

CITY OF STOUGHTON  
DEPARTMENT OF  
PLANNING & DEVELOPMENT  
381 East Main Street, Stoughton, WI. 53589  
(608) 873-6619      [www.ci.stoughton.wi.us](http://www.ci.stoughton.wi.us)

RODNEY J. SCHEEL  
DIRECTOR

Date: February 28, 2012  
To: David McKichan  
Public Works Committee Chairperson  
From: Rodney J. Scheel  
Director of Planning & Development  
Subject: Items for Public Works Committee – March 1, 2012

The following items are being presented for your action.

#### **Architectural Services – Public Safety Building**

As previously discussed with your committee, several repair and improvement efforts are scheduled to be completed this year at the Public Safety Building, including reroofing, evidence ventilation, bathroom remodeling, etc. We sought proposals and after review of the proposals, we recommend proceeding with lowest priced candidate, Strang, for \$25,000. Their experience with our facilities, their reputation and experience as well as being the lowest cost supports staff's recommendation to enter into an agreement with Strang for this project.

#### **Stormwater Adaptive Management Program**

The City operates under a stormwater discharge permit and is also required to meet phosphorus requirements of the Rock River TMDL that were adopted in September, 2011. The Madison Metropolitan Sewerage District (MMSD) is undertaking an Adaptive Management (AM) Study to evaluate methods for stakeholders to meet these requirements. The City's load allocation assigned in the TMDL is above the City's current modeled discharge. Most municipalities and wastewater facilities (including Stoughton Wastewater Treatment Facility) must reduce their phosphorus load to comply. We recommend participating in this study to evaluate credit trading options that may surface as part of this study. MMSD has identified that the City's cost for participation in this study is \$0. Staff recommends participation in order to keep current with the study and possible impact on the City.

#### **Elven Sted Stormwater Maintenance Agreement**

As previously discussed with your committee, the Elven Sted development on Dunkirk Avenue/Eighth Street incorporates a City owned storm water management area. One objective of the developer, Movin' Out, was to create an opportunity for a tenant to raise and harvest native vegetation seeds in the storm water management area of the storm water management area in exchange for maintenance of the area on behalf of the City. This will reduce efforts by City staff to maintain this area and may prove as a model for future areas.

A draft agreement has been proposed by representatives working with the Permittee for our consideration.

If you have any questions, please contact me.

cc. Mayor Donna Olson  
Street Superintendent Karl Manthe

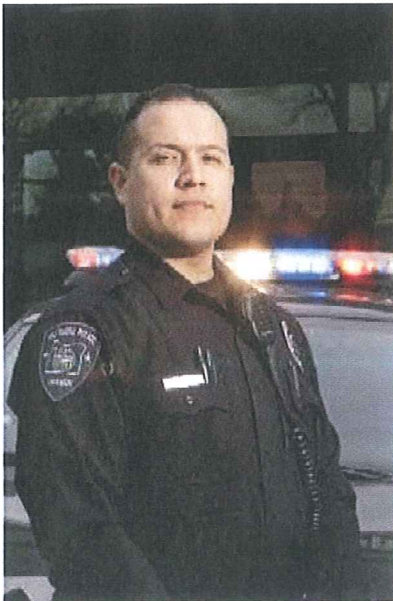
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## COMPANY OVERVIEW

For decades Strang has been instrumental in the planning and design of municipal projects like yours, customizing our solutions to the unique needs of each client/user group and community. We have built a solid reputation for creative and cost-effective design solutions, on-time delivery, quality workmanship and unsurpassed value.

### About Us

Established in 1935, our team of experienced architects, engineers and planners has grown over the years to include national and international professionals, offering fresh vision and diverse design solutions. We stand firm in our belief that an environment designed around open communication and sharing of ideas strengthens the overall quality and creativity of our solutions, while directly benefiting our clientele. This client-centric atmosphere ensures direct access to the decision-makers and design teams assigned to your project. Moreover, we will be present at all stages of your project.

Our extensive history and diverse clientele have awarded us expertise in the design of technologies and applications that hadn't previously existed in the marketplace. We research ways to make our clients' visions a reality, applying innovative and creative design solutions never before imagined.

Strang's work focuses on the planning and development of sophisticated environments such as governmental/municipal facilities, R&D, mixed use, health care and Class A office spaces. As technology and operational practices change, Strang leads the way, meeting current needs while planning for tomorrow's technology. We will provide cost-effective, innovative design applications that have proven successful across varying industries. Moreover, our decades of expertise will be extremely beneficial as we explore the best ways to meet the needs and desires of the various groups this proposed station will serve.

### *Our Culture and Design Approach*

Strang's forward-thinking design approach will address current facility needs, while anticipating tomorrow's. In close collaboration with each user group, we will develop designs that not only reflect The City of Stoughton Police Department's culture and strategic mission, but the Stoughton community. In addition, we are committed to providing the best value for the investment.

We measure the success of our efforts by how well our buildings serve their users, and by applying a process that emphasizes:

- Client involvement throughout the entire process
- Creative approach to problem solving
- Effective communication
- Proactive budget and schedule management
- High standards of professional practice
- Plan for future growth and change

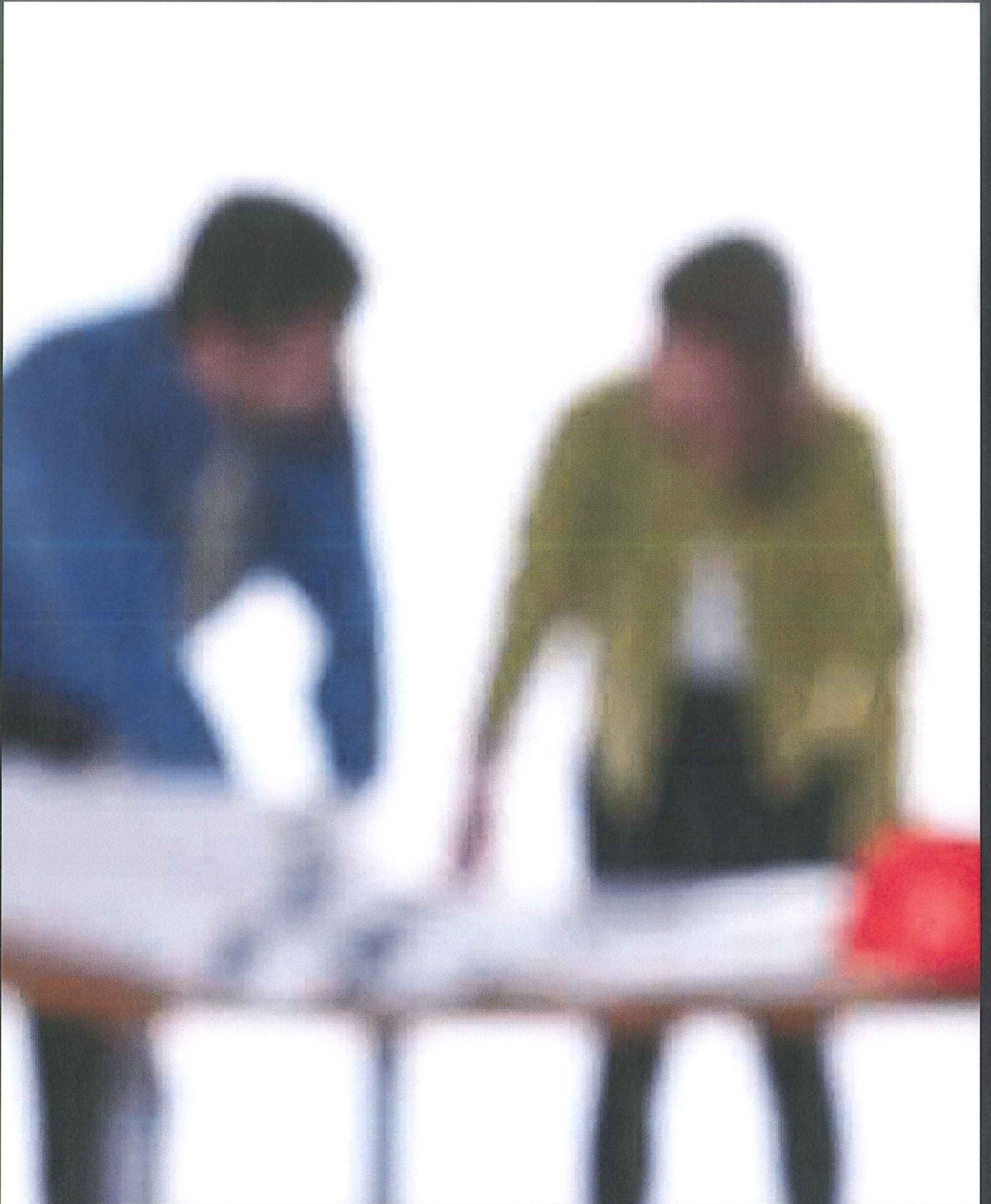
Strang has continued to have a solid commitment to, and be instrumental in the success of, various projects designed to enhance Dane County communities. *Our firm has a 77 year history of working with, and within, the City of Madison and surrounding communities.* Our familiarity with the review process, and strong working relationship with these communities, will help streamline communication and accelerate your project.

Understanding the importance of environmental sensitivity and energy conservation, Strang has assembled a team of talented professionals with a depth of experience in sustainable strategies and the LEED® certification process. Our team offers you the following important benefits:

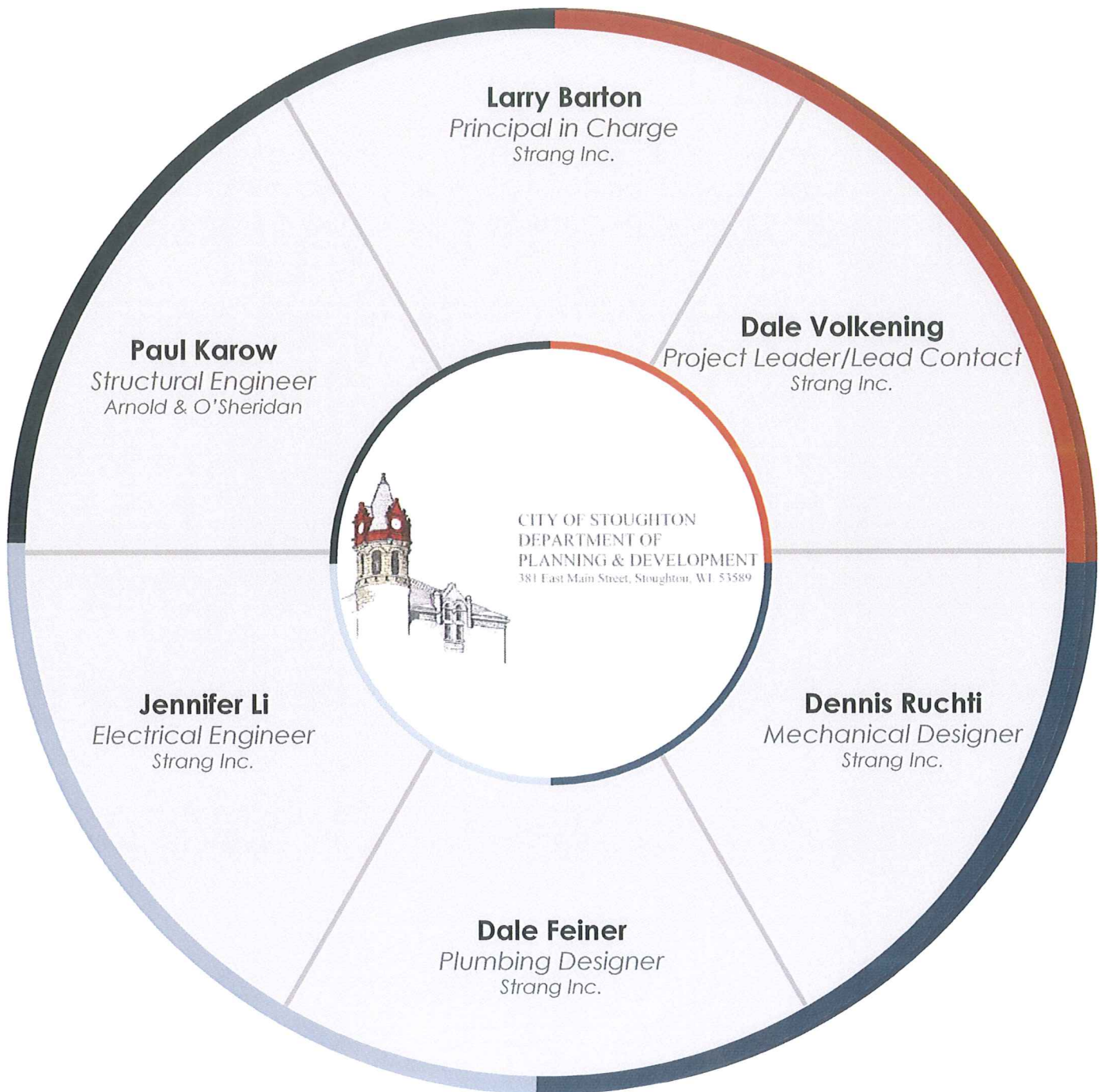
- A cost conscious design approach that encourages innovation and your advisory board's interaction
- Unmatched design creativity to assure your project reflects your vision
- Established working relationships with local regulatory authorities to streamline the approval processes
- A reputation for accurate budgets, maintaining schedules, and high quality design

We understand the significance of your project, its potential to improve city services, and provide a safer community. The following page highlights the services that Strang can provide to your project.

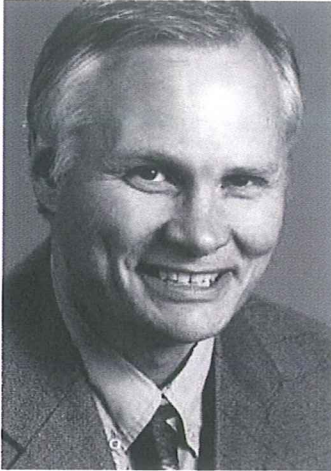




## Staff Qualifications: Team Bios





**Education:**

Associate Degree,  
Architecture, Madison  
Area Technical College,  
1984.

AIA/I.D.P. Architect  
Internship from 1985 to  
1990.

Registered Architect in  
Wisconsin, 1991.

LEED Accredited  
Professional.

Larry has 26 years of broad-based experience in a variety of building types, including schools, offices, laboratories, and municipal and religious buildings. His background includes studies, remodeling, additions, and new building design. Larry's relevant projects include:

**City of Madison Fire Stations, Madison, WI**

Principal-In-Charge for schematic planning of multiple fire station remodeling projects including code compliance and accessibility upgrades.

**City of Stoughton City Hall, Stoughton, WI**

Project Manager for study, design, and construction administration of 50,000-s.f. of remodeling and addition to city departments. First, a comprehensive space needs analysis of all city operations and departments including Administration, Fire, Police, Utilities, Senior Center, Parks & Recreation, Youth, Streets and Library was conducted. In addition, present and future parking requirements were analyzed. Following design of departmental space, a detailed construction schedule was developed to provide smooth relocation of city departments without interruption of city services.

**City of Elkhorn Police Station, Elkhorn, WI**

Project Principal for 10,000 square feet conversion of office space into a new police station.

**Middleton Library, Middleton, WI**

Project Manager for renovation of an existing first floor level and coordination of the two floors. Design of a reading porch and young adult area.

**City of Madison Public Health Office & Library, Madison, WI**

Project Manager for 24,000-s.f. renovation of an existing 2-story shopping center into a public health office and library. The remodeled facility includes offices, a clinic, reception area, public community space and library. Special attention was given to creating a humanistic, safe, and user-friendly environment that protects patient confidentiality, reflects the neighborhood culture, and supports collaboration among several departments. In the library, emphasis was placed upon aesthetics, acoustics, and lighting, as well as exceeding ADA requirements and supporting current and future technologies.

**City of Portage Space Needs Analysis, Portage, WI**

Project Manager for independent assessment of departmental space needs. Including administrative offices, fire, police, senior center, and park and recreation.

**Stoughton City Hall, Masonry Restoration, Stoughton, WI**

Project Manager for a 3,000-s.f. masonry restoration of the existing historic 1900 Romanesque city hall structure. The work included cleaning, repair and tuck-pointing of brick masonry and stone.

**Alliant Energy Center Exhibition Hall, Madison, WI**

Project Architect for design of this world-class 255,000-s.f. Exhibition Hall, which is part of a full-service, multi-building exposition facility. The versatility of space within the Hall accommodates up to 600 10-ft. by 10-ft. exhibits simultaneously, with meeting services for the diverse needs of groups ranging from 12 to 2,000 participants. The Wisconsin AIA awarded this facility the 2000 Honor Award.

**Education:**

Bachelor's degree,  
Architecture,  
University of Michigan,  
1973

Registered Architect in  
Wisconsin, 1975

With over 37 years experience in architectural planning, design and project management, Dale brings solid expertise to this project. He has been instrumental in the success of multiple projects for the City of Madison. His long-standing relationship with the City, exceptional management skills, and reputation for "getting it done, and done right" will be a direct benefit to our team, and the overall quality of your project. Dale's relevant projects include:

**City of Madison Fire Department Administration Building, Madison, WI**

Project Manager for 3,500 square foot administrative building remodel. Security and separation between the reception desk and the public entrance was an important factor in this design. Other projects included exterior ramp finishes and ADA compliance regulation for the restrooms.

**City of Madison Fire Department Fire Station #1 Remodel, Madison, WI**

Project Manager for 1,200 square foot fire station remodel. Project included a kitchen remodel, ADA code compliance regulations for the restrooms, and state-of-the-art security functions for the reception area.

**Madison Area Technical College Truax Campus Expansion, Madison, WI**

Project Manager for this 15,600 square foot \$1.5 million remodeling and addition to two of the main campus buildings. Work includes expansion of administrative offices and the information technology department. Part of the project involves constructing a new second floor over the existing first floor cafeteria, which presents special challenges for design and construction.

**Kegonsa Elementary School Addition, Stoughton, WI**

Project Architect for an 8-classroom addition to the elementary school. Work included site design as well as overall planning and coordination of the building expansion.

**Verona Schools Additions and Remodeling, Verona, W**

Project Architect for several expansions and remodeling projects at the elementary and middle schools. Work included academic classrooms, faculty and administration offices, art studio, industrial arts shop, and food service facilities.

**Sun Prairie High School Addition, Sun Prairie, WI**

Project Architect for a \$6 million addition to the high school. Work included the design of classrooms and support space for the full spectrum of academic departments, industrial arts, athletics, and administration.

**Monona State Bank, Cottage Grove, WI**

Project Manager for this 8,300-s.f. new branch. The bank includes a reception/waiting area, teller lines, private and open offices, drive-up services, an automated teller machine, and conference and closing rooms. A 30-person community room in the basement level will offer separate, secure access for after-hours use for variety of community groups.

**Education:**

Associate degree,  
Architectural  
Technology, Madison  
Area Technical College,  
Madison, WI

State of Wisconsin  
Licensed Designer of  
HVAC Systems.

State of Wisconsin HVAC  
Qualifier Certification.

Dennis has over 30 years of comprehensive HVAC design experience. He has provided mechanical engineering services for new construction and the alteration and renovation of existing facilities. Dennis evaluates multiple system alternatives as they relate to performance, energy efficiency, owners' requirements, and appropriate industry guidelines. He designs systems that meet the owners' criteria for performance, equipment life expectancy, maintainability and costs. He also carefully considers future expansion, flexibility and increased performance requirements. Dennis' representative experience includes:

**Stoughton Opera House / Stoughton, WI**

Design/Build Engineer for HVAC system upgrades of the opera house to provide overall energy savings and improve comfort in the seating areas, office and dressing rooms.

**Oshkosh Correctional Institution Expansion / Oshkosh, WI**

HVAC Engineer for the 1250 bed addition including 1500 HP hot water central boiler plant, central food service facility, maintenance facilities, classrooms and housing units.

**Racine Correctional Institution / Sturtevant, WI**

HVAC Engineer for the conversion of a private school campus to an 850 bed correctional institution with housing, food service, offices, maintenance shops, education and recreation facilities. The central hot water boiler plant included the reconditioning of surplus boilers.

**Jackson Correctional Institution / Black River Falls, WI**

HVAC Engineer for the new 1000 bed facility including housing, food service, offices, maintenance shops, education and recreation facilities. Central hot water heating plant.

**Dean / St. Mary's Clinic Expansion / Baraboo, WI**

Design / Build Mechanical Engineer for a 15,000 square foot addition and remodeling of procedural, exam and clinic services, offices, reception and processing areas.

**Sauk Prairie Memorial Hospital / Prairie du Sauk, WI**

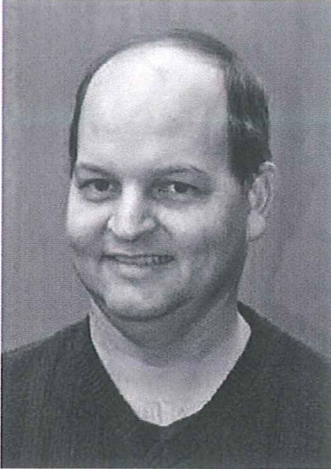
Design / Build Mechanical Engineer for several remodeling projects for expansion of the hearing labs, sleep disorder labs, surgery and code upgrades.

**Hartford Clinic Expansion and Remodel / Hartford, WI**

Design / Build Mechanical Engineer for a 20,000 square foot addition and remodeling of procedural, exam and clinic services, offices, reception and record storage areas.

**The Oaks Office Building / Madison, WI**

Design/Build HVAC Engineer for the construction of this two-story, 50,000 square foot office building. The project required design phasing to ensure construction schedules for multiple tenants.

**Education:**

Associate Degree  
in Architectural  
Technology, Madison  
Area Technical College,  
1991.

State of Wisconsin  
Licensed Designer of  
Engineering Systems,  
2007

**Specialized Expertise**

- / 19 years' experience
- / Plumbing design
- / CADD
- / Field surveying
- / Mechanical and electrical design
- / Healthcare, corporate and municipal buildings

**Middleton Cross Plains School District Kitchen / Middleton, WI**

Plumbing Designer for a 2000 meals/day prep kitchen. Project entailed grease interceptor sizing, hot water system sizing, cart and vehicle washing station, and light laundry system. Worked with local kitchen consultant on locations and sizing.

**State Of Wisconsin Investment Board / Madison, WI**

Plumbing Designer for 5-story phased remodel. Project included demolition and remodel of breakrooms, meeting rooms, and public restrooms of each floor. Also revision to roof storm drainage.

**Yellowstone Surgery Center Saint Vincent Health Care / Billings, MT**

Plumbing Designer for two-story 36,000 sq. ft. Outpatient Surgery Center four operating rooms, primary and secondary recoveries, procedure rooms, and locker rooms with showers. This project included standard plumbing with special equipment, including sterilizers free standing and countertop, with steam generator assisted. Purified water systems, ultrasonic cleaners, washer disinfectors, air compressor. Project included overseeing medical gas design and installation.

**2-Story Medical Office For Prevea Clinic / Green Bay, WI**

Plumbing Designer for 45,000 sq.ft. medical office clinic which included pediatrics, general family practice, general surgery/internal medicine, ophthalmology, and lab with testing. Special equipment Dade System Analyzer, with Millipore purified water system. Specifying Sprinkler system, gas piping, and storm water drainage. Project occupied spring of 2002.

**Mt. Zion Church / Madison, WI**

Plumbing Designer for 2-story church facility. Project entailed general plumbing design with full Emerson baptistery tank. New parking lot with new storm drainage.

**St. Luke's Church / Middleton, WI**

Plumbing Designer for 1-story with basement church remodel. Project included restroom relocation, and restroom addition with showering facilities. Building included retro fitting with new fire sprinkler system.

**Education:**

Bachelor's degree, Electrical Engineering, University of Wisconsin - Madison, WI

Licensed Professional Engineer

LEED Accredited Professional

Jennifer is well known for her problem-solving skills and ability to find cost savings contracting process. Li was chief of construction as a first lieutenant at US Air Force Ali Al Salem Air Base in Kuwait where she managed 20 active construction projects valued at more than \$3 million.

Jennifer's experience includes lighting, power distribution, fire detection, security, communications, and electrical construction stands. Jennifer's relevant projects include:

**Truax Field ANGB / Madison, WI**

Electrical engineer for a 10,000 SF command post renovation project. Provided interior lighting design, utilizing a state-of-the-art computer driven, touch screen lighting control interface. Project scope also included power and special systems design for this high security, special purpose area.

**Austin Straubel International Airport / Green Bay, WI**

**Electrical engineer for Concourse B expansion project. Designed interior lighting and lighting control system for a new concourse adhering to stringent Wisconsin energy codes while maintaining the unique aesthetic criteria intended by the Architect.**

**Oconto County Highway Department / Suring, WI**

Electrical engineer responsible for the design of lighting and power distribution systems encompassing a new utility service and redesign of the existing antiquated distribution system for this maintenance and storage facility.

**Chippewa Valley Regional Airport / Eau Claire, WI**

Electrical engineer for the design of eight 3,600 square-foot aircraft hangars.

**Austin Straubel International Airport / Green Bay, WI**

Electical engineer responsible for providing the lighting, lighting controls, and power distribution design for all building systems.

**North Highlands ANG 162nd CCG / North Highlands, CA**

Electrical designer for the development of construction documents for the complete renovation of facility to include lighting, power, voice/data, public address, and fire alarm systems.

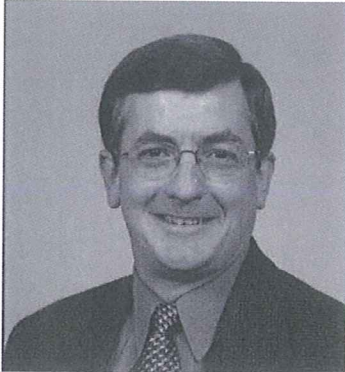
**Volk Field / Camp Douglas, WI**

Electrical engineer for bath house repair project. Provided design and preparation of plans, specifications, and cost estimate for electrical engineering services to incorporate lighting and power distribution.



**Paul Karow - PE**  
*Structural Engineer*

Paul has been a project engineer for facilities ranging from schools, office buildings, university facilities, and parking ramps. He has also performed duties as construction administrator for parking ramp renovation and served as project manager for projects such as the Dane County Exposition Center, General Electric/Lunar Corporate Office, Wisconsin Department of Revenue, and the Wisconsin Housing and Economic Development Association Office and Parking Structure project.



**Education:**

B.S. Civil Engineering,  
University of Wisconsin,  
Madison, 1981

Registered Professional  
Engineer – Wisconsin,  
1986, Indiana, 1997

**Professional Affiliations:**

American Institute of  
Steel Construction

The Masonry Society

Construction  
Specifications Institute

**Elm Lawn Elementary School / Middleton, WI**

**Kromrey Middle School Addition / Middleton, WI**

**Middleton Alternative High School Mechanical Screenwall Redesign / Middleton, WI**

**Middleton High School - Phase I Alterations to Structural Requirements for Partial Boring Wall Removal Office 105 / Middleton, WI**

**Middleton High School - Phase II Alterations to Main Lobby Option B Alternate / Middleton, WI**

**Sunset Ridge Elementary School / Middleton, WI**

**Columbus Elementary School Addition / Columbus, WI**

**D. C. Everest Junior and Sr. High Schools Additions and Remodeling / Schofield, WI**

**Green Bay East High School Phase I and II School Addition / Green Bay, WI**

**Green Lake Elementary School Addition / Green Lake, WI**

**Hawthorn Hills Elementary / Verona, WI**

**MMSD – FALK ELEMENTARY ADDITION / MADISON, WI**

**MMSD - Memorial High School Fieldhouse / Madison, WI**

**McFarland Middle School / McFarland, WI**

**Sparta Elementary and Middle School New Facility / Sparta, WI**

**Stoughton High School Pool Addition / Stoughton, WI**

**Viking Elementary School Addition / Holmen, WI**

**Waunakee Middle School / Waunakee, WI**

# Previous Experience



# Stoughton City Facilities

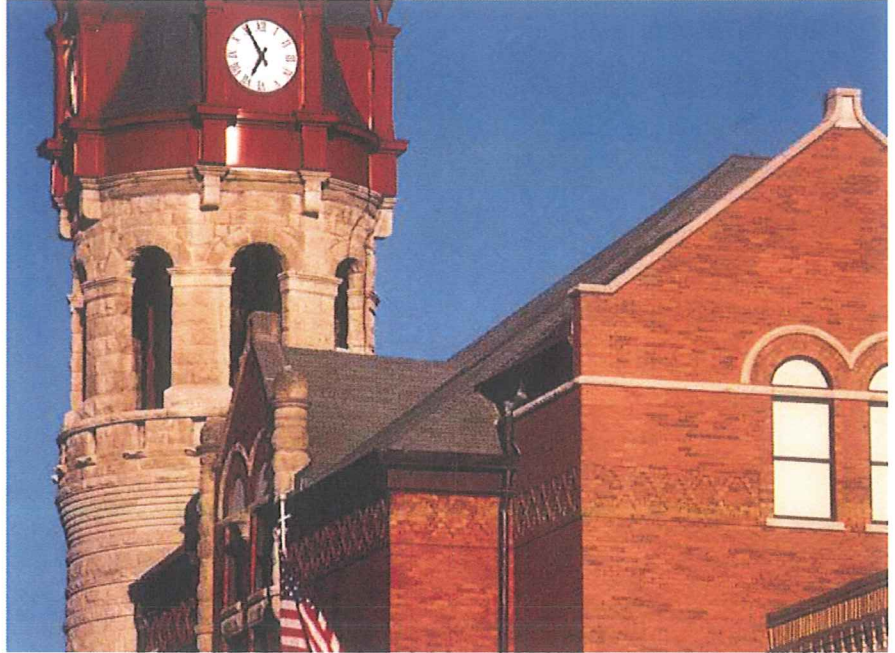
**LOCATION:**  
Stoughton, WI

**CLIENT:**  
City of Stoughton

53,000 sf total

**SERVICES:**  
Programming  
Interior Design  
Architectural Design  
Construction Administration

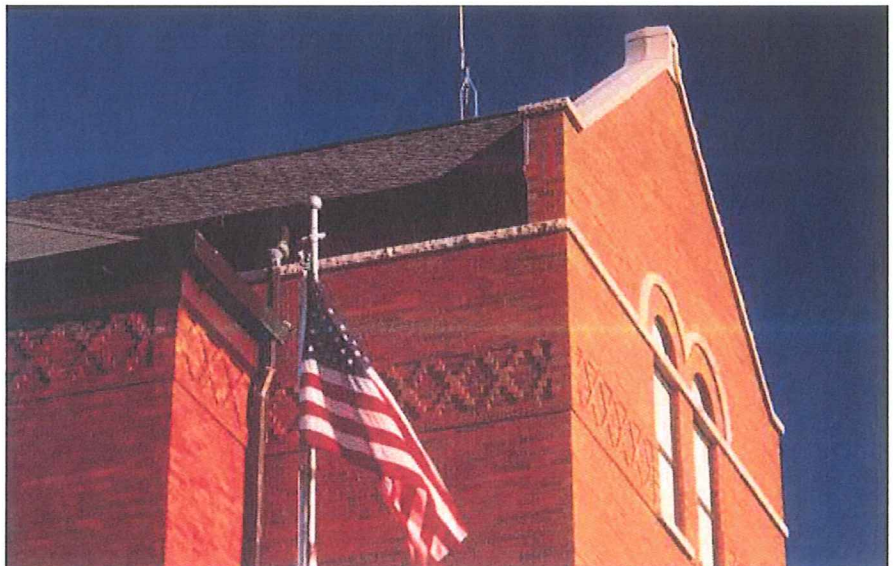
**CONTACT INFORMATION:**  
Rodney Scheel  
Stoughton City Facilities  
381 E. Main Street  
Stoughton, WI 53589  
ph. 608.873.6619



An initial needs assessment resulted in a phased improvement plan to address the space requirements of all the city operations and departments, including administration, fire, EMS, police, utilities, parks and recreation, youth, streets, library and senior center.

Phase one involved the remodeling of an historic 1900 Romanesque city hall, as well as the public safety and municipal utilities building. We added an elevator shaft on the exterior of the building, and also reviewed and addressed current and future parking needs. A detailed construction schedule provided smooth relocation of city departments without interruption of services.

A complete, two-step exterior masonry restoration of the historic city hall structure included cleaning, repair and tuckpointing of brick masonry and stone.





# City of Madison - Fire Department #1

**LOCATION:**

Madison, WI

**CLIENT:**

Madison Fire Department

1,200 sf total

**SERVICES:**

Programming  
Interior Design  
Architectural Design  
Construction Administration

**CONTACT INFORMATION:**

George Burke (ret.)  
City of Madison Fire Department  
325 W. Johnson Street  
Madison, WI 53703  
ph. 608.266.5956



Strang provided architectural services for this 1,200-square foot fire station remodel. The project included a kitchen remodel, ADA code compliance regulations for the restrooms, and state-of-the-art security functions for the reception area.

# McFarland Village Hall

**LOCATION:**

McFarland, WI

**CLIENT:**

City of McFarland

24,000 sf total

**SERVICES:**

Programming  
Interior Design  
Architectural Design  
Construction Administration

**CONTACT INFORMATION:**

Don Peterson  
McFarland Village Hall  
5915 Milwaukee Street  
McFarland, WI 53558  
ph. 608.838.3453



Strang designed a new 36,000-square foot, single story building to house the village's EMS, Fire, community development, outreach services and administrative departments. The design of the facility incorporates an accommodation for a 24,000-square foot, second floor addition in the future.



# Middleton Public Buildings

**LOCATION:**

Middleton, WI

**CLIENT:**

City of Middleton

Public Safty Building - 19,300 sf total  
 City Hall - 22,000 sf total

**SERVICES:**

Programming  
 Interior Design  
 Architectural Design  
 Construction Administration

**CONTACT INFORMATION:**

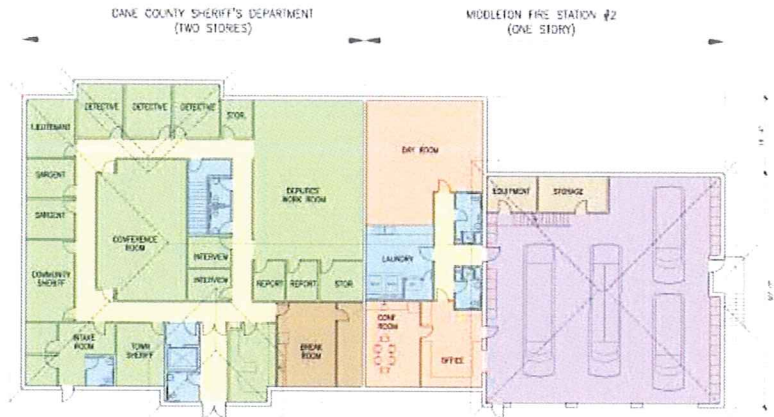
Public Safty Building:

David Shaw, Town Administrator  
 Town of Middleton  
 7555 W. Old Sauk Road  
 Verona, WI 53593  
 ph. 833-5887

City Hall:

Joel DeVore  
 Middleton City Hall  
 7426 Hubbard Avenue  
 Middleton, WI 53562  
 ph. 608.836.1368

**MIDDLETON PUBLIC SAFETY BUILDING**



Strang has completed the schematic design phase for a new Public Safety Building located in the Town of Middleton. Though built and owned by the township, the structure will provide facilities for Fire Station #2 of the Middleton Fire District and for the West Precinct of the Dane County Sheriff's Department. Strang met with representatives from all the agencies to program and design the two-level building on a sloping site in a rural neighborhood.

**MIDDLETON CITY HALL**

Strang programmed all City Hall functions by gathering existing information and interviewing staff to determine function and size of space for each office and department. After determining space needs and projections for the next ten years, we evaluated alternatives for the locations of each department within the existing building, as either an addition or a separate building.

The project also included an energy retrofit and exterior rehabilitation.

## REFERENCES

Project	Strang Contact	Client Contact
City of Madison Fire Department	Larry Barton, PIC Dale Volkening, PM	George Burke 608.266.5956
Middleton City Hall	Larry Barton, PM	Joel DeVore (Retired) 608.836.1368
McFarland Village Hall	Larry Barton, PM	Don Peterson 608.838.3153
City of Madison Facilities	Larry Barton, PIC Dale Volkening, PM	Jim Whitney 608.266.4563
Portage City Facilities	Larry Barton, PM	Sam Tapson 262.723.2219

*"The Village of McFarland worked with Strang on the design and construction of a new Municipal Center, which housed all public safety (Fire, EMS, and Police), Administration, community development, senior outreach services, and the local cable channel, under one roof. The experience was a very positive one for MCFarland as we found Strang to be good listeners who produced a creative and very original plan tailored to meet the specific needs of the community.*

*To be more efficient in the use of space and more cost effective, the Village directed to provide some common spaces to be shared by the Fire Department and the EMS Department. Strang was able to design these spaces in a sensitive manner that accommodated the different operating needs of the departments, while allowing them to maintain their separate identities.*

*The bidding and construction documents produced by Strang were very thorough. As a result, the Village received excellent bid prices and completed a very complex project on time and under budget."*

**Don Peterson, City Administrator**  
Village of McFarland

*"The City of Madison Fire Department has had several projects done through STRANG and I have found them to be extremely professional, thorough and timely. STRANG has provided drawings to our City Architect that have met our requirements and offered suggestions to best meet our needs to upgrade our facilities. "*

**George L. Burke, Assistant Fire Chief**  
Support Services/Logistics  
Madison Fire Department

*"As a former City Administrator for the City of Portage, I would like to relay that we benefited from Strang's experience and broad knowledge of municipal facilities and they communicated very effectively with city staff. Today, I serve as City Administrator for the City of Elkhorn. We continue to use Strang's services and recommend them to other municipalities as well."*

**Sam Tapson, City Administrator**  
City of Elkhorn

## REFERENCES

*"The staff at Strang showed a sincere interest in the Middleton Public Library renovation and expansion project even when we were still in a very exploratory stage. One of my biggest concerns was the placement of the elevator as shown in a design provided by the library's original architectural firm. Larry Barton and Matt Garrett took me on a field trip to demonstrate that it was possible to have a noiseless elevator in the middle of the library. Just locate the mechanical equipment elsewhere.*

*I always thought of this as service above and beyond the call of duty. No other firms came close to showing such a high level of enthusiasm for our project.*

*The overall design development and project implementation resulted in an upgraded facility that has revitalized and enhanced library services in Middleton, thanks to Strang's expertise. It was a pleasure to work with them."*

**Paul Nelson**  
Middleton Public Library Director

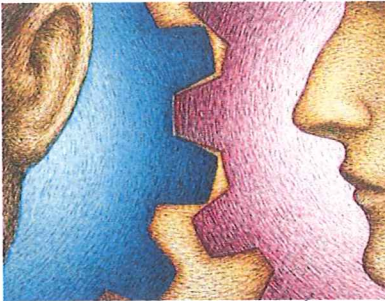


## Organize and Perform

### Strang Project Delivery Process: Listen. Discover. Design.

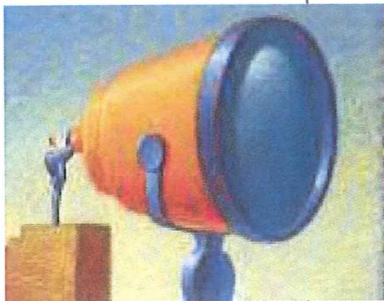
Today, we believe (more than ever) that an integrated, approach is the intelligent way to develop and manage projects; this is particularly important for renovation projects like yours. When architects, engineers and interior designers – from one firm, with years of collaboration experience, well, the results can be spectacular; by that we mean intelligent designs that perform in tandem and make immediate and long-term economic sense for the City of Stoughton.

Our team implements a proven interdisciplinary process that is solutions-neutral and allows our associates to collect, review and analyze your input, ensuring that architects, engineers, and interior planning experts discover together the unique opportunities inherent in your project. Here's a summary of how we go about that:



**LISTEN:** Great architecture and design will engage all of your senses. However, no stimuli is more important than sound; the sound of our client's voice. Here, it all begins, simply enough, by listening – actively listening to your aspirations, visions and priorities. We don't simply wait to speak; we actually hear you. We integrate your goals with our technical, design and municipal expertise. When clients share their thinking, we can best share our knowledge, control costs, stay on schedule and exceed your expectations.

The most successful programming efforts involve broad-based input from all types of facility users. Strang's programming team will facilitate a series of focused meetings to solicit input from all key personnel. We will also query maintenance staff, who have hands-on knowledge of the building's and site's intricacies. Following these sessions, the programming team will build consensus with participants about design parameters, budgets, program options and operations, staffing concerns, and the physical requirements that accompany these functions. Synergy often builds among all team members as building users are encouraged to dream about what constitutes an ideal facility for their organization.



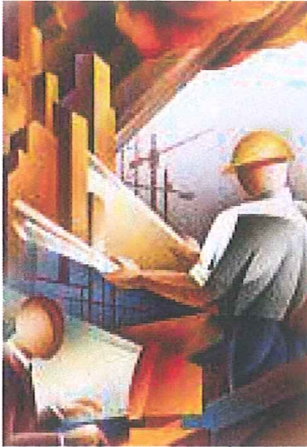
**DISCOVER:** Strang knows the importance of understanding your entire organization long before your facility needs. This top-down, holistic approach requires that together, we evaluate (and comprehend) your mission and priorities.

Strang will identify individual requirements for each space, including finishes, special equipment, lighting, temperature and air conditioning tolerances, power and data. We also will provide a fixture and equipment manifest identifying all new and existing equipment required for the facility.

Strang will identify individual requirements for each room, including finishes, special equipment, lighting, furniture, temperature and air conditioning tolerances, power and data. We also will provide a fixture and equipment

manifest identifying all new and existing equipment required for the facility

The final products of the programming phase are the program statement and conceptual budget. The program statement summarizes the data that was compiled and makes recommendations about next steps. Once these are completed, the design team will be well prepared to design a building that fulfills your requirements for performance, budget and flexibility, while supporting your mission and strategic goals.



**DESIGN:** The main goal of the design development phase is to identify and describe the important components of the project based on owner reviews and input. When completed, this phase gives us virtually all the information necessary to complete the design. Strang will produce floor plans and other drawings for your review and consideration, define and discuss the function and performance of each space and analyze engineered systems. Discussions may involve phasing the project, construction schedules, and jurisdictional approvals. During this period, we will establish specific requirements, and materials selections, and establish final scope and details relative to:

- Interior Construction Details
- Special Interior Design Features
- Special Engineered Systems, Environmental Requirements And Lighting
- Furniture, Furnishings/Equipment Selections
- Materials, Finishes And Color Selections
- Design Development Documents Including Outline Specifications
- Review Of Project Budget And Schedule

At the conclusion of the Design Development phase, Strang will thoroughly review the documents with you to ensure that you approve the project's procession to subsequent phases. Minor design elements such as wall and carpet colors or door hardware may still need to be established but the critical components of the building design and budget will be agreed upon at this point.

### CONSTRUCTION DOCUMENTS

After final design decisions are made, we will move into the construction document phase. During this period our in-house staff will be creating the documents necessary for Contractors to bid and build the project. Changes in the design requirements during this phase can severely affect the amount of time necessary to complete the construction documents. This is the nuts & bolts phase of the design process where the size, shape, color, texture, and performance of every component of the building is defined, detailed, and specified. Progress sets may be issued for review.

The final documents will contain:

- Architectural, Structural And Mechanical Drawings And Specifications Describing Materials, Equipment, And Quality And Performance Criteria Required For Construction
- Contractor Responsibilities Are Defined
- Compilation Of Project Manual, Including Conditions Of Contract, Bidding And Procurement Information And Specifications
- Final Documents Indicating Phased Construction And Move-In Approach

### **BIDDING & CONTRACT AWARD**

Strang will serve as a valuable resource during bidding and contract award.

In addition to standard services such as facilitating printing and distribution of plans and specifications, responding to questions from bidders and issuing addenda, Strang will also organize a pre-bid tour, assist with bid opening, and help evaluate submitted bids.



### **CONSTRUCTION CONTRACT ADMINISTRATION**

You are on the home stretch as you approach the construction phase of your new facility project. The project team has completed the design, developed the drawings, and established the budget and schedule. The contractor is now poised to turn your dreams and drawings into built reality.

Your understanding of the following construction phase issues will help prepare you to make decisions in the field, minimize change orders, and deliver a project that meets your requirements.

### **ROLES & RESPONSIBILITIES of TEAM MEMBERS**

Each member of the construction phase team has a special role and responsibility to execute. This group collaborates as a team to achieve a common goal: to deliver high-quality renovation that meets your budget and schedule.

The architect's construction administrator confirms that construction complies with the design intent and contract. During construction, the contractor's superintendent, subcontractors and suppliers join the team and are responsible for executing and managing construction activities.

It's advantageous to have proactive owner involvement during construction.

At a minimum, the owner always should be aware of the status of the budget, schedule and any change orders.

### **CONSTRUCTION BUDGET & CONTINGENCY**

Prior to starting construction, City of Stoughton stakeholders, architect and contractors establish a project budget in a contract. It's important for you, the owner to reserve a contingency budget to accommodate unforeseen conditions. In a case like yours where facilities are occupied during construction, the contingency also will cover any necessary disruption to operations, including utility shut downs. Generally, projects similar to yours require a 3 to 5 percent contingency. Any owner-initiated changes are in addition to the contingency budget.

### **COMMUNICATION**

Communication is critical during construction. The contractor's superintendent will conduct regular progress meetings with the owner's representative, architect, and HVAC, plumbing and electrical project managers. During these



meetings, the team will review a schedule for trade activities to make sure that construction will be completed efficiently and by the contractual completion date. If necessary, the team will make adjustments to material deliveries or labor to achieve deadlines.

### CHANGE ORDERS

Don't be surprised by changes that occur during construction to accommodate unforeseen conditions, oversights and coordination issues between the trades. These are inevitable and your contingency budget will pay for these change orders. The contractor will estimate costs for changes and provide the owner with a labor and material breakdown, if requested. The construction administrator makes recommendations to the owner to accept, reject or revise change orders. The owner must approve every change order.

### PROJECT CLOSEOUT

Project closeout occurs when construction approaches conclusion and the owner is about to occupy the space. The owner receives updated drawings of the final layout of the building; this information is helpful for future maintenance issues or building modifications. Your staff will be trained to operate building systems and you will receive operations and maintenance manuals for all equipment and warranties. The construction administrator also will verify that the contractor completes all work and corrects any mistakes.

### WARRANTY REVIEW

Nearly a year after construction is complete, we will return to verify that all items with warranties are still operating correctly.

### IN SUMMARY

Our team provides expert knowledge of the technical issues of municipal facilities. We combine this with design insight and the requirements of budget and schedule, to create a facility that truly meets our clients' needs – on time, and on budget.

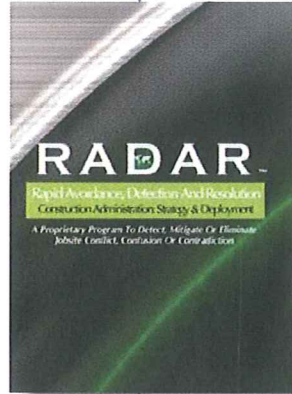
Award-winning designs, technical expertise and innovation are table stakes; the least you should expect from an award-winning A|E|I firm. At Strang, set your expectations higher, much higher. Together, we can imagine solutions that transcend aesthetics and celebrate your department's unique culture, embrace your values and honor your priorities. Strang designs empower occupants to realize optimal comfort, productivity and performance. With Strang, you have access to expertise that abstains from arcane technology in favor of clarity, relevance and the passionate preservation of human, financial and natural resources.

We know too that occasionally, there exist multiple "correct" answers to a given problem. With over 77 years of accumulated experience, we can guide the decision process to identify the "best of the best" solutions.

Expect Strang to help unlock your inner genius by locking arms with you in collaboration. That means respect for and aligned action from your thought leadership. Expect creativity, courage and imagination adroitly balanced

with accountability, financial stewardship and professional rigor; no need for schedules and budgets to sway precariously between triumph and trouble.

Inevitably, conflicts arise on the jobsite; their sources and reasons are many. And while it's good to have personnel who can quickly resolve such issues, would it not be better to avoid them altogether? That theory is the catalyst behind Strang's proprietary program:



## RADAR

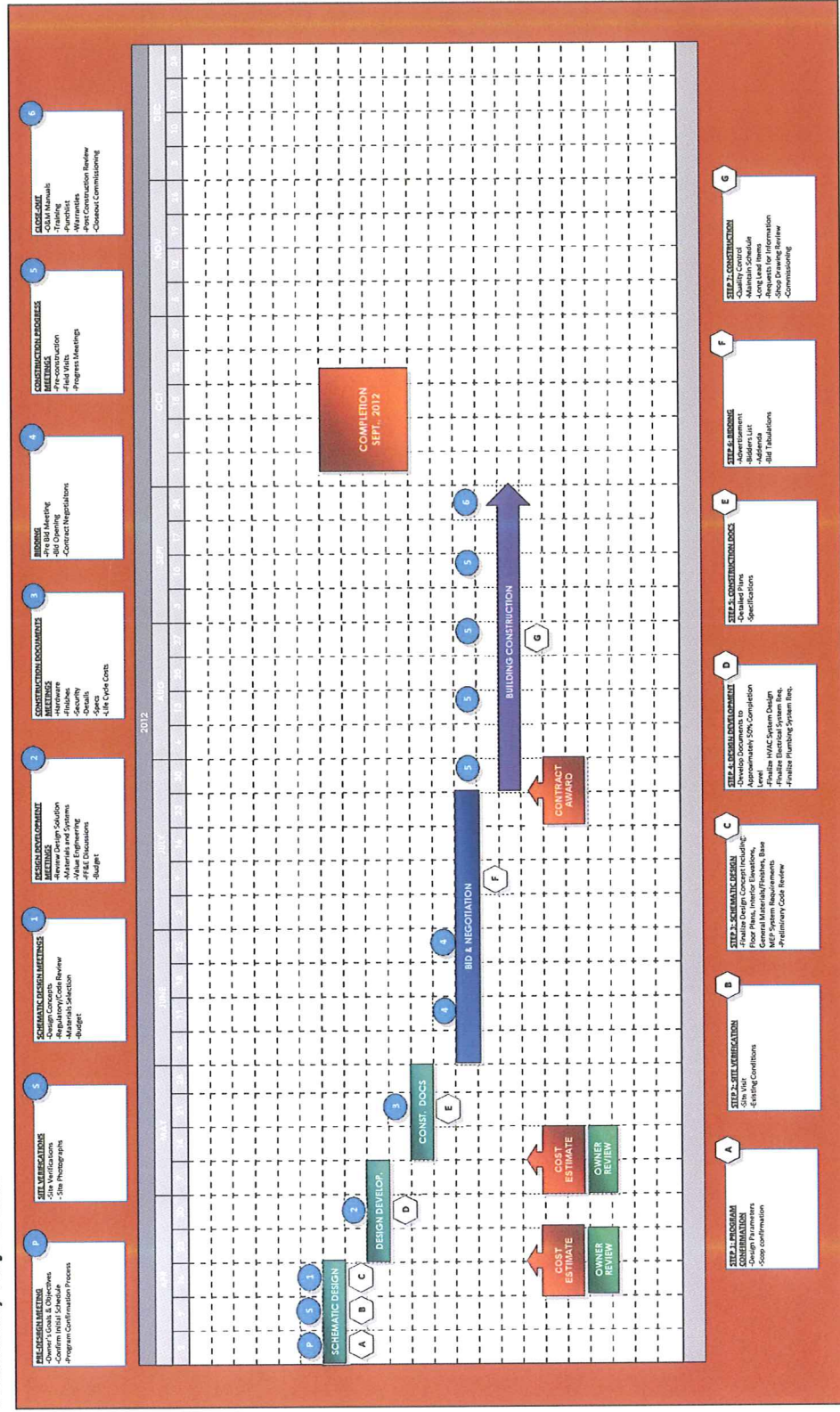
### Rapid Avoidance Detection And Resolution

With 77 years of experience, the Strang team has identified and rank-ordered the issues (and answers) most likely to arise on the site. However, the real value of this tool is that we have captured, categorized and "marked" the sequence of events that led up to these situations; that information enables team members to anticipate potential problems before they occur. Fewer "issues" = greater value to the City of Stoughton.

## Project Understanding

1. We understand the significance of your project, its potential to improve city services, and provide a safer Stoughton. Projects such as this can shape people's confidence in the police and demonstrate the City's ongoing priority of providing the best public service possible. That said, a well-designed renovation will have multiple benefits beyond improving confidence in the police – good design should save operational costs, improve a building's flexibility, and promote the productivity, health and well-being of all those who work within.
2. Renovation projects can be messy, inconvenient and in general, a chaotic experience; in particular, your project – which consists of multiple miscellaneous renovations from the basement up to the second floor, then on to the roof. While the square footage involved is modest, the potential for problems are not. Providing and enforcing a detailed phasing plan, policing debris containment, responsible security and productivity measures and jobsite coordination (to name a few) must be addressed with precise attention to detail.
3. Facility renovation projects are most successful when there is effective and frequent communication, and the owner/user participates in the planning process. The designer's role is to **1.)** Diagnose the client's needs through constant inquiry, testing and review of histories, and **2.)** Identify solutions predicated upon analysis, knowledge and experience. As noted earlier, it's important to have active involvement from your stakeholders and users throughout the process. We recognize that in addition to being involved in the renovation of this facility, you have other very important primary responsibilities. We will facilitate regular, organized meetings that make the best use of your valuable time. We propose:
  - Strang communicates directly with the City of Stoughton and the Police Department representatives on a weekly basis throughout the project.
  - Planning information will be distributed to all project participants as it is developed for review and comment.
4. As a starting point, facility programming will set the foundation for translating your objectives into a facility that supports your strategic plan and community service mission. During the program confirmation phase, Strang will work with you to identify and prioritize your design needs. We begin the process by immersing ourselves in your organization to gain a thorough understanding of your goals, objectives and culture. After gathering and analyzing this data, we will define the basic areas and functions of each space. At the conclusion of the programming stage, Strang will provide a Program Statement that confirms:
  - Your Design Objectives, Limitations, And Criteria
  - Space Requirements
  - Inter And Intra-Departmental Spatial Relationships
  - Opportunities To Improve Flow
  - Techniques To Provide Flexibility To Accommodate Growth/Change
  - A Preliminary Project Budget And Schedule
  - Mechanical And System Requirements
  - Desired Character And Aesthetics Of Spaces
  - Goals For Quality, Functional Efficiency And Building Performance

# City of Stoughton - Police Facility Upgrades Preliminary Project Plan



- 1. RELATIONSHIP MEETING**
  - Owner's Goals & Objectives
  - Confirm Initial Schedule
  - Program Confirmation Process
- 2. SITE VERIFICATION**
  - Site Verification
  - Site Photographs
- 3. SCHEMATIC DESIGN MEETINGS**
  - Design Concepts
  - Regulatory Code Review
  - Budget Selection
  - Budget
- 4. DESIGN DEVELOPMENT MEETINGS**
  - Review Design Solution
  - Value Engineering
  - Value Engineering
  - Value Engineering
  - Budget
- 5. CONSTRUCTION DOCUMENTS**
  - Hardware
  - Security
  - Details
  - A-M, C, Cycle Costs
- 6. BIDDING**
  - Pre Bid Meeting
  - Contract Negotiations
  - Contract Negotiations
- 7. CONSTRUCTION MEETINGS**
  - Field Work
  - Progress Meetings
- 8. CLOSE-OUT**
  - O&M Manuals
  - Training
  - Warranties
  - Joint Construction Review
  - Construct Commissioning

- A. PROGRAM CONFIRMATION**
  - Confirm Program
- B. SITE VERIFICATION**
  - Site Verification
  - Existing Conditions
- C. SCHEMATIC DESIGN**
  - Finalize Design Concept including:
    - General Materials/Finishes, Base
    - MEP System Requirements
    - Preliminary Code Review
- D. DESIGN DEVELOPMENT**
  - Approvals, 50% Completion Level
  - Finalize Design Solution
  - Finalize Electrical System Req.
  - Finalize Plumbing System Req.
- E. CONSTRUCTION DOCUMENTS**
  - Finalized Plans
  - Specifications
- F. BIDDING**
  - Bidder List
  - Addenda
  - Bid Tabulations
- G. CONSTRUCTION**
  - Mobilize
  - Mechanical Schedule
  - Long Lead Items
  - MEP Installation
  - Shop Drawing Review
  - Commissioning

## Cost of Service

We anticipate our fees for basic services to be lump sum \$25,000 which includes schematic design and design development, construction documents, bidding and construction administration. These fees include all, meals, telephone, regular postage, in-house copying, overtime (if required), computer use and printing review documents. The expenses not included in this sum are the cost of State and local plan review fees and printing and distribution of bid sets.

Our fee is based upon Strang delivering the highest level of service from our senior design, engineering and project management professionals. We know that in order to be successful, any facility endeavor must maintain momentum and continuity of thought and leadership. Your project is of utmost importance to us and will command priority attention from the beginning through to its successful completion.

23 February 2012

Mr. Rodney Scheel, Director of Planning and Development  
City of Stoughton  
381 E. Main Street  
Stoughton, WI 53589

Re: Architectural and Engineering / Design Services

Dear Rodney,

Thank you for the consideration of Plunkett Raysich Architects (PRA) to provide a proposal for Architectural and Engineering / Design Services for the Stoughton Police facility. It has been our desire to work with the City of Stoughton for quite a while. We have had a long relationship with the Stoughton Area School District, which I have collaborated with you on occasion. It has been my desire that working with the School District will express the commitment that I have had to the City of Stoughton.

*So, why choose PRA?*

**Right Team** – We have selected the most qualified team members, whom have the experience with renovation at varying degrees. I will lead the project and ensure it is completed on time and within your budget. With my skills of project management, I will coordinate each aspect of the project. I will work closely with the members of our team and the engineers. KJWW Engineering Consultants will provide structural, mechanical, electrical, plumbing and fire protection engineering services where appropriate for these projects.

**Experience and Approach** – Our experience with complex renovation projects, coupled with our engaging approach has resulted in additional work with clients, and recognition from satisfied references. We take the time to listen to you and develop a project that will meet your needs now and in the future. Our experience with municipal clients and the magnitude of the work that we have done is presented within our qualifications.

**Accountability** – We believe that municipal projects require a heightened level of care because the public has placed their trust in their leaders. We provide the necessary leadership to ensure design issues are resolved, bid documents are clear, the construction process is smooth and that the finished project meets the functional, aesthetic and budget goals for your community. We believe this is our responsibility to our clients – and we take it seriously.

We are excited about the opportunity to work for the City of Stoughton and the Police staff, and look forward to possibility of working with you on this project. If you have any questions, please contact me at 608 240-9900 x357 or skieckhafer@prarch.com.

Best regards,



Steven A. Kieckhafer, AIA  
Partner in Charge/Project Manager

Letter of Interest

- 1 General Qualifications
- 2 Special Qualifications
- 3 Staff Qualifications
- 4 Previous Experience
- 5 Project Organization and Sub-consultants
- 6 Project Understanding and Approach
- 7 Fee Proposal

**1890**  
Formation of Starbuck and Rose architecture

**1894**  
Starbuck and Rose renamed Kirchhoff and Rose

**1935**  
Ebling and Plunkett Architects established

**1937**  
Kirchhoff and Rose becomes Brimeyer, Grellinger and Rose

**1945**  
Ebling, Plunkett and Keymar, with seven employees, was located at 539 N. Broadway Avenue, Milwaukee

**1958**  
Ebling Plunkett Keymar Reginato Architects forms from Ebling Plunkett and Keymar (located at 1220 N. Milwaukee Street, Milwaukee); Brimeyer Grellinger and Rose becomes Grellinger, Rose and Associates

**1970**  
Ebling Plunkett Keymar Reginato Architects becomes Plunkett Keymar Reginato

**1973**  
Architects III acquires the firm which began as Starbuck and Rose in 1890

**1992**  
Plunkett Keymar Reginato Architects becomes Plunkett Raysich Architects with 56 employees located at 6830 W. Villard Avenue, Milwaukee

**1997**  
Plunkett Raysich Architects opens Madison Office

**1998**  
Architects III merges with Plunkett Raysich Architects

**2002**  
Plunkett Raysich Architects becomes Plunkett Raysich Architects, LLP

**2004**  
Plunkett Raysich Architects moves to a new office located at 11000 West Park Place, Milwaukee

### Firm History

Plunkett Raysich Architects, LLP, was established in 1935 by founder Henry Plunkett. Through a series of acquisitions we are able to trace our roots back to 1890. Today, PRA is a multi-faceted firm specializing in project work that comprises the essence of communities: where you work, live and worship; where your health is cared for at all stages in life and rejuvenated; where you are educated and trained; where science and new technology is explored; and where you retire, shop and dine. The partner leaders at PRA - Michael Brush, Martin Choren, D. Scott Davis, Gregg Golden, Kim Dale Hassell, Mark Herr, John Holz, Jeffrey Holzhauser, Steven Kieckhafer, Scott Kramer, David Raysich, Michael Scherbel and Michael Sobczak are dedicated to bringing your vision to life.

**Our passion is great design.** We take pride in bringing together physical elements with pure imagination to compose a facility brand that opens minds. We create spaces that invite people in and inspire all who occupy them. We believe practical can complement innovative. We know that environments are made for the people who use them, and we believe that our vision is matched only by our client's aspirations. Great design is our passion – it's what we bring to our clients every day.

At Plunkett Raysich Architects we don't merely design buildings, we create spaces for people – that inspire people. To see our design expertise, visit [www.prarch.com](http://www.prarch.com). Plunkett Raysich Architects, Intelligent Designs, Inspired Results.





### Locations:

#### Madison

2310 Crossroads Drive, Suite 2000  
Madison, WI 53718  
Tel 608 240-9900  
Fax 608 240-9690

#### Milwaukee (Corporate Headquarters)

11000 West Park Place  
Milwaukee, Wisconsin 53224  
Tel 414 359-3060  
Fax 414 359-3070

#### Toll Free

1-800-208-7078

#### Website

[www.prarch.com](http://www.prarch.com)

Licensed Architects in: Arizona, Colorado, Florida, Hawaii, Illinois, Iowa, Indiana, Michigan, Minnesota, New Jersey, Ohio, Pennsylvania, North and South Carolina, Texas, Tennessee, Virginia and Wisconsin. We also have 17 NCARB architects on staff, allowing registration in most states within the United States.

### Staff Expertise:

Plunkett Raysich Architects, LLP is a full service design architectural firm employing nearly 70 professionals.

Registered Architects (this also includes the firm's top management)	32
Computer Aided Design	12
Designers (some also registered architects)	5
Interior Design	4
Specifications (also registered architects)	1
Construction Administration	3
Administrative/Technical	11
Interns	1



## Creative solutions . . .

Our dedication to each project, large or small, and our belief that each client has unique planning and building needs, results in creative solutions, highest client satisfaction and repeat business. The proof of our success is the recognition of design excellence by our peers and repeat client patronage dating back to as far as 1890. Our combination of experienced technical and design expertise offers clients a comprehensive professional service unsurpassed by our competition. Each design is customized to meet the specific needs of the client and ultimate user, the public.

. . . result in satisfied clients.

*“Plunkett Raysich Architects is a very high-end design firm. We always know we will have a high quality building. Their design and construction document drawings are the best quality.”*

– James Whitney  
City Architect

City of Madison, Department of PublicWorks

## History and Approach

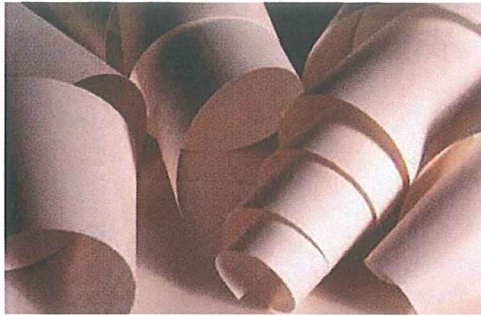
For over 77 years, Plunkett Raysich Architects has provided architectural and interior design services to Wisconsin government and community facilities. Our staff of architectural, design and planning professionals works under the philosophy of design excellence and sensitivity to each client’s special needs. Partner participation guarantees each client will receive our highest level of service and quality from design through post-occupancy. The entire project team knows satisfied clients are the firm’s best source for future projects. Some of our current and past clients include:

- Walworth County Government Center
- Germantown Public Library
- Madison Fire Station
- Riveredge Nature Center
- Boys & Girls Club of Dane County
- West Bend Boys & Girls Club
- New Berlin Public Library
- Cedarburg Police Department
- Mineral Point Public Library/City Hall
- Sun Prairie Community Services

Plunkett Raysich Architects has a long history in planning and designing county facilities. Counties that we have worked with include:

- Columbia County
- Juneau County
- Manitowoc County
- Milwaukee County
- Sauk County
- St. Croix County
- Washburn County
- Waukesha County
- Dane County
- Lake County, IL
- Marathon County
- Ozaukee County
- Sheboygan County
- Walworth County
- Washington County
- Winnebago County





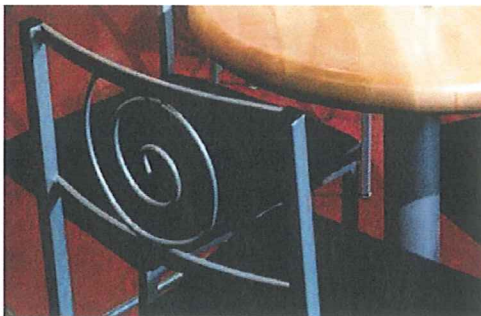
**Planning**

- Site Selection
- Site Planning/New Urbanism
- Building Programming
- Master Planning
- Space Planning
- Traffic Flow Planning
- Feasibility Studies
- Environmental Impact Studies
- Technology Planning
- LEED® (Leadership in Energy and Environmental Design)/Sustainable Design and Planning
- Visioning and Facility Branding
- Land Planning
- Life Safety Plans



**Architectural**

- Concept Development
- Schematic Design
- Construction Drawings and Specifications
- Cost Control
- Code Surveys
- Energy Conservation Analysis
- Engineering Coordination
- Computer Aided Design - CAD
- Building Information Modeling/Revit
- Historical Research
- American with Disabilities Act (ADA) Studies
- Facility Maintenance Studies
- 3-D Modeling
- Project Websites



**Interior Design**

- Facility Needs Assessment
- Space Planning
- Material and Color Selections
- Furniture Selection and Procurement
- Furniture and Finishes Standards
- Lighting
- Art Selection
- Exterior and Interior Signage
- Graphics
- Renderings



**Construction**

- Contractor Selection
- Bidding Review
- Construction Administration

The Plunkett Raysich Architects' Quality Assurance program is a formalized system consisting of a number of procedures and *required actions* by our personnel to ensure the highest level of documents. The program is organized and consistently evaluated by our Director of Quality Assurance.

A major component to the program is a Drawing Checklist (60 pages in length) that requires all project participants to sign off on the documents.

Another feature of the program utilizes standard details. This provides two benefits. The first is to use proven construction techniques for each component of the project. The other benefit is that it allows for time-savings in the development of the plans.

Plunkett Raysich Architects has a detailed schedule completed for every project. Each task is identified along with a completion date. As tasks are completed, the schedule is modified, if necessary, to provide a running status report on deadlines and goals.

A minimum of four estimates are generated during the process of a design. The initial estimate at the schematic design phase determines the basic parameters on a square foot basis. Design development approval of the concept and cost are asked for before moving to design development. At the completion of design development, the same procedure takes place. The generation of the Contract Documents includes at least two estimates. As further details become available, a detailed quantitative take-off establishes compliance with the budget. At each phase of the project, if the budget becomes jeopardized, a list of options are generated and reviewed by all parties for value, appropriateness and acceptability.

Obviously the Owner has the authority to make changes during the process. On average, the changes not generated by the Owner normally account for less than one percent of the construction cost.

In addition to these measures, PRA employs the use of Light Table Reviews at 50%, 90% and 100% completion with the owner, architect, and all consultants present. Our intent is to overlay all drawings (HVAC, Electrical, Telecom, etc.) to ensure conflicts are caught in advance of the bid process, all details of the design and construction of the project are scrutinized, and that the path is cleared for the production of fully coordinated documents. PRA has won awards for our unique, thorough and complete process of project management, coordination and document production.



## Sustainable Design

As a result of our dedication to environmentally responsible architecture Plunkett Raysich Architects has 11 LEED® Accredited Professionals. Our keynote projects include Madison Fire Station No. 12 - the second LEED Platinum Certified fire station in the world and Tri-North Builders, Inc. headquarters - the first LEED Gold Certified building in Dane County, Wisconsin.

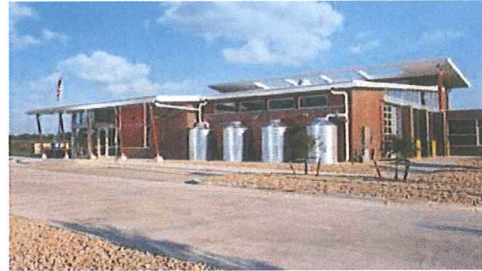
### Our LEED certified buildings include:

#### Madison Fire Station No. 12

Madison, WI

##### Platinum certified

- Ground source heat pumps
- Green roof
- Pervious pavement
- Rainwater harvesting



#### Aspirus - Wausau Hospital NICU

Wausau, WI

##### Gold certified

- 94% Energy Star Compliant
- Uses 30% less water
- 89% of construction waste was diverted from landfills



#### Tri-North Builders Headquarters

Fitchburg, WI

##### Gold certified

- Pervious pavement
- Rainwater harvesting
- Rapidly renewable materials
- 75% construction waste recycled

#### Veterans Affairs Regional Office

Milwaukee, WI

##### Gold certified

- 29.5% reduction in potable water use by using metered faucets and limited flow devices
- EnergyStar rating of 91
- Reduced amount of mercury in light fixtures



#### Mayfair Woods Office Building

Milwaukee, WI

##### Silver certified

- Non-roof heat islands
- Incorporate natural landscape
- 40% reduction in interior water use
- Recycled and regional content materials



J.H. Findorff & Son, Inc.  
Milwaukee, WI

Certified

- Daylighting
- Renovation of existing warehouse



Northwestern Lake Forest Hospital  
Grayslake ASTC  
Grayslake, IL

Certified

- Alternative Storm Water Management
- Wetland Preservation
- Native Prairie Landscaping
- Low VOC Carpets and Paints
- 75% Construction Debris Recycled
- 14% Improvement in Energy Performance
- Improved Occupant Thermal Comfort



Additional sustainable projects:

Brookfield East and Central High Schools

Brookfield, WI

- Ice Storage System
- Cool Daylighting



East Troy Elementary School

East Troy, WI

- Ice Storage System
- Natural Prairie Landscaping

First Presbyterian Church

Oregon, WI

- Passive Solar Design
- Cool Daylighting
- Construction Waste Management



Green Roof

Gateway Technical College

Burlington, WI

- LEED-EB Evaluation

Glacier Edge Elementary School

Verona, WI

- Geothermal Heat Source



Denim Insulation

Hartford Jt. 1 School District

Hartford, WI

- Geothermal Heat Source

**Holy Family Catholic Church**  
Woodruff, WI

- Passive Solar Design
- Local Materials
- Minimal Site Disturbance

**Madison Fire Station No. 11**  
Madison, WI

- LEED Silver Equivalent

**Martin Luther College Chapel of the Christ**  
New Ulm, MN

- Cool Daylighting
- Indoor Environmental Quality
- Local Materials

**The Neuroscience Group of Northeast Wisconsin**  
Neenah, WI

- Wetland and Prairie Restoration
- Solar Panel Systems

**Oak Lawn Community High School District 229**  
Oak Lawn, IL

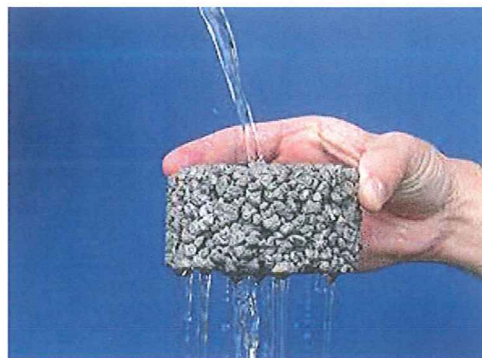
- Ice Storage System

**Mortara Instrument**  
Milwaukee, WI

- Green Roof



*Bamboo Flooring*



*Pervious Concrete*

## Design is our Passion

**Plunkett Raysich Architects (PRA) has received numerous accolades and honors in our 77-year history from our peers, as well as various associations, organizations, publications and civic affiliations. This past year, PRA was recognized by Corporate Report Wisconsin with a “Best of Wisconsin Business Award” as the *Most Admired Small Business* and by PSMJ with a “Circle of Excellence Award” for outstanding business practices. In addition, we have been recognized nationally for our firm’s website. Awards such as these truly reflect our brand promise of creative design, people – our focus and quality – our commitment.**

## Design Associations

### AIA Justice Facility Review

- Federal Courthouse
- Waukesha County Juvenile Center

### AIA Wisconsin

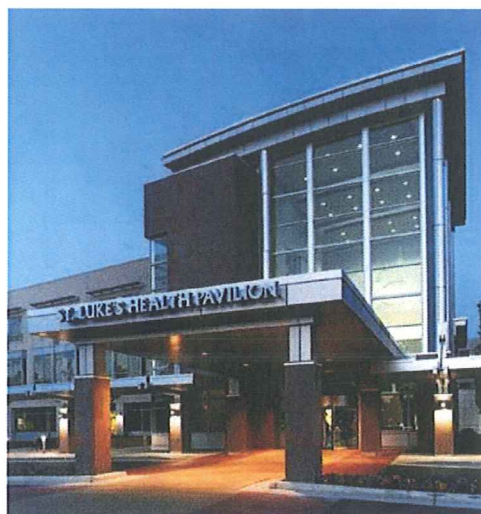
- Auguston Orthodontic Clinic
- Federal Courthouse Renovation
- Garland and Pearse Hall – UW-Milwaukee
- General Clinic of West Bend
- Glendale City Hall
- Good Samaritan Medical Center
- Gundersen Lutheran Renal Dialysis Center
- Holy Family Catholic Parish, Woodruff
- Miller Compressing Company
- Milwaukee Public Schools-North Stadium
- Riveredge Nature Center
- Walworth County Courthouse and Jail
- Wisconsin Bell Switching Station

### Association of Licensed Architects

- Gibraltar Town Homes
- J.H. Findorff & Son
- Madison Fire Station No. 11
- Madison Fire Station No. 12
- Oconomowoc Arts Center
- St. Bruno Catholic Church
- St. Mary’s Catholic Community Church
- Sun Prairie Community Services Building
- Tri-North Builders
- Waters at Park Place
- Weas Development Office

### ASID (American Society of Interior Designers)

- 1522 on the Lake Condominiums
- 3135 Residence
- Aspirus - Wausau NICU
- Babcock Hall
- Capital City Harley – Davidson
- City Center West
- Cleary Gull
- Columbia Hospital



Wheaton Franciscan Healthcare - All Saints – Racine, WI



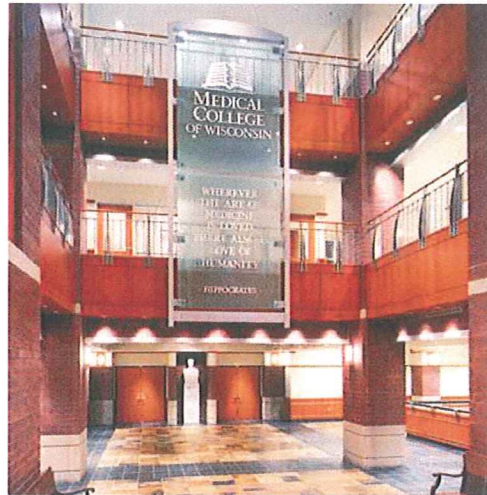
1522 On the Lake – Milwaukee, WI



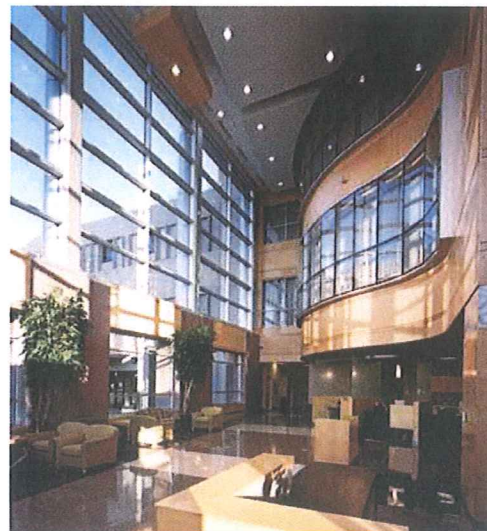
Community Memorial Hospital – Heart and  
Vascular and Nursing Tower  
Cousins Submarine Shop – Miller Park  
Dewitt Ross & Stevens Law Office  
Federal Courthouse Restoration  
Firststar Building  
First National Bank of Hartford  
Fort Memorial Hospital  
Gibraltar Town Homes  
Glendale City Hall  
Gundersen Lutheran Renal Dialysis  
Hamilton Fine Arts Center  
Holy Family Catholic Church Fond du Lac  
J. H. Findorff & Son  
Johnson Bank  
Lakeland Health Care Center  
Lakeland School of Walworth County  
Lakeview Market  
Martin Luther College Chapel of the Christ  
Mayfair Woods Office Building  
Mero Structures, Inc.  
Michael Best and Friedrich  
Milwaukee Heart Scan  
Neuroscience Center of Wisconsin  
New Berlin Public Library  
NorthPointe Health and Wellness  
Oconomowoc Arts Center  
Plexus Global Headquarters  
Reedsburg Senior Care Center  
Regency House  
Robert's Frozen Custard  
St. Bruno Parish  
St. Mary's Congregation – Hales Corners  
St. Rita Catholic Church  
Sundara Spa and Lifestyle Villas  
Sun Prairie Community Services Building  
Trinity Evangelical Lutheran Church  
Tri-North Builders  
Veteran's Affairs Regional Office  
Waters at Park Place  
Wausau Heart Institute  
Weas Development Office  
West Bend Mutual Insurance  
Wheaton Franciscan Healthcare – All Saints,  
St. Luke's and Emergency Care  
Wilderness Hotel and Resort  
Ziegler, Leffingwell Eye Care  
IIDA (International Interior Design Association)  
Beloit Health System Emergency Center  
Cleary Gull  
Cousins Submarine Shop – Miller Park



St. Bruno Catholic Church – Dousman, WI



Medical College of Wisconsin – Wauwatosa, WI



Wheaton Franciscan Healthcare, All Saints, CVI – Racine, WI

DeWitt Ross and Stevens  
Diversified Insurance  
Firststar Lakeview Market  
First National Bank of Hartford  
Gibraltar Town Homes  
Hamilton Fine Arts Center  
Johnson Bank  
Medical College Health Research Center  
Meriter NICU  
Michael Best and Friedrich  
Milwaukee Heart Scan  
New Berlin Public Library  
NorthPointe Terrace  
Reedsburg Senior Care Campus  
Robert's Frozen Custard  
St. Bruno Catholic Church  
St. Clare Catholic Church  
St. Rita Catholic Church  
Sun Prairie Community Service Building  
Tri-North Builders  
Weas Development Headquarters  
Waters at Park Place  
Wheaton Franciscan Healthcare – All Saints,  
Cardiovascular Institute  
Wheaton Franciscan Healthcare – All Saints,  
St. Luke's Health Pavilion  
Wilderness Hotel and Resort  
Ziegler and Leffingwell Eye Care Center  
**Midwest Construction Best of Awards**  
City Center West  
St. Joseph's Catholic Church  
Trinity Evangelical Lutheran Church  
**Industry Associations**  
American Hospital Association - VISTA  
Aspirus Wausau Hospital NICU  
Association of Builders and Contractors of  
Wisconsin  
Blackhawk Church  
Johnson Bank  
Madison Fire Station No. 12  
Neuroscience Center of Wisconsin  
Reedsburg Area Senior Life Center  
Rennes – Renaissance Weston  
Waukesha Fox Brook Park Beach House  
**Association of General Contractors**  
Appleton Alliance Church  
City Center West  
Holy Family Catholic Church Fond du Lac  
Neuroscience Center of Wisconsin  
UW-Madison Microbial Sciences Building



City Center West – Madison, WI



Fine Arts Center, Hamilton High School – Hamilton, WI



Gibraltar Town Homes – Fish Creek, WI



West Allis Fire Station – West Allis, WI

**Build Wisconsin Awards**

Aspirus – Wausau Hospital NICU  
Holy Family Catholic Parish, Woodruff  
Madison Fire Station No. 12

**Building Owners and Managers Association**  
City Center West

**Corporate Report Wisconsin**  
Best Architectural/Design Firm  
Best Commercial Interior Design Firm  
Most Admired Business  
Most Admired Small Business

**Fox River Valley Excellence in Masonry**  
Woodlake Center, Woodlake Center II

**Illumination Design**

GMIA Concourse “D”  
Our Lady of Lourdes Catholic Church

**International Masonry Institute of Wisconsin**

Amity Leather Products  
Burlington High School  
Columbia Hospital  
International Operating Engineers  
Mutual Savings Bank  
Our Lady of Lourdes Catholic Church  
St. Francis Hospital  
St. Mary Catholic Church  
Sun Prairie Community Services Building  
West Allis Fire Station No. 1

**W. Crew – Leading Edge Design**  
1522 On the Lake

**Wisconsin Association of Consulting Engineers**  
Columbia Clinical Building

**Wisconsin Concrete Association**  
Good Samaritan Hospital  
St. Francis Hospital Parking Structure

**Wisconsin Concrete Masonry Association**  
Bank Mutual  
Cudahy Stadium and Press Box  
St. Mary’s Catholic Community Church  
West Allis Fire Department #1  
Winkler Elementary School

**2001 and 2002 Outstanding Architect of the Year**  
American Subcontractors Association

**Community / Civic Awards**

Capitol Community Citizens Orchid Award  
Group Health Cooperative  
Development of the Year - Village of Grayslake  
Lake Forest Hospital Prairie Crossing  
Historic Milwaukee – Historic Preservation  
Milwaukee Public Schools  
Rufus King High School



*New Berlin Public Library – New Berlin, WI*

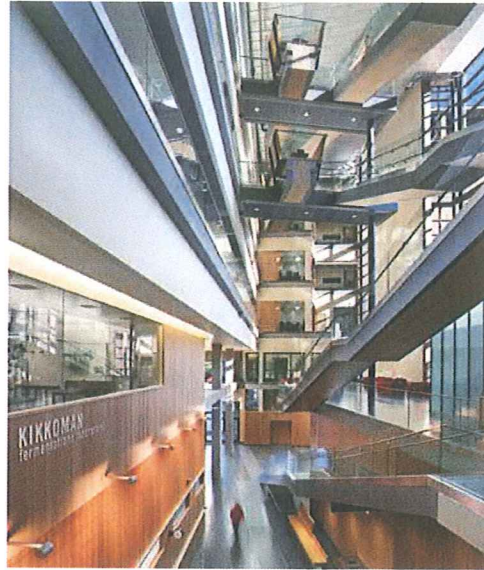


*Capital City Harley-Davidson – Madison, WI*

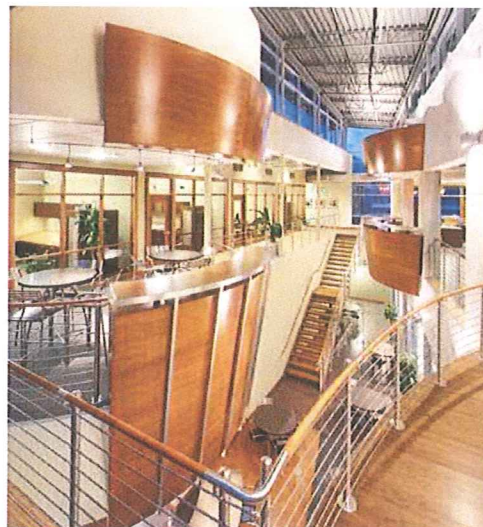


*Gundersen Lutheran Renal Dialysis – Onalaska, WI*

**Milwaukee Mayor Award**  
 GMIA Concourse "D"  
 J. H. Findorff & Son  
 Mortara Instruments  
**National Association of School Boards**  
 Lannon Elementary School  
**Wauwatosa Area Chamber of Commerce –**  
**Civic Appreciation Award**  
 Medical College Health Research Center  
 Oakwood Center  
**Publications**  
**American School and University Architectural**  
 Brodhead High School  
 College of Community Sciences  
 Cudahy High School  
 Forest Park Middle School  
 Lannon Elementary School  
 Lincoln Elementary School  
 Medical College of Wisconsin  
 Oak Creek West Middle School  
 Rawson Elementary School  
 Slinger Middle School  
 Southwood Glen Elementary School  
 University of Wisconsin-Green Bay  
 UW-Madison Microbial Sciences Building  
**Madison Magazine – Award of Merit**  
 Michael Best and Friedrich  
**Midwest Construction – Project of the Year**  
 City Center West  
 St. Joseph's Catholic Church  
 Trinity Evangelical Lutheran Church  
**South Central Construction – Project of the Year**  
 Wilderness at the Smokies/Wyndham  
 Vacation Ownership  
**Stations Style Magazine – Silver Award**  
 Madison Fire Station No. 12  
 Waukesha Fire Station  
**The Daily Reporter – Top Project Award**  
 City of West Allis Fire Department #1  
 Lakeland School of Walworth County  
 Madison Fire Station No. 12  
 Mero Structures  
 Neuroscience Center of Wisconsin  
 Northern WI Regional Carpenters Council  
 St. Bruno Catholic Church  
 UW-Madison Microbial Sciences Building  
**The Daily Reporter – Home Base Award**  
 J. H. Findorff & Son  
 Tri-North Builders



UW-Madison, Microbial Sciences Building – Madison, WI



Tri-North Builders, Inc. – Madison, WI



Lakeland School of Walworth County – Elkhorn, WI

The City of Stoughton will benefit from our years of experience, knowledge in similar project types and our responsiveness. We pride ourselves on forming long-term relationships with our clients and we work hard to maintain these relationships. For instance we have a great working relationship with Stoughton Area School District and we continue to work on projects with them. We look forward to working with you on this project and many to come in the future.

### Years of Experience

Our team of architects, engineers and interior designers have several years of experience. They specialize in public facilities and understand the importance of these buildings. Steve Kieckhafer will be the partner in charge and the project manager. He will be the key contact person throughout the project and ensure that each task is completed on time. Steve has extensive experience coordinating projects and working with the rest of the project team. KJWW Engineering Consultants will provide all of the engineering services. You will find a great benefit of having all of the engineering under one roof as it makes project meetings and document coordination easier. Your project success is important to our team members will ensure it remains a top priority.

### Knowledge in Similar Project Types

We pride ourselves on being able to work with clients on a variety of projects - large and small. We have term contracts with several clients that include small renovation projects similar to the first floor office removal and exit door installation you want to accomplish. We have also worked with clients on upgrading HVAC systems and renovating restrooms. The communicating stair is a innovative design feature that we have done in several other buildings including Plexus Global Headquarters. It is a beacon of communication and collaboration as well as an access point to the second floor. This knowledge and experience will be exemplified throughout the design process.

### Responsiveness

Owners and contractors have praised PRA for our responsive nature. We communicate on an on-going basis throughout the project and document everything. Our project team will take meeting minutes, distribute agendas and create accurate construction documents for your project. In satisfactory surveys completed by our clients we scored a 90% in the category of responsiveness and 92% in the category of listening. We will listen to your needs and respond with innovative, cost effective design solutions.

These unique qualifications of PRA set us apart from the other firms. We are local, we are experienced and we are ready to work with the City of Stoughton on this important project upgrading the Police Facility.

