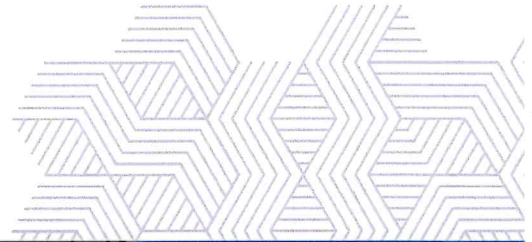
### TERMS AND CONDITIONS

- 1. To Whom Applicable.** This Warranty is applicable only to the OWNER and may not be assigned or transferred by OWNER.
- 2. Effective Date.** This Warranty is conditioned upon and shall not become effective until OWNER's installing Lester builder/dealer receives all amounts due by OWNER.
- 3. Automatic Voiding of Warranty.** This Warranty becomes null and void upon OWNER's failure to comply with any term of the contract between OWNER and the installing Lester builder/dealer.
- 4. Claims Procedure.** LESTER's obligations under this Warranty shall not arise unless LESTER receives in writing, OWNER's complaint which sets forth OWNER's claim of failure, within sixty (60) days of the date OWNER first becomes aware of such claimed failure, and in no event, later than the expiration of the applicable warranty period. LESTER shall be given a reasonable opportunity to investigate claims made by OWNER. Notification to a LESTER dealer is not considered notification to LESTER, and LESTER will not be liable for any costs of repair, or replacement, which is not authorized in writing by LESTER. Upon LESTER's determination that a claim by the OWNER is valid, LESTER shall determine whether correction of the defect or failure shall be by repair or by the furnishing of replacement materials. Title to any defective material replaced by LESTER pursuant to this warranty shall transfer to LESTER at the time of replacement.
- 5. Exclusions.** The warranties expressed herein do not apply to: (a) materials installed in areas subject at any time to exposure to corrosive or aggressive conditions such as airborne abrasives, spray of water, fallout or exposure to fumes, vapor or solid emanations containing acids, alkalis or compounds of mercury or other chemicals, ash or fumes or cement dust; (b) failures arising out of any damage which may occur while stored at the building project site; (c) deterioration caused by condensates or corrosive fumes generated or released inside the building, or failure to remove construction debris or other accumulations of other foreign substances or material from LESTER's materials; (d) failures caused by acts of God, falling objects, external forces, explosions, fire, riots, civil commotion, acts of war, radiation, defects in any part of the building or adjacent structures not constructed by LESTER, or defects in materials or workmanship supplied by LESTER resulting from the installation, use or attachment to the building structure of components such as vents, flashing, signs, fascia, skylights, snow retention devices or any other such materials, accessories or machinery, which are not reflected in the design plans and specifications for the building structure provided by LESTER or which is the result of work which is not performed by LESTER; (e) products which are not manufactured by LESTER, including without limitation, equipment, motors and minor hardware (door and window latches, hooks, etc.), regardless of whether same are furnished or installed by LESTER; provided, however, LESTER passes on to OWNER the transferable warranty which LESTER received from the manufacturer, if any, a copy of such warranties may be obtained from Lester by requesting same in writing; (f) used materials, or materials repaired or replaced under this Warranty except to the extent of the remainder of the warranty period; (g) failure caused by any paints or coatings applied to the materials provided by LESTER which were not applied by or approved in writing by LESTER; (h) failure of masonry foundations and floors due to settling caused by others' failure to properly fill the area or prepare the substrate prior to the installation of those elements; (i) normal shrinkage cracks in masonry materials; to normal wear and tear on concrete floors due to excessive traffic areas, frequent power washing or feed acidity, or any other such excessive exposure or treatment; (j) damage or defect caused by abuse, modifications not executed by LESTER, improper or insufficient building maintenance, failure to address issues such as but not limited to water intrusion, improper operation or normal wear and tear under normal usage; (k) buildings designed with large openings that utilize sliding, sectional overhead, hydraulic or other doors that are left open during severe weather (wind) conditions; (l) damage caused by inadequate ventilation of the building; (m) variables beyond LESTER's control, such as excessive population of animals, inadequate building management of any kind, power failures, improper electrical wiring or equipment failures that may cause damage to the building. The OWNER hereby acknowledges that the total well-being of any animals housed in the building is dependent upon the OWNER's source of electrical power and/or the OWNER's ability to manually ventilate the building during periods of power or equipment failures. LESTER disclaims any liability for losses resulting from conditions which are beyond its control.
- 6. Limitations.** The following limitations apply to the coverage of this Warranty: (a) loss under this Warranty shall be limited to the original purchase price of the defective product subject to OWNER's claim, and shall be further limited as provided herein; (b) metal covered structures are not warranted to be leak-free, particularly leakage caused by extreme weather conditions involving wind, storm or rain which is not normal for the area in which the building is erected; (c) unpainted galvanized or Galvalume® siding or roofing sheets are not warranted to be or remain perfectly uniform in appearance (d) flashings to existing structures, or around silos are not warranted to be leak free; (e) LESTER does not warrant that components or accessory items such as windows and doors shall be free of condensation caused by high humidity inside the building or temperature differentials between the interior and exterior of the building; (f) LESTER does not warrant any part, product or material to meet local, municipal, or state ordinances, codes, laws or regulations; (g) "oil canning" (visible waviness in the flat areas of metal wall and roofing panels) is an inherent quality of flat metal and is not a cause for rejection of or replacement of steel panels and/or steel trim components.
- 7. Exclusive Warranty.** THE FOREGOING SETS FORTH THE ONLY GUARANTEES OR WARRANTIES APPLICABLE TO THE WORK OR MATERIALS PROVIDED BY LESTER AND SAID WARRANTIES ARE GIVEN EXPRESSLY AND IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ALL OTHER WARRANTIES ARE DISCLAIMED BY LESTER. The OWNER agrees that oral statements about the building and the components thereof made by LESTER's dealers or representatives, or statements contained in LESTER's or other third parties general advertising, pamphlets, brochures or other advertising material, do not constitute warranties and that acquisition of the building and components thereof was not made in reliance upon them.
- 8. Owner's Remedies.** Except where such disclaimers and exclusions are specifically prohibited by applicable law, THE OWNER ACKNOWLEDGES THAT ITS SOLE AND EXCLUSIVE REMEDY AGAINST LESTER SHALL BE LIMITED TO THE APPLICABLE WARRANTIES SET FORTH HEREIN AND NO OTHER REMEDY (INCLUDING BUT NOT LIMITED TO THE RECOVERY OF PROFITS, LOST SALES, INCIDENTAL OR CONSEQUENTIAL DAMAGES, OR INJURY TO PERSON OR PROPERTY, OR ANY OTHER LOSS) SHALL BE AVAILABLE TO THE OWNER OR ANY OTHER PERSONS OR ENTITIES, WHETHER BY DIRECT ACTION, FOR CONTRIBUTION OR INDEMNITY, OR OTHERWISE. This exclusive remedy shall not be deemed to have failed its essential purpose as long as LESTER is willing and able to carry out the terms of the Warranty as set forth herein. Some states do not allow limitations on how long an implied warranty lasts or do not allow limitation on incidental or consequential damages, so the foregoing limitations may not apply to you. This warranty provides you with specific legal rights and you may have other rights which vary from state to state.
- 9. Choice of Law.** The construction and interpretation of this Limited Warranty shall be governed by the laws of the State of Minnesota.



Design  
Construct  
Furnish

in f p i  
samuelsgroup.net



# BUILDING TOGETHER

Structures. Interiors. Relationships. Trust.

## REQUEST FOR PROPOSALS

VILLAGE OF KRONENWETTER  
NEW EQUIPMENT GARAGE

Design / Build Services

May 20, 2026



Design  
Construct  
Furnish

May 20, 2026

Greg Ulman, Director of Public Works  
Village of Kronenwetter  
1582 Kronenwetter Drive  
Kronenwetter, WI 54455

Dear Greg,

On behalf of the Samuels Group, we are pleased to submit our proposal for the design and construction of the Village of Kronenwetter's new equipment garage. We appreciate the opportunity to partner with the Village on this important investment that will support both Public Works operations and Police Department needs.

We understand the Village is seeking a qualified design-build partner to deliver a six-bay, approximately 65' x 120' facility with functional separation for police and public works operations, durable construction, and efficient mechanical systems all within a defined budget and on an expedited timeline. Our team is well-positioned to meet these goals through an integrated approach that emphasizes early collaboration, cost control, and practical, performance-driven design solutions.

Our design-build methodology provides a single point of accountability and fosters real-time coordination between design and construction. This allows us to align scope, budget, and schedule from the outset minimizing risk and ensuring transparency throughout the process. We are particularly focused on delivering value through efficient building systems, constructible detailing, and proactive communication with Village stakeholders.

We recognize the importance of meeting the Village's evaluation criteria, including demonstrated experience with similar municipal facilities, strong client service, qualified staffing, and the ability to meet project timelines. Our team brings extensive experience delivering garages, maintenance facilities, and public safety buildings, with a proven track record of responsive service and successful project delivery for municipal clients.

In addition, we understand that the Village intends to move forward quickly and is seeking a collaborative partner to refine design details while maintaining alignment with the project's approximately \$800,000 budget. Our team is prepared to engage immediately, working alongside Village staff to develop a practical, cost-effective solution that meets operational needs and long-term durability expectations.

We are excited about the opportunity to contribute to the Village of Kronenwetter and to deliver a facility that enhances daily operations and serves the community for years to come. Thank you for your consideration of our proposal.

**THE SAMUELS GROUP, INC.**  
Respectfully Submitted,

Sid Samuels, President  
715.218.0001 | [ssamuels@samuelsgroup.net](mailto:ssamuels@samuelsgroup.net)

**WISCONSIN**  
311 Financial Way  
Suite 300  
Wausau, WI 54401  
715.842.2222

**IOWA**  
2929 Westown Parkway  
Suite 200  
West Des Moines, IA 50266  
515.288.0467

## BUILDING TOGETHER

- Construction Management
- General Contracting
- Design / Build
- Furniture Solutions

in f p @  
[samuelsgroup.net](http://samuelsgroup.net)



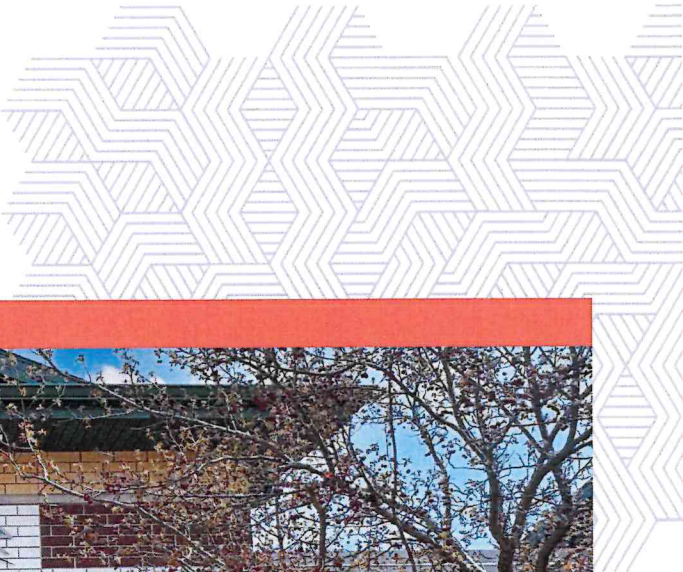
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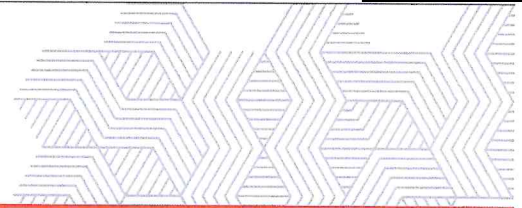
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# 01

## COVER SHEET

# COVER SHEET



## Village of Kronenwetter Request for Proposals

### New Equipment Garage

Mail out: April 17, 2026  
Proposal Due Date: May 20, 2026 at 1:30 PM  
Anticipated Award: June 1, 2026 CLIPP Committee Meeting

**SUBMITTED BY:**

**Contractor:** THE SAMUELS GROUP, INC.

**Address:** 311 FINACIAL WAY, SUITE 300, WAUSAU, WI 54401

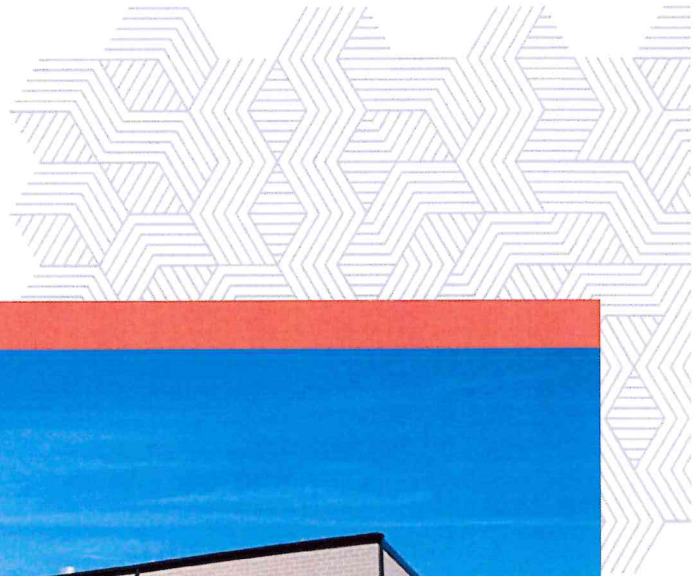
**Telephone Number:** 715.842.2222 **Fax Number:** N/A

**Contact Person:** SID SAMUELS

**Title:** PRESIDENT



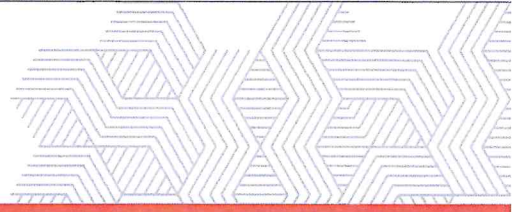
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# 02

## COMPANY EXPERIENCE & SIMILAR PROJECTS

# COMPANY OVERVIEW



**CONTACT INFORMATION**  
 The Samuels Group, Inc.  
 311 Financial Way, Suite 300  
 Wausau, WI 54401  
 715.842.2222  
 samuelsgroup.net

---

**Sid Samuels**  
 President  
 715.218.0001  
 ssamuels@samuelsgroup.net




**DESIGN ■ CONSTRUCT ■ FURNISH**

Samuels Group is a preferred Midwest commercial construction company. Our team has decades of experience and provides a true turnkey approach to your building needs. From pre-construction, to design, construction, and commercial furniture solutions, our team will work with you from conception to completion. The Samuels Group leads the way in providing project cost savings and environmentally sound solutions.

**WHAT MAKES US DIFFERENT**

Samuels Group is not your typical contractor, we are Innovators and Over Achievers! We offer our clients trusted and personalized solutions by learning about their project and approaching it based on their specific needs. Each project is evaluated so that the right team is assembled to deliver an exceptional project experience to all stakeholders. Our team will bring experience and passion to your project and we will go the extra mile to meet your needs.

**OFFICE LOCATIONS**

**CONTRACT OFFICE**  
**WISCONSIN**  
 Established 2005  
 311 Financial Way  
 Suite 300  
 Wausau, WI 54401  
 715.842.2222

**BRANCH OFFICE**  
**IOWA**  
 Established 2010  
 2929 Westown Parkway  
 Suite 200  
 West Des Moines, IA 50266  
 515.288.0467

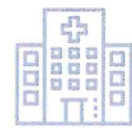
**SERVICES**

- |                                |                           |
|--------------------------------|---------------------------|
| Project Planning               | Construction Management   |
| Design-Build                   | Pre-Referendum            |
| Negotiated General Contracting | Facilities Maintenance    |
| Integrated Project Delivery    | Sustainable Design / LEED |
| Pre-Construction Services      | Furniture Solutions       |

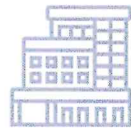
**MARKETS WE SERVE**



**GOVERNMENT**



**HEALTHCARE**



**COMMERCIAL**



**EDUCATION**

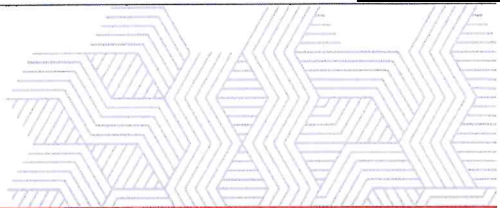


**MANUFACTURING**



**UNIQUE**

# SIMILAR PROJECTS



**WAUSHARA COUNTY NEW HIGHWAY GARAGE**  
**1001 EAST MAIN STREET, WAUTOMA, WI 54982-9613**

**SCOPE**

The new 107,000 SF Waushara County Highway Garage includes spaces for administrative and staff offices, locker room, boardroom, break / training room, sign shop, parts, fabrication, wash bay, and brine accommodations. Six repair bays and approximately 52-vehicle garage are also included with the project. Additional scope to the project includes updates to an existing fuel island. A communications plan (including direct mail, website, and community information meetings) was developed to help educate and inform the public about the project.

**SERVICES PROVIDED**

Samuels Group provided project planning, architectural design, pre-construction, estimating, community communications plan, construction management, interior design, and furniture solutions

**SIZE** 107,000 SF

**COST** \$27 Million

**SCHEDULE**

**Construction Start:** 05/2022

**Completion Date:** 03/2024

**OWNER**

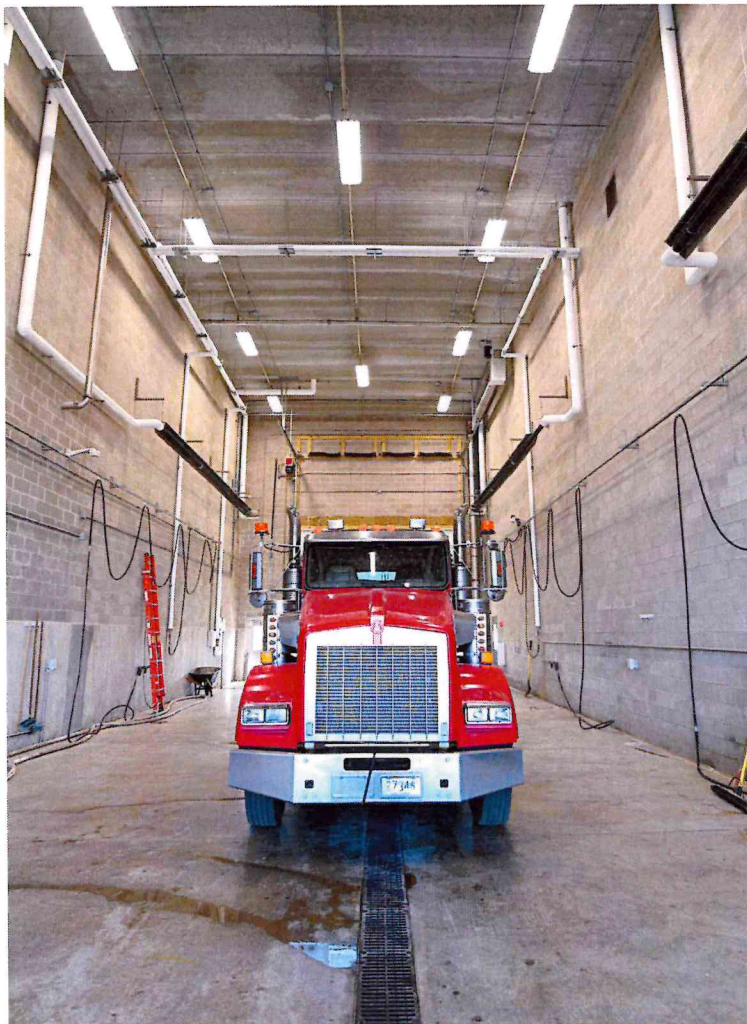
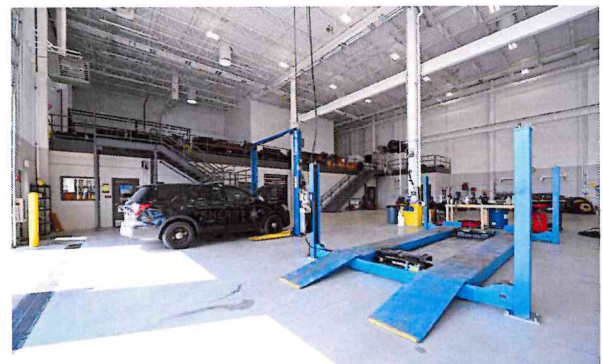
Waushara County  
 Shawn Schoenstene, Shop Foreman  
 920.787.3327 office  
 shawn.schoenstene@co.waushara.wi.us

# SIMILAR PROJECTS

## WAUSHARA COUNTY NEW HIGHWAY GARAGE (cont.) 1001 EAST MAIN STREET, WAUTOMA, WI 54982-9613

### PROJECT COMPLEXITY

The project was developed during the COVID-19 pandemic, which presented challenges such as material shortages, plant shutdowns, and rising costs. To address these issues, the design team, estimators, and project management worked in close collaboration to align the project's functional requirements with the evolving constraints. By leveraging this teamwork, the team was able to provide the client with the most cost-effective solution at the time. We believe that the ongoing collaboration between the design team, estimators, and project management is crucial to the success of any project.



# SIMILAR PROJECTS



## WAUSHARA COUNTY EMS STATION NO. 1 N2400 SOUTH TOWNLINE ROAD, WAUTOMA, WI 54982

### SCOPE

The 6,000 SF single-story facility serves as a multi-functional EMS hub for Waushara County, combining both administrative and operational spaces in a 50/50 split. The building includes administrative offices, a flexible training room for staff development and emergency exercises, a central supply area, and a three-bay garage for emergency vehicles and equipment. Crew quarters are designed to accommodate four EMTs and include a living room, kitchen, and a storm shelter for severe weather protection. The exterior was designed to align with the color palette of other EMS stations in the county, maintaining a consistent brand identity. Additionally, the building's mechanical systems are integrated with the county's existing automation controls, allowing for efficient centralized monitoring and management.

### SERVICES PROVIDED

Samuels Group provided pre-construction, cost estimating, architectural design, space planning, interior design, community communications plan, commercial furniture solutions, and self-perform carpentry work. Samuels Group served as the Construction Manager at Risk.

**SIZE:** 6,000 SF

**COST** \$2.6 Million

### SCHEDULE

**Construction Start:** 04/2023

**Completion Date:** 11/2023

### OWNER

Waushara County EMS Team

401 Ruth's Way

Wautoma, WI 54982

Keith Melvin

EMS Chief

920.765.9561

keith.melvin@co.waushara.wi.us

# SIMILAR PROJECTS



## WAUSHARA COUNTY EMS STATION NO. 5 AND SENIOR DINING CENTER N4258 STATE ROAD 49, POY SIPPI, WI 54967

### SCOPE

New mixed-use facility with about 1/3 of the building dedicated to a County operated Senior Dining Center and the remaining building dedicated to the new Poy Sippi EMS Station. Featured in the EMS portion was the 2 bay pull through apparatus garage a masonry storm shelter, EMT day room with kitchen and two offices/sleeping rooms. The owner wished to find a more cost-effective alternative to providing building code required fire suppression throughout the building so a petition for variance was pursued that utilized additional fire-resistant construction around the sleeping rooms among other enhanced life safety features. The overall exterior design is meant to have a residential feel and scale that blends into the surrounding neighborhood. A communications plan (including direct mail, website, and community information meetings) was developed to help educate and inform the public about the project.

### SERVICES PROVIDED

Samuels Group provided project planning, architectural design, interior design, pre-construction, cost estimating, community communications plan, commercial furniture solutions, and construction management services.

**SIZE** 4,241 SF

**COST** \$2.1 Million

### SCHEDULE

**Construction Start:** 07/2022

**Completion Date:** 06/2023

### OWNER

Waushara County  
Barry West, IT Manager  
920.787.6586  
barry.west@waushara.co.wi.us

# SIMILAR PROJECTS



## DOOR COUNTY HISTORIC DAIRY NEW EMS RENOVATION & ADDITION 1309 RANGE LINE ROAD, WASHINGTON ISLAND, WI 54246

### SCOPE

The Door County Historic Dairy project transformed a historic agricultural structure into a modern Emergency Medical Services (EMS) facility serving Washington Island. Purchased by Door County in 2020, the existing dairy building was thoughtfully renovated and expanded to support critical emergency response operations while preserving the character of the original structure.

The project included both renovation of the existing two-story dairy and the addition of a new apparatus garage to accommodate emergency vehicles. The design integrates modern functionality with the building's historic materials, including stone veneer and board-and-batten siding, maintaining a strong connection to the island's rural heritage.

The first floor is organized to support rapid response and daily operations, featuring two rescue squad bays, a public lobby, offices, locker rooms, decontamination space, laundry, and sleeping quarters for EMS personnel. Support spaces such as a lounge, kitchenette, and conference areas enhance staff comfort and operational efficiency. The second floor provides flexible training space, additional support areas, and storage to accommodate ongoing staff development and community needs.

Site improvements include updated access drives, parking, and infrastructure to support emergency vehicle circulation and response times. The project required careful coordination due to the island location, including ferry access logistics and material transport considerations.

### SERVICES PROVIDED

Samuels Group provided project planning, pre-construction, estimating services, architectural design and interior design for complete architectural services.

**SIZE** 8,960 SF

**COST** \$1 Million

### SCHEDULE

**Design Start:** 01/2021

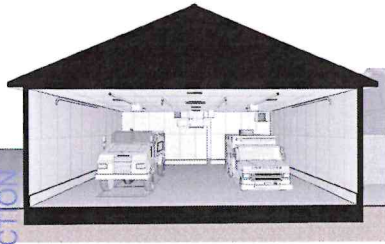
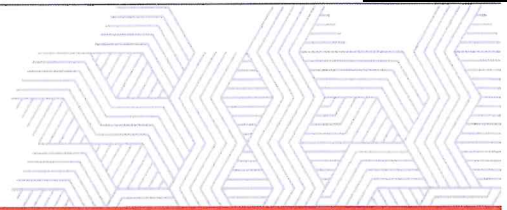
**Construction Start:** 05/2021

**Completion Date:** 12/2021

### OWNER REFERENCE

Door County  
Wayne Spritka  
Director of Facilities & Parks  
920.746.2211 Office  
920.495.2131 cell  
wspritka@co.door.wi.gov

# SIMILAR PROJECTS



INTERIOR PERSPECTIVE - FOR REFERENCE ONLY



EXTERIOR PERSPECTIVE - FOR REFERENCE ONLY



www.samuelsgroup.net  
 1117 Financial Way, Suite 202  
 North, WI 54821  
 phone 715 842 2222  
 fax 715 842 0928  
 2022 Wisconsin Partner  
 2022 Wisconsin Partner  
 West Day Member, IA 515202  
 phone 515 228 2421  
 fax 515 228 2471



## VILAS COUNTY STORAGE GARAGE 330 COURT STREET, EAGLE RIVER, WI 54521

### SCOPE

Vilas County required an affordable storage solution to accommodate two large emergency management and law enforcement vehicles near the existing courthouse. The chosen solution was a 1,600-square-foot, wood-framed building with a raised concrete stem wall. To keep costs within budget while maintaining a cohesive look, vinyl siding and asphalt shingles were selected for the exterior, matching a nearby storage building. The interior features durable OSB sheathing, designed to be both practical and adaptable for potential future modifications to the garage.

### PROJECT COMPLEXITY

This project had a fixed budget and tight timeline, requiring close collaboration between design, estimators, and construction teams to ensure design changes stayed within budget and on schedule. Anticipating an 8-week State plan review, we submitted an early footing foundation approval to begin construction and avoid winter delays. This coordination was key to meeting the County's deadline for project completion by the end of 2024.

### SERVICES PROVIDED

Samuels Group provided project design, pre-construction, estimating services, construction management services, and self-performed studs, concrete, doors, roofing, and rough and finish carpentry. Samuels Group served as construction manager on this project.

**SIZE** 1,600 SF

**COST** \$228,000

### SCHEDULE

**Design Start:** 09/2024

**Design Completion Date:** 12/2024

**Construction Start:** 08/2024

**Completion Date:** 12/2024

### OWNER

Vilas County

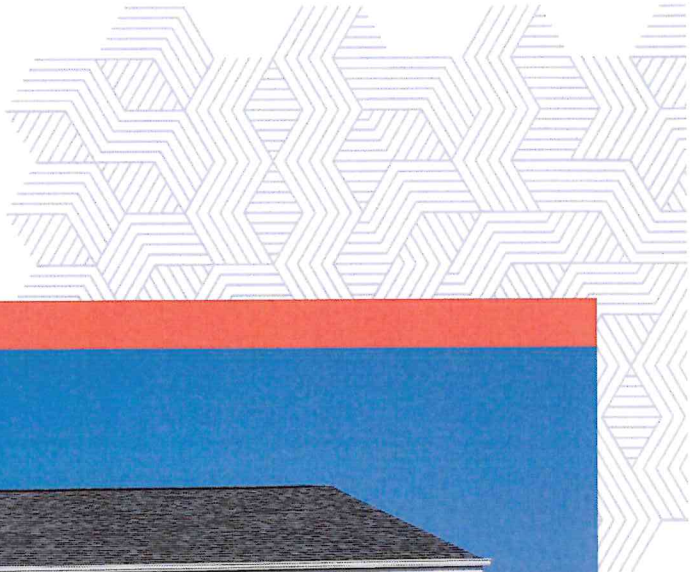
Tom Fredrick, Maintenance Supervisor

715.891.3808

thfred@vilascountywi.gov



Design  
Construct  
Furnish



# 03

## REFERENCES & COMPETENCY

# CLIENT REFERENCES

## WAUSHARA COUNTY

### KEITH MELVIN, EMS Chief

401 Ruth's Way  
Wautoma, WI 54982  
920.765.9561  
keith.melvin@co.waushara.wi.us

## WAUSHARA COUNTY

### SHAWN SCHOENSTENE, Shop Foreman

Highway Department  
403 Ruth's Way  
Wautoma, WI 54982  
920.787.3327  
shawn.schoenstene@co.waushara.wi.us

## DOOR COUNTY

### WAYNE SPRITKA, Director of Facilities & Parks

Government Center  
421 Nebraska Street, 3rd Floor  
Sturgeon Bay, WI 54235  
920.746.2211 Office  
920.495.2131 Cell  
wspritka@co.door.wi.gov

## VILAS COUNTY

### TOM FREDRICK, Maintenance Supervisor

330 Court Street  
Eagle River, WI 54521  
715.479.3680  
thfred@vilascountywi.gov

## LEIGH YAWKEY WOODSON ART MUSEUM

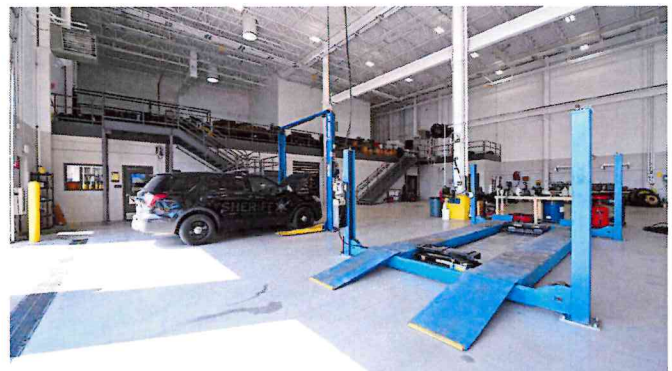
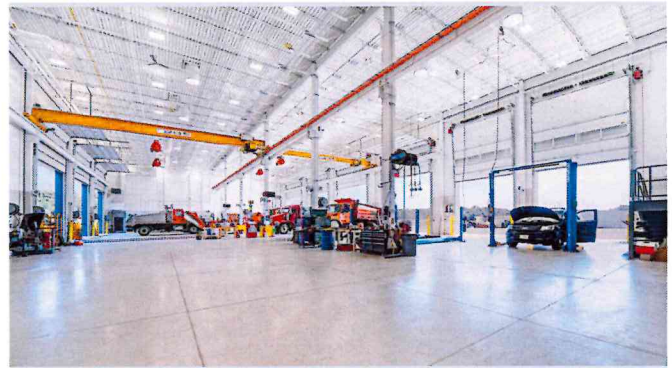
### MATT FOSS, Museum Director

700 North 12th Street  
Wausau, WI 54403  
715.845.7010  
mfoss@lywam.org

## WAUSAU WOODCHUCKS

### MARK MACDONALD, Owner

2401 North Third Street  
Wausau, WI 54403  
715.845.5055  
mark@woodchucks.com



# LETTERS OF REFERENCE



700 North Twelfth Street | Wausau, WI 54403-5007 | T 715.845.7010 | lywam.org



July 12, 2024

On behalf of the Leigh Yawkey Woodson Art Museum in Wausau, Wisconsin, it is my pleasure to write a letter in support of The Samuels Group.

Over the past fourteen years, The Samuels Group has provided the Woodson Art Museum with exceptional work through numerous capital projects, ranging from major building additions to small re-imaginings of interior spaces. With each project, the attention to detail, care, foresight, and customer service that are hallmarks of The Samuels Group's work has been evident.

No doubt after reading this recommendation, you will research the Leigh Yawkey Woodson Art Museum. I encourage you to do so, and if you are lucky, you will see photos of the Museum's campus before and after 2010. What you will hopefully see is the transformation of a beautiful building into an even more beautiful complex which reflects reverence for our past but helps us better serve our visitors for the future. Most of this is due to the talents of The Samuels Group. Whether it was the Museum's expansive 2012 addition, renovations in the Museum's main entrance and visitor services area, the creation of the Museum's Rooftop Sculpture Garden, or the construction of our purpose-built space for visiting artists dubbed "The Glass Box Studio," The Samuels Group's influence and fine work cannot be missed visiting the Museum.

Before I became the Woodson Art Museum's Director, I served as the Assistant Director, and Project Coordinator. In those two former roles, one of my responsibilities was to act as the liaison between the Museum and The Samuels Group during each one of the aforementioned capital projects. I had the pleasure to work with many different architects, designers, project managers, site superintendents, carpenters, interior designers, safety coordinators, estimators, marketing professionals, and others through the years who all treated me, the Museum, and our projects with the utmost respect, sincerity, hard-work, and dedication. Simply put, they are an important partner for the Museum, and they have repeatedly answered the bell, allowing us to better serve our community.

I hope you will see the quality of their work and jump at the chance to collaborate with them. It's a decision you won't regret.

Sincerely,

Matt Foss  
Director, Leigh Yawkey Woodson Art Museum

# LETTERS OF REFERENCE

## WISCONSIN WOODCHUCKS

July 9<sup>th</sup>, 2016

Sid Samuels, President  
The Samuels Group  
311 Financial Way, Suite 300  
Wausau, WI 54401

Sid,

I am very proud to write this reference letter for the work The Samuels Group has completed at Athletic Park. If I had a nickel for every compliment that I have received on the Athletic Park Renovations, I could have paid the bill. Every night several fans approach me and compliment me on the transformation of Athletic Park. Your team at the Samuels Group took on the challenge of building new facilities, inside a historic park, and knocked the ball out of the park.

In August 2013, the challenge we presented you was huge. The Samuels Group was asked to build a new modern grandstand inside Historic Athletic Park with a short lead time and in the dead of winter. The winter of 2013/2014 turned out to be the coldest in Wisconsin since 1909. Your team struggled through 70 days of sub-zero temperature to complete a project that needed warm days to pour concrete. The Grandstand that your group designed was not only more comfortable with great premium seating options, but it enhanced the historic look at Athletic Park. When fans approach the entrance to Athletic Park they make comparisons to Wriggley Field and Fenway Park. At the same time your team designed and built a Neighborhood Park that was attached to the stadium. This new park, which is the first built in Wausau in 20 years, now serves as the entrance to Athletic Park and has received compliments from fans for its design and the enhancements it brings to the atmosphere.

The work continued in the fall of 2015 with Phase 2. Phase 2 was a complete reconstruction of the 3<sup>rd</sup> base side of Athletic Park. It was challenging, again, because of the narrow work area and the need to bring all the materials over the Historic Wall. The Samuels Group brought the project in on time and under budget. The new Concession Stand and Ministry Health Care Terrace have added to the historic charm of Athletic Park and have received many compliments all over town. The project included a complicated bleacher design that needed to incorporate new bathrooms and cold storage. The Samuels Group creative team accepted the challenge and created a bleacher design that is both functional and attractive.

With both Phases of the Renovation of Athletic Park, The Samuels Group has shown creativity, cost awareness and a genuine pride in the finished project. I have been very impressed with The Samuels Group's response to my concerns, complaints and requests.

Sincerely,



Mark Macdonald  
Owner

# LETTERS OF REFERENCE



**National  
Railroad  
Museum**

October 14, 2025

I would like to recommend the Samuels Group for the BUILD Wisconsin Award. Throughout the process they worked to "get it right" and have succeeded. It has changed the look of our facilities to align with our national museum designation, but more importantly the final product allows us to better serve our community and meet our mission.

Throughout the construction of the National Railroad Museum's Fox River Expansion, the Samuels Group acted as an engaged partner of the National Railroad Museum. As early as the inception of the project in 2015, the Samuels Group stepped up to provide a rendered fly-over of the project that the Museum used throughout its planning, its communications with the community and governmental agencies as well as financial stakeholders who donated funds to support the project. They also contribute construction activities to our annual family Paw Patrol-themed event that teaches children about the "doers" of the community as well as serves as a fundraiser for the Museum.

That engagement continued as construction began in May 2024. I was given the opportunity to attend all of the weekly owner and the subcontractor meetings, and we continued with nearly daily communications as the Samuels Group included me as part of their team. The Museum was fully operating and open to the public throughout the construction, making these meetings extremely valuable as we were able to work together addressing the changing site, visitor and safety issues. Samuels Group's project manager and site supervisor were highly responsive to any special requests ranging from providing a barrier to protect children using our playground to working around our family event schedule to creating safety procedures for the subcontractors as they navigated between construction spaces on tourist-congested grounds.

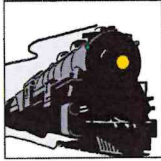
The Fox River Expansion is a unique addition that required one-of-a-kind manufacture and assembly of its truss system. The manufacture of the steel required the creation of new shop drawings, followed by a wait before the trusses could be formed and then brought to the site, slid into position and welded together in place. The design required collaboration between the architect and Samuels Group as well as input from the Museum. From the concept to shop drawings to the final truss joined 40 feet in the air, the process took nearly half of the 16-month project.

The Samuels Group did not allow the rest of the project to sit idle during the truss manufacture process, however. After the standard site preparation and underground facilities were put into place, they found ways to move the project forward by pouring the floor and starting upward construction in more traditionally designed areas. They were also excellent in addressing unusual site problems during this time including establishing whether a newly discovered 100+ year drainage old pipe was active, developing a protocol for the stabilization of a historic cistern, and followed State guidelines regarding discovering a potential cultural site. Despite what could have been setbacks, I was impressed that the project was completed in a timely manner.

The Samuels Group's willingness to collaborate and think about the project differently allowed a non-traditional project to move forward with minimal impact to the more than 100,000 who visited the Museum during the construction. The real impact happened as the Fox River Expansion opened to the public on September 20, 2025. The finished result is exceptional. On the first day it was open 1039 people visited - more than 300% our normal Saturday visitation, and the numbers continue to be double what they normally might be for each day since.

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[www.nationalrrmuseum.org](http://www.nationalrrmuseum.org)

# LETTERS OF REFERENCE



**National  
Railroad  
Museum**

The Museum has hosted multiple corporate events in the space already, and we are booking weddings in 2026 and 2027. As a 501 c3 privately funded Congressionally designated Museum, these events allow us to financially support the operations of the Museum and lower the cost of admission to the families who visit.

At its core, the new Fox River Expansion was built to preserve and display historic train cars for public use and provide a better place for the more than 12,000 students who take part in our educational programs each year. Supporting educators through our immersive programs help them reach students with special needs, have surpassed what is offered in the classroom, or those who simply do not thrive in a classroom. This building provides a space for even more students to take part in educational activities that move them outside on the covered terrace or require active movement inside during the winter. The space that they are immersed in inspires students far more than a desk in a classroom can and delivers accessibility to all learners.

The building also has a positive economic impact to the community. Tourists are curious about what they are looking at as they cross the near-by Hwy. 172 bridge and visit to the Museum. The media has already found us with the Hallmark Channel filming onsite and ESPN scheduled to do the same. We had been receiving calls and emails asking about when the new building opens and those who come to the community for a Green Bay Packers game, stay longer to view the Museum and consequently spend money with other businesses, supporting the livelihoods of those living here. We expect our \$20 million impact to grow to \$35 million within the first few years of operation and the number of visitors will only grow as the Museum's reputation does.

Through building the Fox River Expansion, the National Railroad Museum is now able to meet its educational mission, grow as an organization and serve the community. Samuels Group's dedication to the project demonstrated their commitment to serve the community, establishing that their excellence is not only in the build but how they serves others.

With Regard,

Jacqueline D. Frank, CEO  
National Railroad Museum

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[www.nationalrrmuseum.org](http://www.nationalrrmuseum.org)



Design  
Construct  
Furnish



# 04

## STAFFING

# TEAM RESUMES



## Sid Samuels

### President

**Sid Samuels** will work with the entire project team overseeing and managing the relationship between all parties. Sid will have a strong presence from the inception of the project to ensure the adherence to your budget and schedule requirements.

Sid's supervisory and management skills combined with the overall construction team will bring your project to a successful completion

### SIGNIFICANT EXPERIENCE

Adams County Law Enforcement Center - Friendship, WI  
 Ames Public Library Renovation, Ames, IA  
 Clarinda Correctional Facility New Kitchen, Bakery, and Laundry Addition - Clarinda, IA  
 Chippewa County Law Enforcement Center - Chippewa Falls, WI  
 Chickasaw County Jail Study - New Hampton, IA  
 Clinton County Law Enforcement Center - Clinton, IA  
 Dallas County Law Enforcement Center - Adel, IA  
 Dubuque County Pre-Construction Services - Jail Study - Dubuque, IA  
 Dubuque County Jail Dormitory Demolition and Renovation - Dubuque, IA  
 Floyd County Law Enforcement Center - Charles City, IA  
 Gogebic County New Jail - Bessmer, MI  
 Green Lake County Justice Facility - Green Lake, WI  
 Guthrie County New Law Enforcement Center - Guthrie Center, IA  
 Guthrie County Pre-Construction Services for Jail Study - Guthrie Center, IA  
 Iowa Correctional Institution for Women Expansion - Mitchellville, IA  
 Marathon County Jail - Wausau, WI  
 Page County New Jail, Sheriff's Office, and 911/Dispatch Center - Clarinda, IA  
 Page County Jail Study - Clarinda, IA  
 Rock County Justice Center - Janesville, WI  
 St. Croix County Government Center - Hudson, WI  
 St. Croix County Department of Corrections Addition - Hudson, WI  
 State of Iowa DAS State Construction Management Services - Des Moines, IA  
 Vilas County Courthouse - Eagle River, WI  
 Walsh County Jail Study - Grafton, ND  
 Walsh County New Jail and Sheriff's Office - Grafton, ND  
 Waukesha County Justice Center - Waukesha, WI  
 Webster County Law Enforcement Center Study - Fort Dodge, IA

## 32 YEARS OF EXPERIENCE

### EDUCATION

Bachelors of Technology Degree,  
 University of Northern Iowa

### AFFILIATIONS

Marshfield Clinic Health System Foundation  
 - Board Member  
 Carpenters Health and Pension Plan, Trustee  
 AGC Board Member - President (2020-2021)  
 AGC Board Member - Vice President (2019)  
 AGC Board Member (2006-2007)  
 AGC Instructor - Superintendent Training  
 (2000-2005)  
 Leadership Wausau Graduate (2002)  
 Habitat for Humanity  
 Board Member (2003-2004)  
 Junior Achievement  
 Board Member (2009 - 2010)  
 Downtown Des Moines Chamber Board  
 Member (2012 - 2015)

# TEAM RESUMES



## Justin Keller

### Director of Estimating



**Justin Keller** is the Director of Estimating for Samuels Group. He will work closely with your team in the pre-construction phase of the project and investigate your needs and perform the pre-construction services necessary for further design work. His responsibilities include developing budget analyses, construction costs, and scheduling requirements. His daily estimating activities provide him with the relationships, resources, and knowledge of current construction costs, supply, and demand of specialty contractors, construction materials, and their required lead times.

## 19 YEARS OF EXPERIENCE

### EDUCATION

Bachelor of Science in Construction Management, University of Wisconsin-Stout

### SIGNIFICANT EXPERIENCE

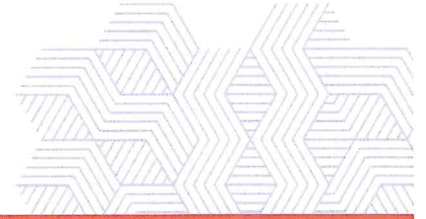
Vilas County Storage Garage - Eagle River, WI  
 Waushara County Government Center - Wautoma, WI  
 Waushara County New Poy Sippi EMS & Senior Dining - Poy Sippi, WI  
 Waushara County Wautoma Highway Shop - Wautoma, WI  
 Waushara County Wide Facilities Master Plan and Space Needs Assessment - Wautoma, WI  
 Wausau Woodchucks Multiple Projects - Wausau, WI  
 Leigh Yawkey Woodson Art Museum Multiple Projects - Wausau, WI  
 National Railroad Museum Renovation and Expansion - Green Bay, WI  
 Wood County Law Enforcement Center - Wisconsin Rapids, WI  
 Calumet County Courthouse / Jail Expansion - Chilton, WI  
 Clarinda Correctional Facility New Kitchen, Bakery, and Laundry Addition - Clarinda, IA  
 Clinton County Law Enforcement Center - Clinton, IA  
 Dallas County Law Enforcement Center - Adel, IA  
 Douglas County Jail Study - Superior, WI  
 Floyd County Law Enforcement Center - Charles City, IA  
 Fond du Lac County Jail Study - Fond du Lac, WI  
 Green Lake County Government Center - Green Lake, WI  
 Guthrie County Law Enforcement Center - Guthrie Center, IA  
 Lac Du Flambeau Natural Resources - Lac Du Flambeau, WI  
 Marathon County Courthouse - Wausau, WI  
 Oconto County Law Enforcement Center - Oconto, WI  
 Oshkosh Correctional Pre-Construction Services - Oshkosh, WI  
 Page County New Jail, Sheriff's Office, and 911/Dispatch Center - Clarinda, IA  
 Rock County Jail Expansion - Janesville, WI  
 Rock Haven Skilled Nursing Facility - Janesville, WI  
 St. Croix County Government Center - Hudson, WI  
 Trempealeau County Government Center - Whitehall, WI

# TEAM RESUMES



## Henry Kropp, AIA

### Architect



**Henry Kropp** is an Architect at Samuels Group, where he specializes in designing and producing construction documents for a diverse range of facilities, including commercial, healthcare, educational, and government projects. He excels in helping clients visualize their concepts through advanced computer graphics and videos. In addition to his visualization expertise, Henry leverages Building Information Modeling (BIM) to create detailed building models and facilitate coordination and clash detection across multiple design disciplines. This proactive approach identifies potential issues before construction begins, ultimately saving both time and money on projects.

### 16 YEARS OF EXPERIENCE

#### EDUCATION

Bachelor of Science in Architectural Studies,  
University of Wisconsin-Milwaukee, 2013

Associates Degree in Architectural  
Residential Design, Northcentral Technical  
College, 2008

#### PROFESSIONAL REGISTRATION

Wisconsin Licensed Architect, #13570-5

#### AFFILIATIONS

American Institute of Architects (AIA) -  
Wisconsin Chapter

#### SIGNIFICANT EXPERIENCE

Waushara County EMS and Senior Dining Center - Poy Sippi, WI  
Waushara County EMS Station No. 1 - Wautoma, WI  
Waushara County Highway Shop - Wautoma, WI  
Vilas County Storage Garage - Eagle River, WI  
Sokaogon Chippewa Community Chief Willard Ackley Memorial Health Clinic  
Expansion and Community Flexible Facility - Crandon, WI  
Leigh Yawkey Woodson Art Museum Multiple Projects - Wausau, WI  
Wausau Woodchucks Multiple Projects - Wausau, WI  
National Railroad Museum Renovation and Expansion - Green Bay, WI  
Dubuque County Jail Pod B - Dubuque, IA  
Forest County Master Planning - Crandon, WI  
Grant County Master Planning - Lancaster, WI  
Iowa Department of Corrections - Mitchellville, IA  
Page County Law Enforcement Center - Clarinda, IA  
Rib Mountain Town Hall - Wausau, WI  
Shawano County Master Plan - Shawano, WI  
Wausau City Hall Security Upgrades - Wausau, WI  
Worth County Master Planning - Northwood, IA

# TEAM RESUMES



## Jennifer Schommer, IIDA, WRID

### Design Manager Interior Designer

**Jennifer Schommer** is the Design Manager who oversees the planning, coordination, and execution of our design projects to ensure they meet client expectations, budgets, and deadlines. Jennifer collaborates closely with architects, designers, and clients to develop creative concepts and maintain design quality. Her key responsibilities include managing project timelines, resource allocation, and team communication, while ensuring compliance with industry standards and regulations. Additionally, Jennifer plays a vital role in problem-solving, mentoring junior staff, and fostering a culture of innovation and efficiency within the Samuels Group. Jennifer is a Wisconsin Registered Interior Designer at Samuels Group. She specializes in interior space planning, renovations, Revit and provides design-build services for government, commercial, education, religious, and various commercially driven projects.

## 31 YEARS OF EXPERIENCE

### EDUCATION

Bachelor of Science Degree, Interior Architecture, Interior Design, University of Wisconsin-Stevens Point, 1996

### PROFESSIONAL REGISTRATIONS

Registered Wisconsin Interior Designer #496-109, Issued 2006  
Registered Iowa Interior Designer #ID00158, Issued 2024  
National Council for Interior Design Qualification (NICIDQ) #21338, Issued 2006

### PROFESSIONAL TRAINING

Procore Technologies Certification: Architect  
Revit Architecture/ 3D Renderings  
Space Planning  
WHEA Healthcare Construction Certificate  
Color, Design and Material Selection  
Furniture Selection and Specification

### AFFILIATIONS

International Interior Design Association  
Wisconsin Healthcare Engineering Association  
Central Wisconsin Contractors Association

### SIGNIFICANT EXPERIENCE

Waushara County EMS and Senior Dining Center - Poy Sippi, WI  
Waushara County EMS Station No. 1 - Wautoma, WI  
Waushara County Highway Shop - Wautoma, WI  
Vilas County Storage Garage - Eagle River, WI  
Door County Historic Dairy New EMS Renovation & Addition - Washington Island, WI  
Sokaogon Chippewa Community Chief Willard Ackley Memorial Health Clinic Expansion and Community Flexible Facility - Crandon, WI  
Wausau Woodchucks Multiple Projects - Wausau, WI  
Leigh Yawkey Woodson Art Museum Multiple Projects - Wausau, WI  
National Railroad Museum Renovation and Expansion - Green Bay, WI  
One Everest Place Exterior Renovation - Rothschild, WI  
Clinton County Law Enforcement Center Furniture Specification - Clinton, IA  
Dubuque County Jail Pod Renovations - Dubuque, IA  
Guthrie County Law Enforcement Center Furniture Specification - Guthrie Center, IA  
Vilas County Courthouse Renovations - Eagle River, WI  
Vilas County Land and Water Renovations - Eagle River, WI  
Vilas County New Hearing Room Renovations - Eagle River, WI  
Wood County Law Enforcement Center Furniture Specification - Wisconsin Rapids, WI  
Samuels Group Tenant Build-Out - West Des Moines, IA  
Walkabout Orthotics & Prosthetics - Wausau, WI

# TEAM RESUMES



## John Felker, LEED GA Architectural Designer III



**John Felker** is an Architectural Designer with Samuels Group. His responsibilities include preparing documents to be used for the design and construction of commercial buildings; creation of 3D BIM models for coordination and construction documentation; collaboration with clients and professionals through the design process from preliminary design to construction completion. John works closely with clients to provide a functional and attractive design that provides the most ideal solution for their needs.

### 13 YEARS OF EXPERIENCE

#### EDUCATION

Associate Degree, Civil/Structural Engineering, Chippewa Valley Technical College, 2011

#### LICENSES & CERTIFICATIONS

U.S. Green Building Council, LEED Green Associate, #10918060, 2014

#### SIGNIFICANT EXPERIENCE

Chickasaw County Sheriff's Office Addition and Remodel - New Hampton, IA

Chickasaw County EMS - New Hampton, IA

Grease Lightning Addition and Remodel - Onalaska, WI

ENT and Allergy Associates New Clinic and Office Space - Wausau, WI\*

First Presbyterian Church Partial Demolition, Addition, and Remodel of Historic Church - Springfield, IL

Gander Mountain New Construction and Remodel of Retail Stores - Multiple Locations\*

Greater Wausau Chamber of Commerce Historic Powerhouse - Wausau, WI

Hilton Garden Inn New Hotel, Conference Center and Restaurant - Wausau, WI\*

Marshfield Clinic Demolition and Reconstruction of Main Entrance Canopy - Wausau, WI

Mt. Olive Lutheran Church Remodel of Worship Center - Weston, WI\*

Nicolet Bank Demolition of Existing Building and New Construction of Satellite Office - Minocqua, WI\*

People's State Bank Remodel of Lobby, Teller Stations, and Offices - Wausau, WI

St. Leonard Church Addition of New Education Space - Laona, WI

Surgical Associates New Multi-Tenant Clinic and Office Space - Wausau, WI\*

VA Clinic New construction of Outpatient Facility - Huntsville, AL\*

Woodson YMCA Addition and Remodel - Wausau, WI\*

Manitowish Waters Airport Hangar Expansion - Manitowish Waters, WI

Northwoods Dentistry, SC Renovations - Prentice, WI

Waushara County YMCA - Wautoma, WI

Marshfield Clinic renovations - Various Locations, WI

Aspirus Renovations - Various Locations, WI

Leigh Yawkey Woodson Art Museum Print Addition - Wausau, WI

Leigh Yawkey Woodson Art Museum Terrace - Wausau, WI

Page County Jail & LEC - Clarinda, IA

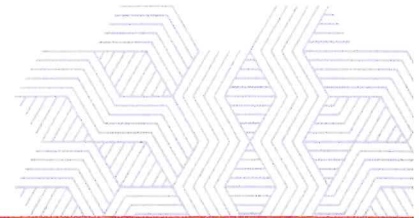
\* Experience at previous employer

# TEAM RESUMES



## Eric Engstrom

### General Superintendent



**Eric Engstrom**, General Superintendent, directs the project management field team to provide quality, technical, and responsive services to clients, at profits that meet corporate financial expectations. Eric will be the primary client interface, maintain community relations, contribute to corporate long-range planning, and support all corporate policies and standards. Eric will lead superintendents, assistant superintendents, and other field staff to deploy the project strategy, communicate expectations and direction regarding schedules, construction methods, policies and standards. Eric makes regularly scheduled visits to assigned job sites, performs thorough walkthroughs, monitors construction progress and quality control, and ensures compliance to the Samuels Group and OSHA safety standards. His expertise and knowledge of the industry has assisted in completing numerous projects under budget and delivered on schedule.

## 22 YEARS OF EXPERIENCE

### TRAINING AND CERTIFICATIONS

Carpenter Apprenticeship Program (4 years)  
OSHA 10 & 30 Hour Training / WHEA  
Certified

### AFFILIATIONS

United Way of Marathon County

### SIGNIFICANT EXPERIENCE

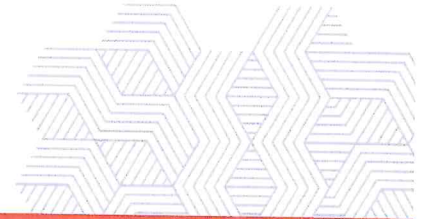
Wausara County Government Center - Wautoma, WI  
Wausara County Poy Sippi EMS and Senior Dining Center - Poy Sippi, WI  
Wausara County Wautoma Highway Shop - Wautoma, WI  
Vilas County Maintenance Garage - Eagle River, WI  
Sokaogon Chippewa Community Chief Willard Ackley Memorial Health Clinic Expansion and Community Flexible Facility - Crandon, WI  
St. Croix County Government Center - Hudson, WI  
Wood County Law Enforcement Center - Wisconsin Rapids, WI  
Trempealeau County Courthouse Renovation - Whitehall, WI  
Trempealeau County Justice Center - Whitehall, WI  
Forest County 911 Call Center and Lobby Renovation - Crandon, WI  
Kewaunee County Public Safety Facility - Kewaunee, WI  
Vilas County Courthouse Expansion - Eagle River, WI  
Vilas County Land & Water Office Build-out - Eagle River, WI  
JB Holland Construction New Shop and Office - Decorah, IA  
Ascension St. Clare's Hospital CT Upgrade and Remodel - Weston, WI  
Ascension St. Clare's Hospital Oncology CT Upgrade - Weston, WI  
Ascension St. Clare's Ministry Connect Expansion - Weston, WI  
Aspirus Air Handler Upgrade - Stevens Point, WI  
Bone & Joint Center Radiology Room Renovation - Rib Mountain, WI

# TEAM RESUMES



## Rob Johnson

### Superintendent



**Rob Johnson** serves as the on-site superintendent responsible for daily field operations at your project site. This includes correspondence with the owner, architects, and trade contractors. Rob also maintains the schedule, safety program, budget, and quality of work in accordance with the plans and specifications. He will work closely with the project managers and on-site construction managers to advise on field progress, maintain on-site records, and facilitate safety requirements. His expertise and knowledge of the industry has assisted in completing projects under budget and delivered on schedule.

## 35 YEARS OF EXPERIENCE

### EDUCATION

Associate in Carpentry, Kansas City Trade School, Kansas City, MO. 1992

Associate in Business Management, Johnson County Community College, Overland Park, KS, 1988

### SIGNIFICANT EXPERIENCE

Wausara County Highway Shop – Wautoma, WI  
 Wausau Chamber WPS Powerhouse Historical Transformation – Wausau, WI  
 Douglas County Jail Direct Supervision Renovation – Superior, WI  
 St. Croix County Government Center – Hudson, WI  
 One Everest Place Exterior Renovation – Rothschild, WI Barnes and Noble  
 – Various locations nationwide\*  
 Block Buster – Various locations nationwide\*  
 Church Mutual, Various Projects – Merrill, WI\*  
 Home Depot – Various Southeast locations\*  
 Kohl's Department Stores – Various West coast locations\*  
 Lens Crafters – Various Southeast locations\*  
 Macy's Department Stores – Various East coast locations\*  
 Menards – Various Mid-West locations\*  
 Mercedes Benz – Washington DC\*  
 Mercedes Benz – Dallas, TX\*  
 Mercedes Benz – Richmond, VA\*  
 Mercedes Benz – Los Angeles, CA\*  
 Pearl Vision – Various West coast locations\*  
 Target – Various nationwide locations  
 TGI Fridays – Various East coast locations\*  
 Walgreens Pharmacy – Various locations nationwide\*  
 Walmart – Various locations nationwide\*  
 Whitman Airforce Base – Knobnoster, MO\*

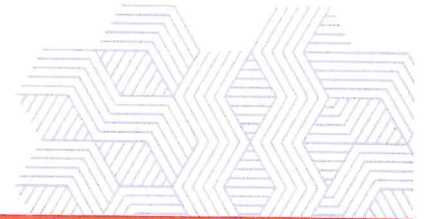
*\*experience at previous employer*

# TEAM RESUMES



## Curt Schleicher

### Senior Project Manager



**Curt Schleicher** serves as a Senior Project Manager and will work with your team in executing the daily management of your project. He also works with the on-site construction manager, project architect and trade contractors to ensure adherence to your schedule and budget requirements. Curt will review bids, supervise contract administration, coordinate design change requests, supervise field engineering support, provide planning and scheduling services, prepare project status reports, budgeting and cash flow projections, and supervise material and equipment requirements.

### 29 YEARS OF EXPERIENCE

#### EDUCATION

Bachelor of Science, Building Construction Management, Business Administration Minor, University of Wisconsin-Platteville

#### TRAINING AND CERTIFICATIONS

Indoor Air Quality / University of Minnesota  
WHEA Certified

#### AFFILIATIONS

Wisconsin Healthcare Engineering Association (WHEA)

#### SIGNIFICANT EXPERIENCE

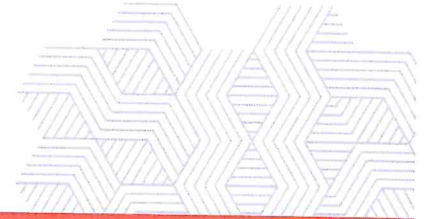
Auburndale Town Hall - Auburndale, WI  
Calumet County Law Enforcement Center - Chilton, WI  
Calumet County Third Floor Administration Alterations - Chilton, WI  
Clinton County Law Enforcement Center - Clinton, IA  
Green Lake County Government Center - Green Lake, WI  
Green Lake County Government Center Vestibule Remodel - Green Lake, WI  
Jackson County Courthouse - Black River Falls, WI  
Jackson County Jail & Sheriff's Office - Black River Falls, WI  
Oconto County Law Enforcement Center - Oconto, WI  
Pierce County Jail Expansion Study - Ellsworth, WI  
Plover Town Hall - Plover, WI  
St. Croix County Jail Department of Corrections Addition - Hudson, WI  
St. Croix County Government Center - Hudson, WI  
Trempealeau County Courthouse Renovation - Whitehall, WI  
Trempealeau County Government Center - Whitehall, WI  
Vilas County Courthouse - Eagle River, WI  
Wausau Woodchucks Office Renovations - Wausau, WI  
Wausau Woodchucks Athletic Park Renovation Phase 1- Wausau, WI

# TEAM RESUMES



## Nick Madson, CHST

### Safety Director



**Nick Madson** is the Safety Director for Samuels Group. He works closely with the project manager and superintendent to ensure all necessary support of the field operations at your project site are met. He also works with the entire project team to maintain our commitment to zero injuries. He will communicate with the project superintendent and review work procedures and conditions to ensure safety on your project site. Nick's extensive construction experience and communication skills will assist your construction team in bringing your project to a successful completion.

## 15 YEARS OF EXPERIENCE

### EDUCATION

Bachelor of Science, Occupational and Environmental Health and Safety, University of Wisconsin-Whitewater, 2010

### TRAINING AND CERTIFICATIONS

CHST - Construction Health and Safety Technician  
 Crosby Competent Rigger (Train the Trainer)  
 OSHA Authorized Construction Trainer  
 Wisconsin Asbestos Operations and Maintenance  
 Wisconsin Lead Abatement Supervisor  
 HAZWOPPER Site Worker

### AFFILIATIONS

AGC of Wisconsin Safety Committee  
 American Society of Safety Professionals  
 Nicolet College - Construction Health and Safety Program, Adjunct Instructor

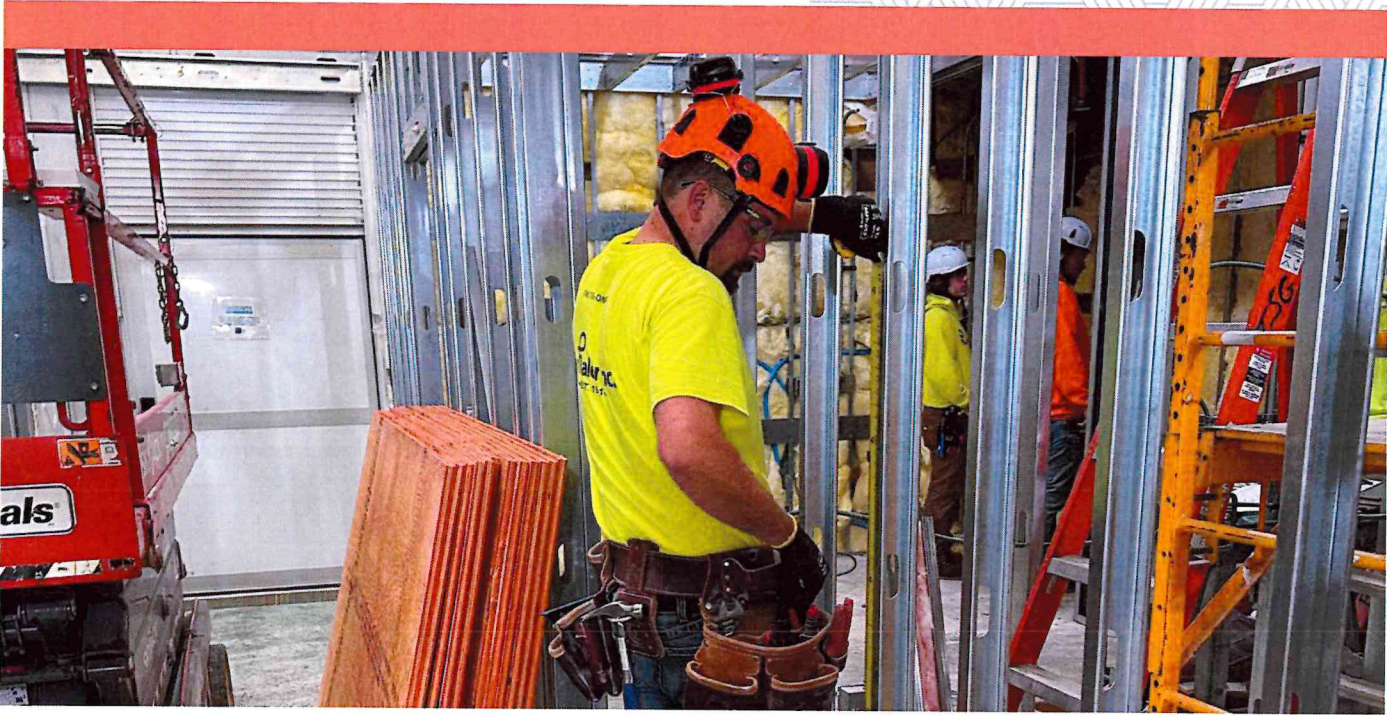
### SIGNIFICANT EXPERIENCE

Waushara County Government Center - Wautoma, WI  
 Leigh Yawkey Woodson Art Museum Glass Box Studio - Wausau, WI  
 National Railroad Museum Fox River Expansion - Green Bay, WI  
 Sokaogon Chippewa Community Mole Lake Band Health Clinic Expansion and New Flexible Community Facility - Crandon, WI  
 B Holland Construction New Office & Shop - Decorah, IA  
 Floyd County Law Enforcement Center Addition and Courthouse Renovation - Charles City, IA  
 State of Iowa Department of Corrections Clarinda Correctional Facility Kitchen and Laundry Addition - Clarinda, IA  
 JB Holland Construction New Office & Shop - Decorah, IA  
 Keweenaw Bay Indian Community Health System Dental Clinic - Baraga, MI  
 Page County New Jail, Sheriff's Office, and 911/Dispatch Center - Clarinda, IA  
 St. Croix County Government Center - Hudson, WI  
 Stockbridge-Munsee Community Health and Wellness Center - Nurses' Station Remodel - Bowler, WI  
 Trempealeau County Courthouse Renovation - Whitehall, WI  
 Trempealeau County Government Center - Whitehall, WI  
 Wood County Law Enforcement Center - Wisconsin Rapids, WI

*\*experience at previous employer*



Design  
Construct  
Furnish



# 05 LIST OF SUBCONTRACTORS

# SUBCONTRACTORS



The full scope of subcontractors required for construction-related trades (e.g., rough carpentry, electrical, plumbing) has not yet been determined. Subcontractor selection will be refined during later phases of design and in coordination with the Village.

Specialty subcontractors and trade contractors (e.g., electrical, plumbing, carpentry) are not applicable to the design phase and will be identified during construction procurement. As noted in discussions with the Village, these may be omitted at this stage.

All future subcontractors will be prequalified based on experience, licensing, insurance, and past performance. The project team will coordinate with the Village to ensure all subcontractors meet or exceed project requirements.

# SELF-PERFORM WORK



Samuels Group can self-perform portions of its construction projects including:

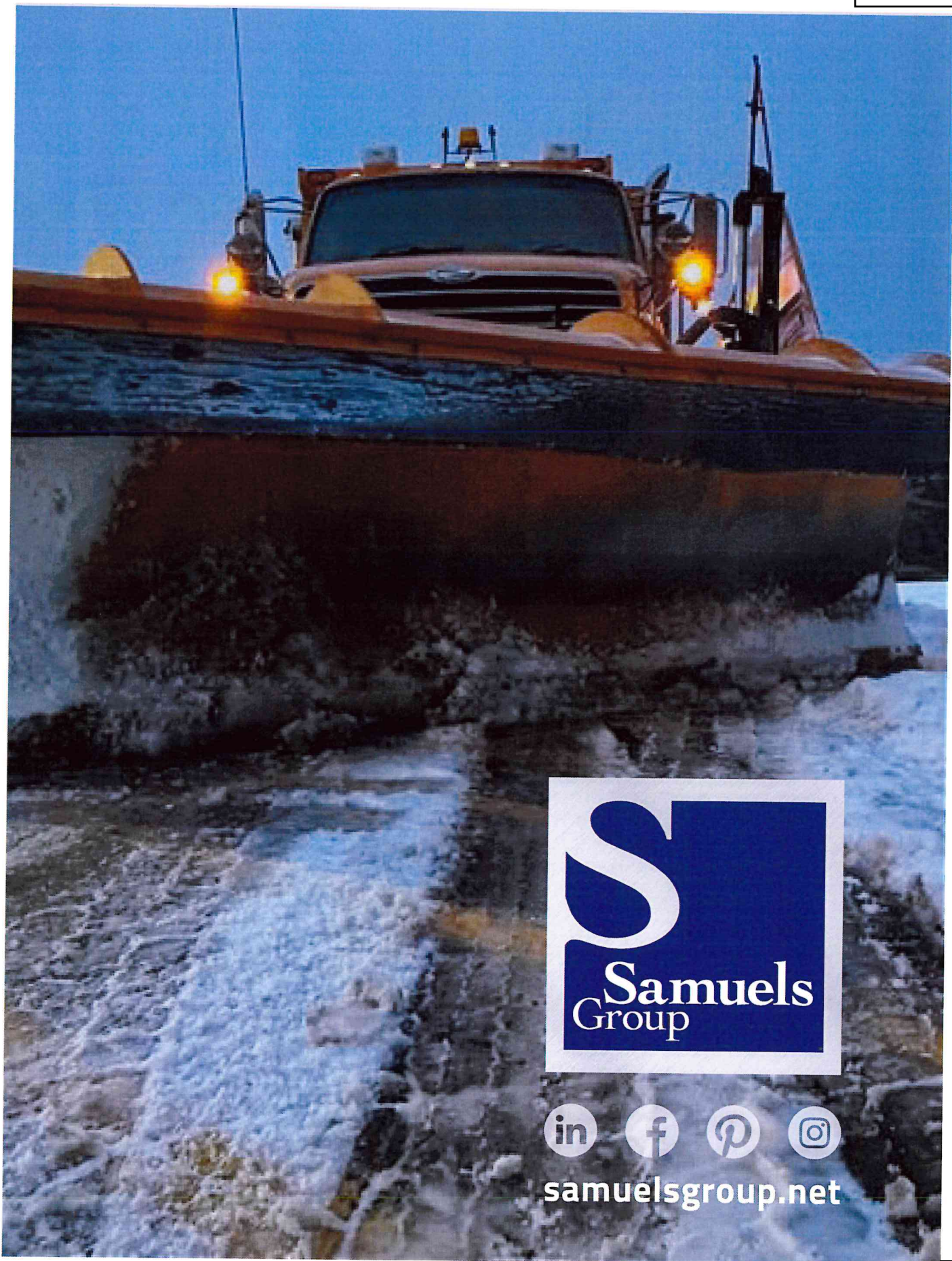
- Construction Management
- Rough Carpentry
- Finished Carpentry
- Concrete
- Demolition
- Drywall
- Commercial Furniture

Self-performing offers owners substantial benefits:

- Allows us to quickly identify and solve any challenges
- Implement changes orders
- Efficiently reduce or eliminate subcontractor delays
- Better control of the schedule
- Sets craftsmanship standards

To assure our self-performance costs are competitive, we provide sealed bid 24 hours in advance.

We have the skilled labor, specialized equipment and hands-on experience to complete the job but we also feel it is important to discuss with the Owner how involved they want us to be. This is a topic we can discuss in greater detail during our interview.



[samuelsgroup.net](http://samuelsgroup.net)



# VILLAGE OF KRONENWETTER NEW EQUIPMENT GARAGE

## CONSTRUCTION QUALIFICATIONS



*Scherrer*  
— CONSTRUCTION —

# Village of Kronenwetter Request for Proposals

## New Equipment Garage

Mail out: April 17, 2026  
Proposal Due Date: May 20, 2026 at 1:30 PM  
Anticipated Award: June 1, 2026 CLIPP Committee Meeting

### SUBMITTED BY:

**Contractor:** Scherrer Construction Co., Inc.

**Address:** 151411 Robin Ln #100, Wausau, WI 52201

**Telephone Number:** (715) 804-0830      **Fax Number:** (262) 539-3101

**Contact Person:** Craig Frieders

**Title:** Regional Manager & Project Executive



May 20, 2026

Village of Kronenwetter,

Scherrer Construction appreciates the opportunity to submit our proposal for the new garage facility at the Municipal Center. We value our past working relationship with the Village of Kronenwetter and welcome the opportunity to continue partnering with the Village on this important project.

We understand the importance of developing a durable, efficient, and functional facility that supports the Village's current operations while providing long-term flexibility for future needs. Municipal service facilities require careful planning, coordination, and budgeting to ensure they effectively support day-to-day operations, equipment storage, maintenance functions, and staff workflow.

Scherrer Construction's role would focus on serving as the Village's construction partner early in the process, providing preconstruction leadership and guidance throughout planning and design development. Our team will assist the Village with budgeting, scheduling, constructability review, and architect selection to help establish a strong foundation for the project from the outset. By becoming involved early, we can help align project goals, evaluate options, and provide real-time cost and scheduling input that supports informed decision-making throughout the design process.

Our approach emphasizes collaboration, proactive communication, and value-driven planning to help deliver a high-quality facility while maintaining budget and schedule expectations. As a local contractor with extensive municipal experience, Scherrer understands the importance of transparency, accountability, and responsible stewardship of public funds.

We appreciate your consideration and look forward to the opportunity to continue working with the Village of Kronenwetter on this project. Please feel free to contact us with any questions regarding our proposal.

Sincerely,



**Craig Frieders**  
Regional Manager  
Cell: (715) 409-0159  
Office: (715) 804-0830 x1317  
cfrieders@scherrerconstruction.com



Fire Station Repair

# CONTENTS

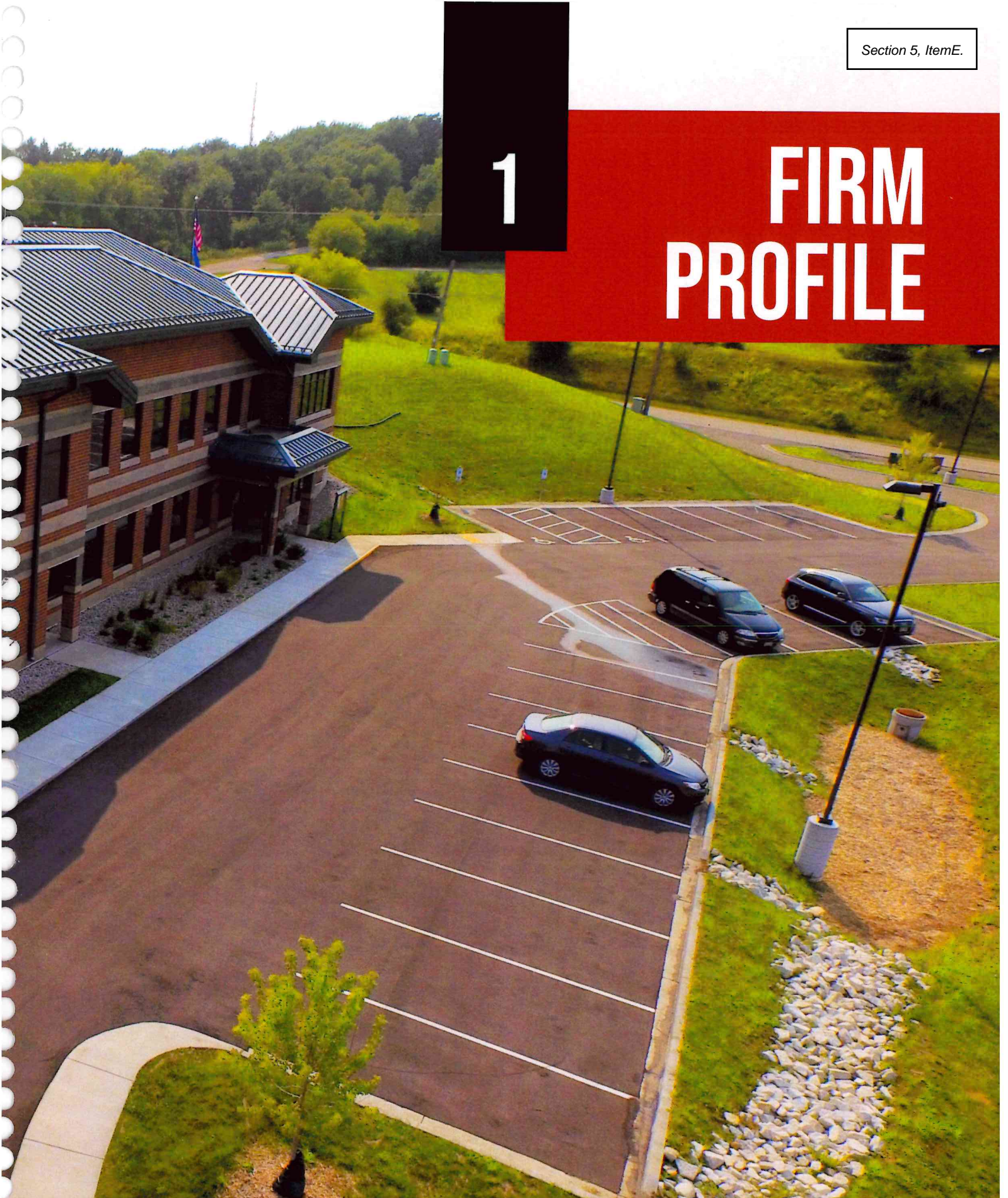
1. FIRM PROFILE
2. PROJECT EXPERIENCE
3. REFERENCES & COMPETENCY
4. STAFFING
5. PROJECT APPROACH





1

# FIRM PROFILE



Delafield Fire Station  
Delafield, W

# COMPANY PROFILE

Scherrer Construction is a trusted construction management firm that has been serving the state of Wisconsin since 1928. With nearly a century of experience, we excel in delivering high-quality projects across various markets. Our portfolio includes education facilities, municipal buildings, commercial and industrial structures, multi-family housing, senior living communities, healthcare centers, religious institutions, sports venues, hospitality venues, and luxury custom homes.

We offer a comprehensive range of services, from pre-construction to post-occupancy for all project types including new builds, expansions, and renovations.

Dedicated to excellence and client satisfaction, we utilize our industry knowledge and commitment to building with integrity to ensure every project meets the highest standards of quality, safety, and durability.

# CREATING LONG-LASTING SOLUTIONS FOR MUNICIPALITIES

Scherrer Construction is dedicated to delivering high-quality municipal buildings that provide lasting value. We recognize the essential role these facilities have in promoting community pride and ensuring safety and functionality. Drawing from our successful history of municipal construction, we emphasize creating solutions that address the immediate requirements of municipalities and benefit future generations. Our commitment to excellence guarantees that every project enhances the civic landscape and strengthens the values that bind each community together.

## Tailored Solutions for Sustainable Municipal Development

We specialize in collaborating closely with municipalities of all sizes, tailoring our approach to your unique requirements. Whether modernizing existing structures or constructing new facilities such as fire stations, libraries, community centers, and public spaces, we focus on delivering sustainable and cost-effective solutions. Our experienced team provides comprehensive support at every stage—ensuring the process is smooth and collaborative.

## Building Stronger Communities Through Local Investment

We believe that community pride begins with local investment. By prioritizing the use of local contractors and tradespeople, we help strengthen the economy and the fabric of the community itself. Together, we can transform your vision into reality and enhance the public spaces that serve our communities well into the future.

FOUNDED IN  
**1928**

**50+** MUNICIPALITIES  
**SERVED**

**150+**  
INDUSTRY  
PROFESSIONALS

**\$350M**  
BONDING  
CAPACITY

**AAA**  
CREDIT  
RATING

SERVING WISCONSIN & NORTHERN ILLINOIS  
**2 LOCATIONS**  
BURLINGTON & WAUSAU, WISCONSIN

CONTRACTOR LICENSE  
# DC-010200045



2

# PROJECT EXPERIENCE

A photograph of the Town of Delavan Fire Station. The building is a single-story structure with a dark brick facade and a grey roof. The entrance is a double glass door set within a brick archway. Above the door, the words "TOWN OF DELAVAN" are written in a serif font. To the left of the door, the word "FIRE" is written, and to the right, "EMS" is written. The address number "5698" is displayed above the door. The building is situated on a paved parking lot with a dark SUV parked to the right. In the foreground, there is a field of tall, yellow-green grass. The sky is blue with scattered white clouds.

TOWN OF DELAVAN  
FIRE EMS  
5698

Town of Delavan Fire Station  
Delavan, WI

# MUNICIPAL CONSTRUCTION EXPERIENCE

Project	Location	Size & Type
Anderson Pool Splash Pad	Kenosha, WI	1,932 SF New Construction
Babe Man Park Shelter	Elkhorn, WI	9,600 SF New Construction
Burlington Community Aquatic Center	Burlington, WI	6,000 SF New Construction
Burlington DPW	Burlington, WI	38,000 SF New Construction
Wauwatosa DPW	Wauwatosa, WI	16,200 SF Renovation
Delafield Fire Station	Delafield, WI	20,000 SF New Construction
Delavan Fire Station	Delavan, WI	25,290 SF New Construction
Elkhorn DPW	Elkhorn, WI	38,000 SF New Construction
Glendale Community Recreation Campus	Burlington, WI	6,000 SF New Construction
Janesville Ice Arena	Janesville, WI	25,642 SF Rebuild & Addition
Kronenwetter Police Station	Kronenwetter, WI	Service Work
Lake Geneva Skate Park	Lake Geneva, WI	15,000 SF New Construction
Lyons Town Hall	Lyons, WI	23,400 SF New Construction
Meadowridge Branch Library	Madison, WI	25,000 SF Addition
Milwaukee Public Library - East Branch	Milwaukee, WI	15,000 SF Renovation
Milwaukee Public Library - Mitchell Street	Milwaukee, WI	23,000 SF Renovation
Milwaukee Public Library - MLK Branch	Milwaukee, WI	15,756 SF Renovation
Northshore Fire Station	Glendale, WI	32,000 SF New Construction
Quarry Lake Beach House	Racine, WI	3,922 SF New Construction
SC Johnson Community Aquatic Center	Racine, WI	4,800 SF New Construction
Twin Lakes Village Hall	Twin Lakes, WI	12,000 SF New Construction
Union Grove Yorkville Fire Station	Union Grove, WI	26,600 SF New Construction
Veterans Terrace at Echo Lake	Burlington, WI	36,000 SF Addition & Renovation
Walworth County DPW	Elkhorn, WI	49,248 SF New Construction
Waterford Fire Station No. 2	Waterford, WI	16,056 SF Addition
Waters Edge on Delavan Lake	Delavan, WI	8,230 SF Renovation
Wausau Fire Station	Wausau, WI	15,233 SF New Construction
Weston Public Safety Building	Weston, WI	27,000 SF Remodel
Whitefish Bay City Hall & Police Department	Whitefish Bay, WI	23,145 SF Renovation
Wisconsin DOT Rest Areas	Portage, WI	Two 13,500 SF New Construction



# WESTON PUBLIC SAFETY BUILDING

## RENOVATION & ADDITION | WESTON, WI

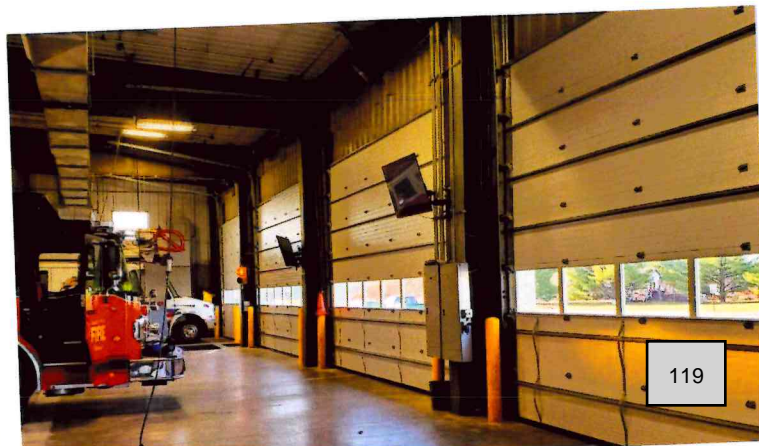
This project included a comprehensive renovation of the existing police and fire facilities to better support day-to-day operations and community safety. Updates included remodeled sleeping quarters for fire personnel, a refreshed office layout, and upgraded conference and meeting spaces. The public lobby was reconstructed with bullet-resistant drywall and glazing to enhance security while maintaining accessibility. Additional improvements included new locker rooms, exterior canopies for protected access, and a brand-new parking lot. The facility also features reconfigured areas for police vehicle storage, ensuring secure and efficient fleet operations. Overall, the renovation modernized the building, improved functionality, and extended the life of this essential public safety hub.

**PROJECT DELIVERY SYSTEM**  
General Contractor

**OWNER**  
Village of Weston

**PROJECT SIZE**  
27,000 SF

**ARCHITECT**  
Kueny Architects





# WAUSAU FIRE STATION

## NEW CONSTRUCTION | WAUSAU, WI

Station No. 2 of the Wausau Fire Department is a satellite station that provides comprehensive living quarters. The station consists of six individual dorm rooms, a kitchen, a day room, a training room, a training tower, an exercise room, a decontamination area, and a watch office that overlooks all four apparatus bays.

Upgraded technology has been installed for increased safety, and a ladder truck can be kept on site. A new alert system has also been implemented which will speed up response times in order to better serve the community.

The training tower enhances firefighter readiness and operational efficiency. The tower serves dual purposes: a state-of-the-art training center and a functional hose tower.

### PROJECT DELIVERY SYSTEM

General Contractor

### OWNER

Wausau Fire Station

### PROJECT SIZE

15,233 SF





# ELKHORN DPW

## NEW CONSTRUCTION | ELKHORN, WI

The new construction of this Department of Public Works facility includes 16 stalls for heated truck storage to accommodate various vehicles and equipment. It also features a wash bay area, break rooms, men’s and women’s locker rooms, a conference room for collaboration and training, and standard and heavy-duty lifts installed in the dedicated maintenance area.

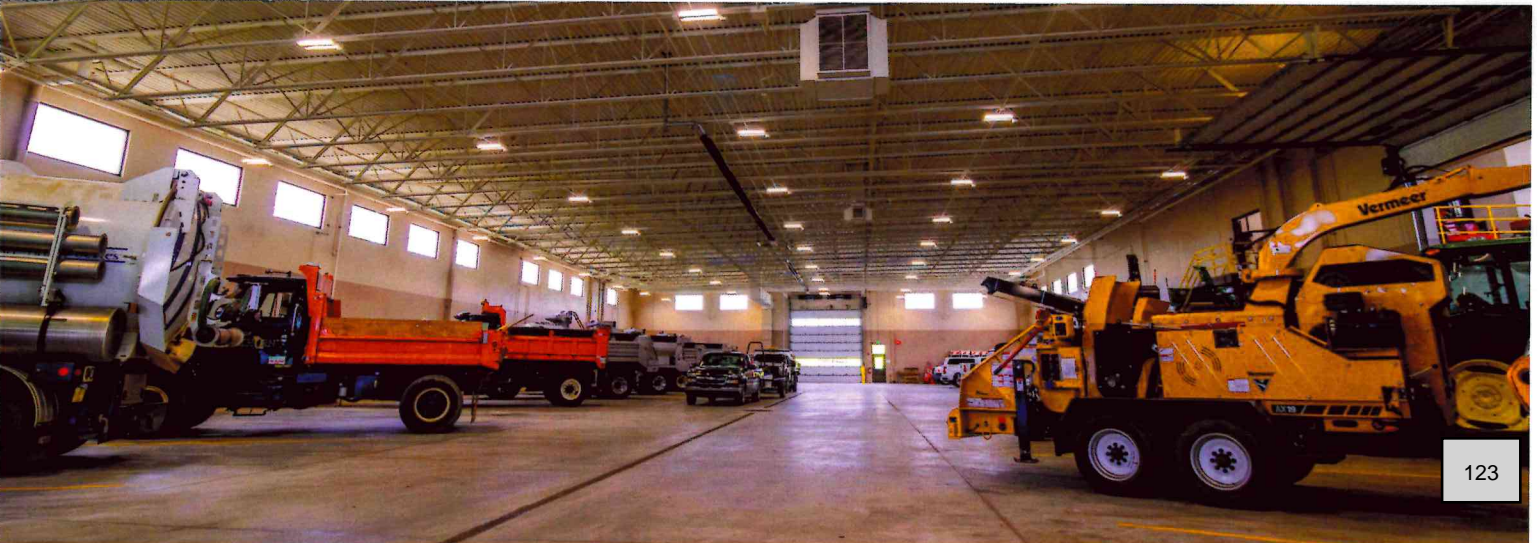
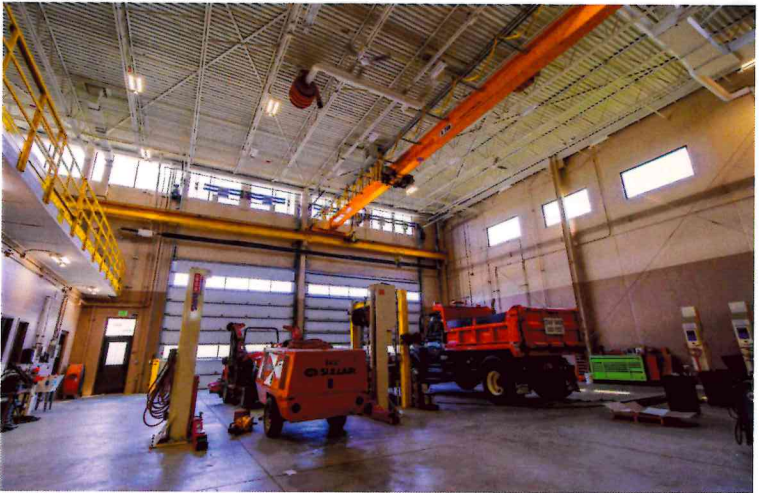
The facility was designed to incorporate various outbuildings, large storage areas, and modern, functional offices that meet the diverse needs of the department and the City of Elkhorn.

**PROJECT DELIVERY SYSTEM**  
Construction Manager

**OWNER**  
City of Elkhorn

**ARCHITECT**  
Kueny Architects

**PROJECT SIZE**  
38,000 SF





# WALWORTH COUNTY DPW

## NEW CONSTRUCTION | ELKHORN, WI

In partnership with Angus Young Architects and Walworth Co DPW, the Scherrer team completed the construction of this state-of-the-art facility designed to cater to all of Walworth County's vehicle maintenance and servicing needs.

This new construction project encompassed the installation of standard and heavy-duty lifts, automated systems for bulk fluids and compressed air, expansive heated equipment and truck storage, three cranes, a welding bay, a wash bay, a parts storage area, a tire shop, and exterior space designed for outbuildings.

Our team ensured that each component was installed to the highest standards, creating a municipal facility that will serve Walworth County for many years to come.

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### PROJECT DELIVERY SYSTEM

Construction Manager

### OWNER

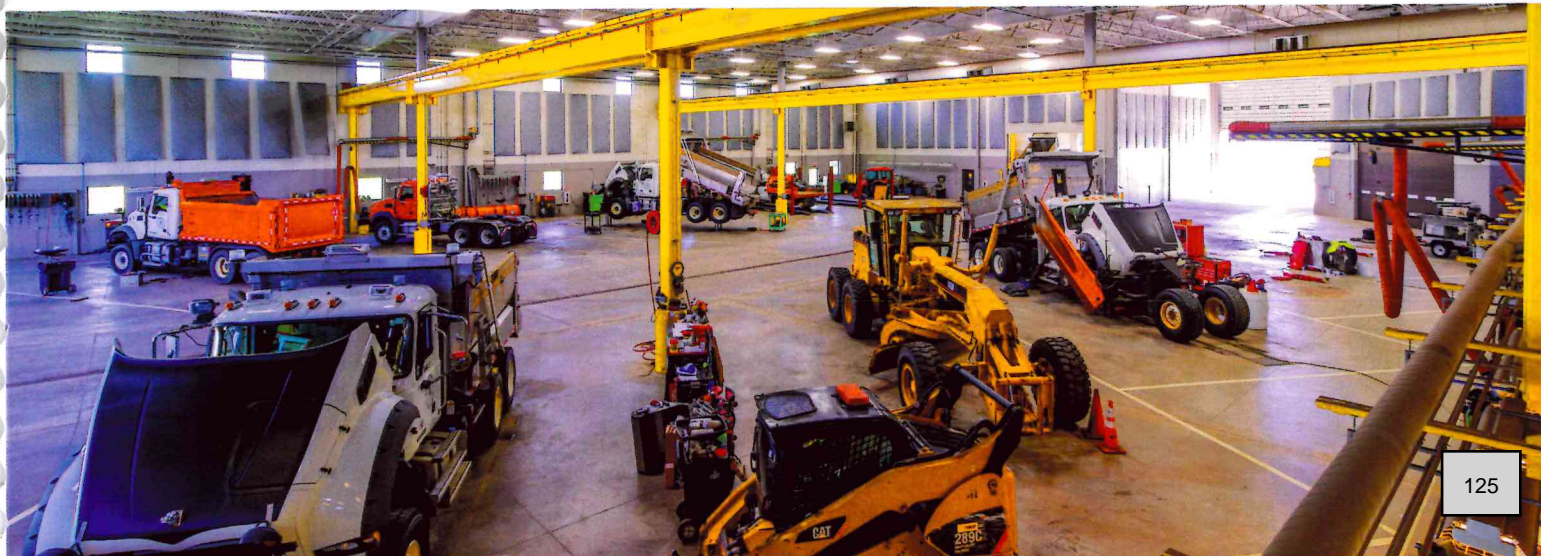
Walworth County

### ARCHITECT

Angus Young Architects

### PROJECT SIZE

49,248 SF





# WESTSIDE WAREHOUSING

## ADDITIONS | WAUSAU, WI

The Westside Warehouse project was developed to increase storage and distribution capabilities while improving operational efficiency for customers and transportation partners. The project included two additions: a new warehouse distribution area and expanded storage space designed to support a wide range of logistics services and product handling needs.

Our team constructed the additions with rail access and multiple loading docks to streamline shipping and receiving operations across various product types. The completed facility supports services including cross docking, repackaging, transportation scheduling, and inventory management—providing flexible, efficient solutions designed to support ongoing business growth and distribution demands.

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### PROJECT DELIVERY SYSTEM

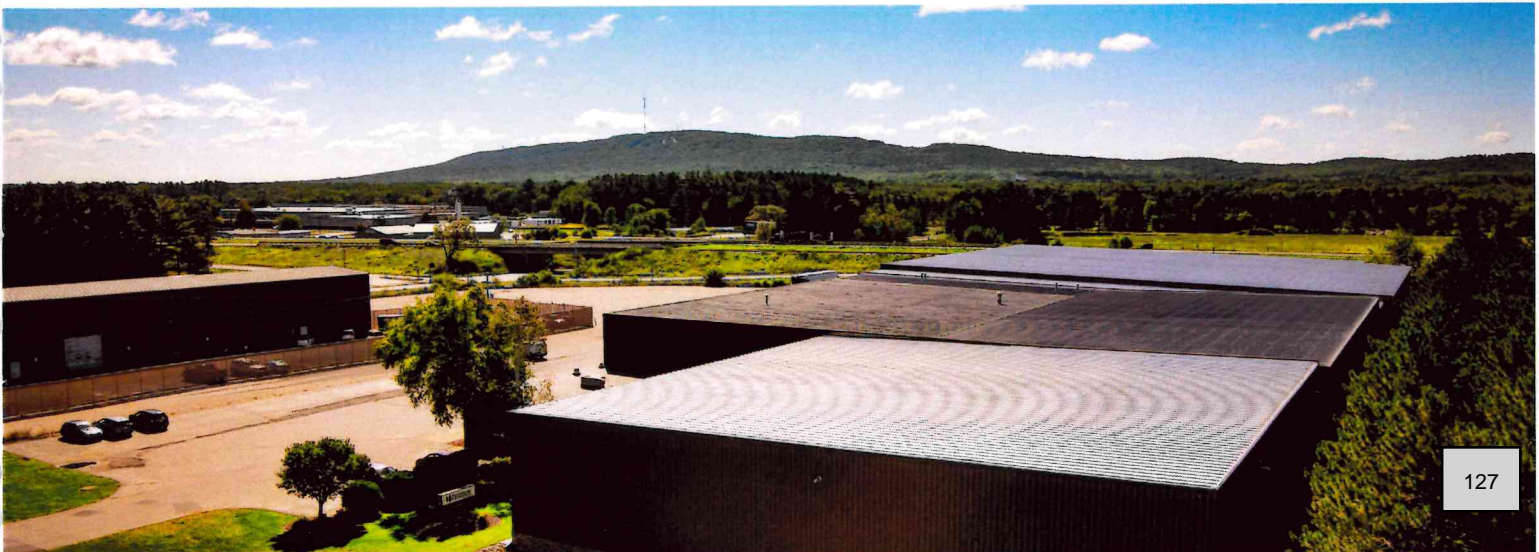
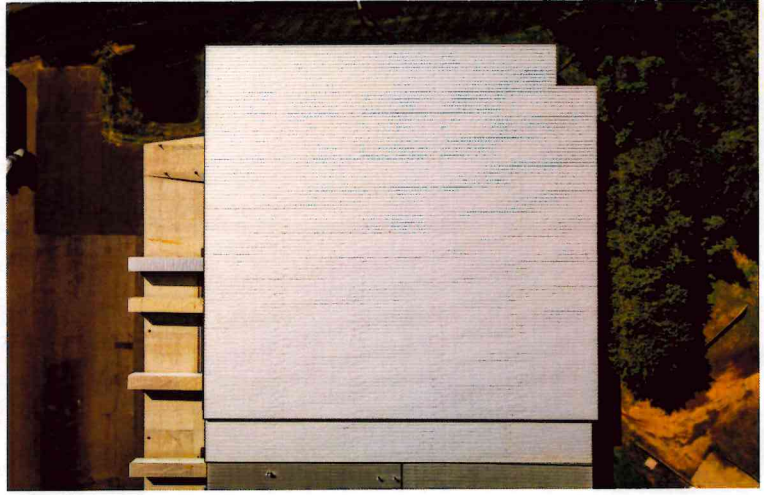
Construction Manager

### OWNER

Westside Warehousing

### PROJECT SIZE

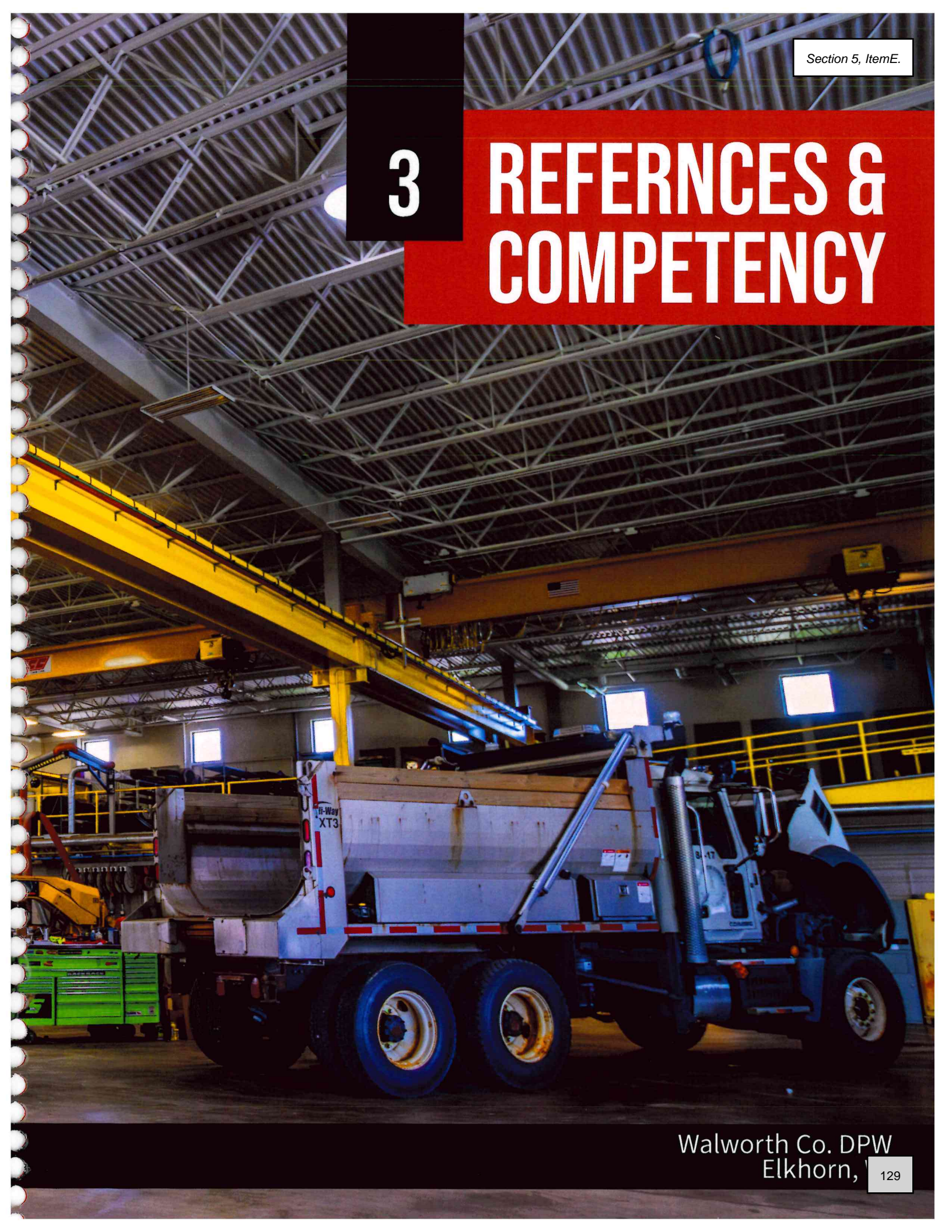
75,000 SF





3

# REFERENCES & COMPETENCY





# 4

# STAFFING





# 5

# PROJECT APPROACH



# PRE-CONSTRUCTION SERVICES

As the most important phase in the process, pre-construction is where key decisions are made and a groundwork for success is established. From day one, we collaborate closely with all members of the project team to provide our expertise and insights to ensure a successful project.

## SERVICES

FACILITY STUDIES	LONG LEAD TIME PROCUREMENT	OWNER DIRECT PURCHASING
LIFE-CYCLE COST ANALYSIS	ESTIMATING & BUDGETING	CASH FLOW SCHEDULING
VALUE ENGINEERING	SCHEDULING & PHASING	LEED CERTIFICATION
CONSTRUCTABILITY REVIEW	BIDDING & AWARDING	

### ESTIMATING & BUDGETING

The Scherrer estimating team works closely with our clients and architect partners to develop the preliminary project budget. This budget is pivotal in the project's financial planning as the baseline for all design phase budgets.

Budget updates are generated at each interval of the design phase: Conceptual Design, Schematic Design, Design Development, and Construction Documentation.

Our team consistently tracks budget items as the design progresses to ensure budget adherence. Open communication is upheld throughout this and all phases of pre-construction.

### VALUE ENGINEERING

Value engineering is an integral part of our process. We thoroughly analyze project requirements and explore alternatives that can positively impact the budget without compromising quality.

Our experienced team will evaluate proposed systems to identify opportunities for enhancing project deliverables. Our strategic approach to value engineering allows our clients to gain a comprehensive understanding of how their decisions can influence construction costs and the long-term performance of the systems.

### SCHEDULING AND PHASING

A detailed schedule/phasing plan is critical to developing an accurate budget .

The schedule is divided into phases, clearly outlining the planned sequence of operations. As the design progresses, the schedule is reviewed and updated, enabling recalculations that identify the critical path, milestones, and project completion date. Including the schedule with the bid documents ensures that subcontractors are aware of what time of year their work is taking place allowing them to provide a more accurate bid.

### BIDDING AND AWARDING

Scherrer coordinates the bidding process by actively soliciting bids from our extensive network of qualified subcontractors and suppliers. We actively encourage businesses local to the project to bid.

Our plan distribution software further enhances the bidding process and drives competitive bids, allowing us to maintain an average of 4.51 bids per trade.

Once bids are submitted, we will perform scope reviews with all subcontractors to ensure bids are complete then make recommendations to the Owner.

## VALUE ENGINEERING

*"We met regularly to discuss options that wouldn't take away from the big scope of the project.*

*I trusted Scherrer to say, John, you could reduce this here and it's going to be a very minimal impact, or on the flip side, you could reduce here, but in five years you're going to pay for it on the back end.*

*They're great communicators and they also give us the information that we needed to make the right decisions as we went through the process."*

- John Gendron  
District Administrator | Westosha High School



# DESIGN-BUILD SERVICES

Scherrer's Design-Build services bring design, construction, and ownership together under one team. With our in-house architect working alongside project managers, estimators, and superintendents, we streamline communication, accelerate delivery, and create a seamless experience for our clients.



Our Design-Build delivery method integrates design, construction, subcontractors, and ownership under a single point of responsibility. This streamlined approach strengthens communication, minimizes delays, and drives collaboration that fosters innovation and higher-quality project outcomes. With design and construction working together from the start, cost considerations are built into every decision, resulting in earlier knowledge of firm costs, fewer changes, and fewer claims. By allocating risk to those best positioned to manage it, projects are completed faster, more cost-effectively, and with greater budget certainty. In many cases, our in-house design services also deliver additional savings compared to outsourcing to outside architects. Design-Build is especially effective for small to medium-sized, complex projects that demand speed, cost control, and seamless delivery.

# CONSTRUCTION SERVICES

Since 1928, we have made it our main goal to build structures that have the right balance of functionality, cost-efficiency, and timeless aesthetic appeal. We are dedicated to a gold standard of service and our ongoing efforts have earned us numerous construction awards, including Builder of the Year.

## SERVICES

- |                               |                           |                                      |
|-------------------------------|---------------------------|--------------------------------------|
| SAFETY PLANNING & ENFORCEMENT | ACCOUNTING & COST CONTROL | SELF-PERFORM TRADES                  |
| PROJECT MANAGEMENT            | QUALITY CONTROL           | SUBCONTRACTOR MANAGEMENT             |
| JOB SITE MANAGEMENT           | PROGRESS REPORTING        | COMMUNICATION & MEETING FACILITATION |
| SCHEDULE MANAGEMENT           |                           |                                      |

### COMMUNICATION & MEETING FACILITATION

Effective communication among the project owner, teams, and subcontractors is vital for construction success, ensuring progress updates and strong relationships.

#### OAC MEETINGS

The owner, architect, and contractor (Scherrer) meet weekly at the job site to review progress, budgets, and address open items, with meeting minutes and an updated project schedule shared with stakeholders after each meeting.

#### SUBCONTRACTOR MEETINGS

The project manager meets with subcontractors and suppliers to discuss schedules, critical path items, and coordination issues, while distributing meeting minutes and an updated project schedule to all stakeholders afterward.

Project stakeholders are informed via a monthly report including:

- Safety
- Manpower, Project Status, and Schedule
- Budget, Change Order Log, Projected Cash Flow, and Construction Bulletin Summary
- RFI Tracking
- Contractor Directory and Progress Photos

Ongoing communication occurs with the project architect, subcontractors and other key stakeholders. The project manager visits the job site regularly to address potential issues and assess progress.

### TECHNOLOGIES

Scherrer utilizes a variety of platforms to share information, including DocuSign, PlanSwift, On-Screen Takeoff, Bluebeam, and Procore.

### DOCUMENTATION

All project documentation, including drawings and specifications with past revisions, project photos, submittals, inspections, reports, meeting minutes, job schedules, daily job reports, contracts, change orders, and cost status, will be stored on Procore.

### COST CONTROL

To control costs throughout the, the project manager will update the budget using reports that offer an accurate and timely analysis of costs. Regular budget updates will be presented to the Owner for their review.

### QUALITY ASSURANCE QUALITY CONTROL

Scherrer’s QA/QC program ensures a level of quality that exceeds industry standards. QA/QC meetings are held regularly throughout the project. Specified materials and installation methods are reviewed with subcontractors prior to installation.

### DISRUPTION AVOIDANCE (IF WORKING IN OCCUPIED SPACES)

Prior to sub-bidding, we will determine the safe tolerance for construction activity. Required phasing, hours of construction activity, and controls that will be built into the subcontracts and master schedule. Effectiveness of these controls is measured through daily communication with the Owner and at weekly Owner meetings.



# POST-CONSTRUCTION SERVICES

We believe that creating a building is an ongoing project that doesn't just end when construction is complete. We take pride in maintaining solid relationships and continue to serve our clients to ensure every aspect of the project meets their full expectations.

## SERVICES

- BUILDING SYSTEMS COMMISSIONING
- OWNER SYSTEMS TRAINING
- DIGITAL CLOSE-OUT PROGRAM
- OPERATIONS & MAINTENANCE MANUALS

- TRAINING VIDEOS
- AS-BUILT RECORD DRAWINGS
- OCCUPANCY CERTIFICATION
- WARRANTY CERTIFICATES & SUPPORT

## PROJECT CLOSE OUT

The closeout process is critical to ensure our clients are ready to move into and utilize their new facility. Our project team will oversee the turnover and commissioning of your building by creating a detailed operational maintenance and management plan.

Manuals for operating and maintaining your new equipment will be compiled, cataloged, and include project documentation, photos, record drawings, warranties, and O&M manuals. This information will also be provided in a digital format for ease of use and distribution among the maintenance team.

We will organize required training and offer support throughout the warranty period.

## WARRANTY

Prior to one year of occupancy, Scherrer will conduct a post-construction walk-through. Together with the client, a checklist of items is inspected and tested to ensure that they meet the agreed-upon standards. These items may include electrical systems, plumbing fixtures, HVAC systems, roofing, and flooring. Any deficiencies found during the walk-through are documented and addressed.



## WARRANTY, OPERATION & MAINTENANCE MANUALS

Manuals for operating and maintaining your new equipment will be compiled, cataloged, and include project documentation, photos, record drawings, warranties, and O&M manuals. This information is also provided in a digital format for ease of use and distribution among the maintenance team.

We will organize required training and offer support throughout the warranty period and beyond.



# SCHERRER SAFETY PROGRAM

Our continued superior performance is built upon an uncompromising commitment to safety. The well-being of our employees, clients, trade partners, site visitors, and the public is our highest priority. Our goal is simple: every employee returns home in the same condition in which they arrived. Our Safety Director is responsible for developing, implementing, and monitoring all corporate safety programs to ensure compliance and continuous improvement.

## TRAINING AND CERTIFICATIONS

Safety begins on Day One. All employees complete Scherrer's Safety Orientation before stepping onto a jobsite. All supervisory personnel maintain OSHA 10-Hour or 30-Hour certification. All employees receive annual refresher training, with additional instruction provided as required by project-specific needs.

## JOB SPECIFIC SAFETY PLAN (JSSP)

Every project has a pre-construction meeting prior to breaking ground. Information gathered during this meeting is used to create a customized Job Specific Safety Plan (JSSP), which is issued as part of the project documents. This plan includes emergency procedures, site-specific protocols, and daily job briefing requirements. All contractors working on-site are required to review, acknowledge, and comply with the JSSP. No individual is permitted to work on the jobsite until all required safety documentation, including JSSP review, is completed.

## SAFETY COMMITTEE

Scherrer's Safety Committee's primary purpose is to reduce or eliminate injuries and strengthen our safety culture. The committee reviews safety policies, evaluates all incidents, determines root causes, and implements corrective actions. Through this process, we foster a proactive, continuously improving safety culture rather than a reactive one.

## DAILY JOB BRIEFINGS

Daily job briefings are led by the Superintendent and/or Foreman. During these meetings, trade partners and Scherrer personnel review the day's planned tasks, associated hazards, and the steps that will be taken to mitigate risks.

## SAFETY AUDITS

Daily safety audits are conducted by the on-site Superintendent and subcontractor Foremen to ensure compliance and reinforce accountability. In addition, the Safety Director performs weekly jobsite audits to verify adherence to safety standards and identify potential upcoming hazards.

## WEEKLY SAFETY MEETINGS

All jobsite personnel are required to attend weekly safety meetings. Supervisory staff conduct project-specific "Toolbox Talks" addressing relevant safety topics and jobsite conditions.

# SELF-PERFORM TRADES

Throughout our history, we have assembled a team of highly skilled craftsmen who embody a strong work ethic and a deep understanding of what it takes to deliver exceptional workmanship.

We collaborate with our local trade unions to maximize the employment of local craft workers and ensure proper manpower is allocated to each project.

Our self-perform trades significantly enhance the overall project by providing the benefits below.

### SCHEDULE CONTROL

By using our self-perform trades on our projects, we are able to control the project schedule and ensure all critical milestones are achieved.

### QUALITY

Our crews' tenure in the construction industry, along with their experience in completing work to Scherrer's high standards, helps optimize the quality of the work performed, efficiency in the field, and collaboration with our office team.

### COST CONTROL & EFFICIENCY

Our experienced self-perform crews provide a distinct advantage in accurately estimating project costs. During construction, our crews possess a predetermined understanding of the project scope and production requirements.

### LOCAL INVOLVEMENT

Utilizing local craftsmen assures the work stays local and gives workers a sense of ownership and pride to be working on projects within their own community.

### SELECTIVE DEMOLITION

Selective demolition involves carefully and strategically removing specific parts of existing structures.

- Structural demolition including bracing and shoring
- Interior walls
- Interior flooring and ceilings
- Removal of cabinets, accessories, etc.

### CONCRETE

Our concrete services cover a wide range of applications including:

- Footings
- Foundation walls
- Slab on grade and concrete topping
- Site concrete (sidewalks, retaining walls)
- Ramps and stairs on grade

### MASONRY

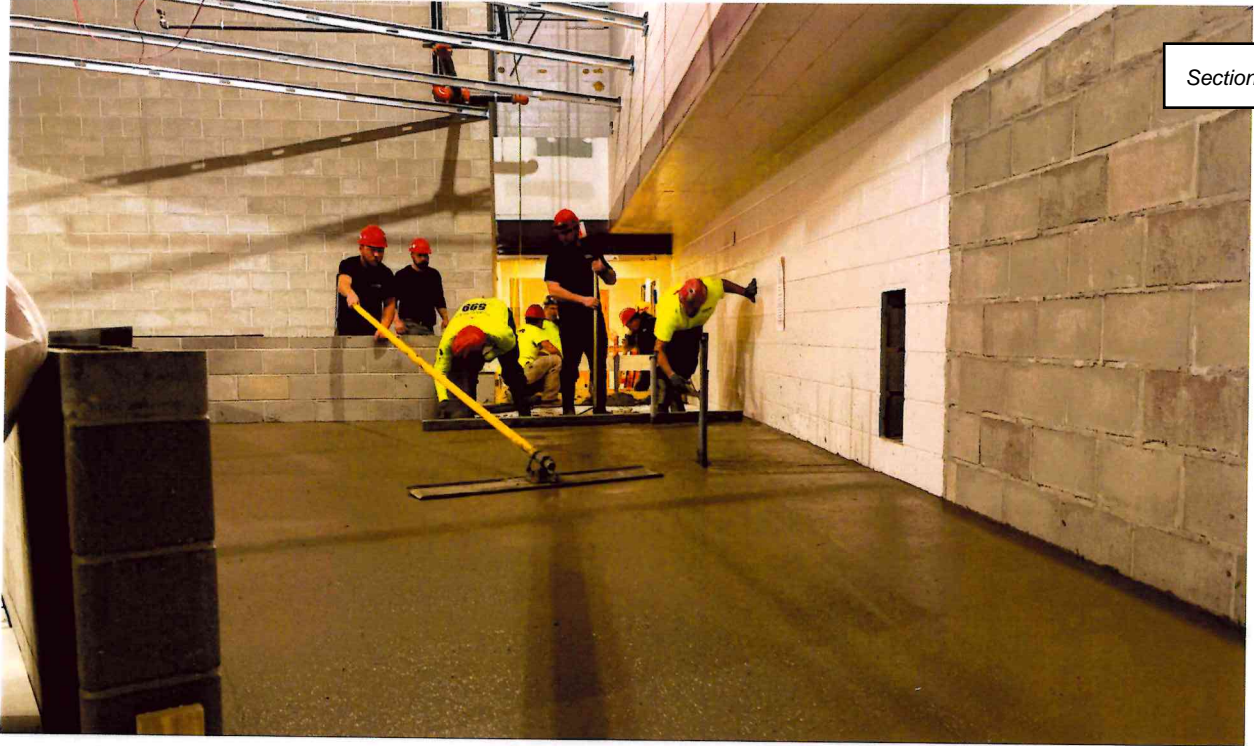
Ideal for both new construction and renovations, our masonry services offer:

- Structural/load bearing CMU walls
- Interior non-load bearing walls
- Exterior block walls
- Brick/stone facade work
- Maintenance (restoration, tuckpointing)

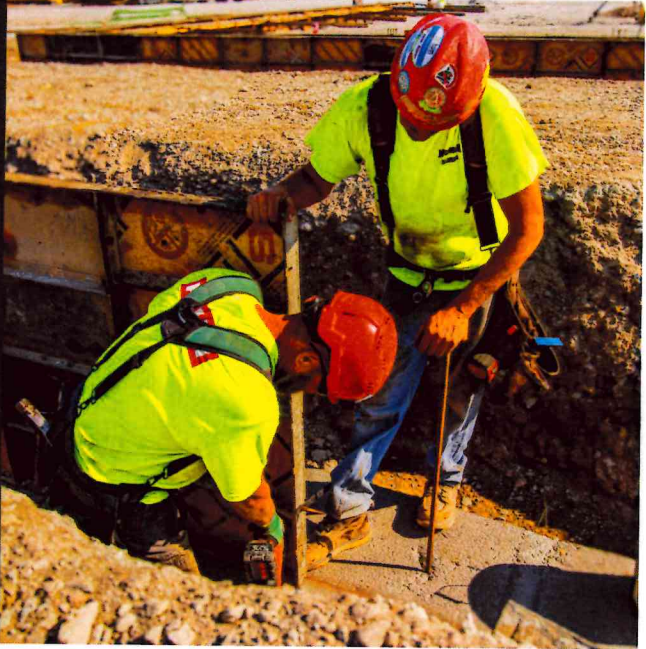
### CARPENTRY

From framing to finishing touches, our carpentry crews provide:

- Rough blocking
- Rough framing
- Finish carpentry (cabinets, trim, doors, accessories)



HIGHLY EXPERIENCED  
**QUALIFIED  
CREWS**  
ACROSS ALL TRADES



# SCHERRER'S COMMITMENT TO SUPPORTING OUR COMMUNITIES

At Scherrer Construction, community involvement is a core value. To further our commitment to giving back, we established our nonprofit organization, Scherrer Cares. Through this program, we proudly support a wide range of local organizations, with a strong emphasis on first responders. Each year, Scherrer Cares makes an annual donation to Back the Badge, reinforcing our ongoing support of law enforcement and those who serve and protect our communities. In addition, our outreach extends to military organizations, libraries, schools, animal shelters, and other local initiatives that strengthen the communities we serve.



LEARN MORE ABOUT HOW SCHERRER CARES SUPPORTS WISCONSIN COMMUNITIES AT:  
[scherrerconstruction.com/scherrercares](http://scherrerconstruction.com/scherrercares)



# Scherrer

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[SCHERRERCONSTRUCTION.COM](http://SCHERRERCONSTRUCTION.COM)

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Burlington, WI 53105  
P: (262) 539-3100

## WAUSAU

151411 Robin Lane  
Suite 100  
Wausau, WI 54401  
P: (715) 804-0830

## EAGLE RIVER

509 E Wall Street  
Eagle River, WI 54521  
P: 715-337-2777





**Report to CLIPP**

**Agenda Item:** Discussion and Possible Action: Trails and Leisure for Village Owned Property on Lea Rd.

**Meeting Date:** June 1, 2026

**Referring Body:** CLIPP

**Committee Contact:** Aaron Myszka

**Staff Contact:** Greg Ulman

**Report Prepared by:** Greg Ulman

**AGENDA ITEM:** Discussion and Possible Action: Trails and Leisure for Village Owned Property on Lea Rd.

**OBJECTIVE(S):** To have the CLIPP Committee discuss the potential trails and leisure activity on the Village owned property by Lea Rd.

**HISTORY/BACKGROUND:** On August 4, 2025 CLIPP voted to add trails to the Village owned property on Lea Rd. by the municipal wells. The plan was to make roughly a half-mile of trails for biking and walking. Village crews were to cut trees down, remove the stumps, smooth the terrain, and gravel and mulch the trails. In addition, there was to be a gravel parking lot off of Terrebonne Dr.

Cost Breakdown:

Walking path – 1,300ft.	\$9,000
Bike path – 2,600ft.	\$26,000
Mulched Trails -	\$6,500
Parking Lot -	\$14,000
Driveway -	\$3,000
<b>Totals:</b>	<b>\$58,500</b>

The costs above reflect the prices of gravel and trucking costs to do the project.

Recently members of CLIPP asked where we were at with the project. Currently, we have the trails cut in and are at the stage of removing the stumps. They also asked us to not add the gravel and just leave the trails in a natural state of short grass suitable for walking when the project is complete. This would save the Village thousands of dollars from the park fund account. By doing this we would need a vote from CLIPP and the Village Board since the Village Board approved the original scope last fall.

**RECOMMENDED ACTION:** To give direction as CLIPP sees fit.

Maxar 200 ft Powered by Esri Maxar 200 ft Powered by Esri  
Map 3.2: This feature displays the floodplain, areas of interest and possible trail extent within the parcels (left) and the trail design within the floodplain and areas of interest (right).

Ultimately, the final design is as follows:



Map 3.3: This map displays the final trail design within the study area.

### Trail Amenities

The final suitability analysis that needed to be conducted was for park amenities. The important criteria for trail amenity placement is as follows: