Cedar
CORPORATION

Professional Services Proposal and Qualifications

Architectural Design, Bid, and Construction Management Services

Village of Little Chute, Wisconsin

February 2, 2024

Cedar CORPORATION
Community Infrastructure • Architecture • Environmental Services

1695 Bellevue Street
Green Bay, WI 54311
920-491-9081
www.cedarcorp.com

February 2, 2024

Laurie Decker
Village of Little Chute
108 West Main Street
Little Chute, WI 54140

RE: Request for Proposal for Village of Little Chute Fire Station

Dear Ms. Decker:

Planning and constructing a new fire station is an exciting and rewarding venture when working with an experienced architectural team. The Cedar Corporation Team understands the importance that a project like this has to offer the fire department and the communities it serves. Over recent years, we have assembled an outstanding team of professionals that have completed several fire and emergency service facilities throughout Wisconsin, and we respectfully submit our qualifications for review. Our proven team brings together those specific skill sets with personnel from Cedar Corporation and Apex Engineering that ensures a successful project from design through construction.

Fire station design takes your input teamed with our professionals with the specific public safety design experience to guide you through the process and establish long-term goals to service the Village of Little Chute Fire Department for years to come. Our design team has successfully completed hundreds of public safety facilities. Our team includes all of the necessary disciplines for your project. This process provides a seamless and well-coordinated process to provide accuracy and continuity throughout the project. Our recent experience with fire station facilities includes the Jackson Fire Department and Lake Hallie Public Safety Facility. Additionally, our team is working on several other public safety facilities. Our experience, knowledge, and understanding of the unique needs of fire station facilities will help you achieve your goals for an outstanding facility.

As Architects, Engineers, and Designers, we are honored for the opportunity to work with communities and fire departments on their facilities. We believe this is our opportunity to help shape our communities and influence the fire department employees. Architect, Cory Scheidler, is also and active officer on a fire district with over 100 members. These experiences and knowledge provides our team with inside knowledge of the requirements for a modern fire station in a cost-effective manner that promotes quality, longevity, safety, and sustainability.

The Cedar Team's proven project management approach and fire station design experience will focus on the needs of the Little Chute Fire Department and Community. Our focus is to offer recommendations that provide facilities that are efficient in function and energy consumption. However, we realize the limitations of tax dollar based budgets and will work to present options through the design process. Our approach allows the Fire Department to obtain factual information on options and variations to select the best options and solutions that meets the community needs and budget. Our goal is to provide functional buildings that will serve the community well into the second half of this century.

We appreciate your time to review our qualifications. If you have any further questions, please contact Cory or Kris at 800-472-7372. We look forward to the possibility of working with you!

Sincerely

Cory Scheidler, AIA
Director of Architecture
cory.scheidler@cedarcorp.com
www. cedarcorp.com

Kris Dressler, RA
Project Manager
kris.dressler@cedarcorp.com

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COMPANY OVERVIEW

LOCATION
1695 Bellevue Street
Green Bay, WI 54311
www.cedarcorp.com

PHILOSOPHY
We recognize that our clients are most concerned with three major issues as they engage the services of consultants - quality, timeliness, cost. Cedar Corporation undertakes each project with a pledge to our clients that they will receive the best value-per-dollar spent on their projects.

WHO IS CEDAR?

(CORPORATE BACKGROUND)

Our mission, as a full service design and engineering firm, is to provide the highest standards of design excellence and service to our clients. Our goal is to develop a team relationship between our clients and our staff. We possess the technical expertise necessary to meet the demands of our clients on a timely basis and within budget guidelines.

Repeat business with numerous public and private clients attests to our ability to assemble a team concept with our clients working within their guidelines. Confident of this, we respectfully submit this summary of Cedar Corporation for your review.

SERVICES
Cedar Corporation is a full-service firm with disciplines in engineering, architecture, environmental, planning, economic development, landscape architecture, and surveying. Founded in 1975, the company has grown in size to its present staff of 95. We have continued to grow because of our commitment to providing comprehensive service and effective communication with our clients. Our staff is dedicated to the principles on which the firm was developed: exemplary service to clients, professionalism, and use of state-of-the-art technology.

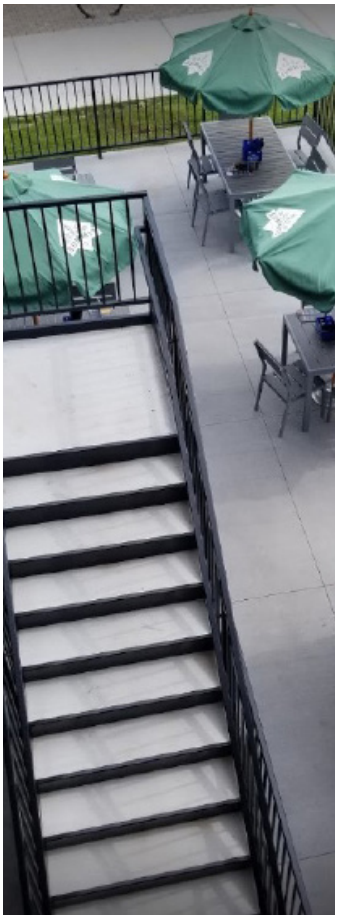
PROFESSIONAL SERVICES

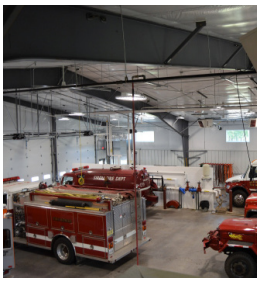
Cedar Corporation provides a wide range of professional services to deliver projects in the areas of Community Infrastructure, Architecture, and Environmental Services. The categories below call out the nine (9) major areas of service provided to a variety of government and private market sectors. Within the nine categories are nearly 100 types of professional services and/or deliverables. Cedar's value may come in the form of a single service or deliverable, but just as often from an integrated group of services managed to meet our customer's broader needs. At Cedar, we are very confident in our capabilities and expertise to address a wide range of public and private client needs in any of the service groups listed below.

- Architectural Services
- Economic Development
- Environmental Services
- Municipal Engineering
- Planning and Grants
- Structural Engineering
- Transportation Engineering
- Water Resource Engineering
- Wetland Delineations

Architectural

SERVICES





Service Overview

Through experience and imagination, we provide a collaborative approach to defining practical design solutions that focus on our client's goals and needs in order to deliver value.

Expertise

- Municipal Architecture
- Industrial, Commercial, and Retail Architecture
- Library Design
- Educational Design
- Emergency Services Design
- Recreational Architecture
- Multi-Family Residential Design
- Nursing Homes and Congregate Care Design
- Needs Analysis
- Energy Management Studies
- Plumbing and HVAC Design
- Design-Build

QUALIFICATIONS

Public Safety Facilities Are Our Specialty

Our Team has focused on public safety facility architecture in our 47-year history. Regularly meeting face-to-face with government officials and personnel involved in day-to-day management of the project, our professional staff gain insight into the needs of the proposed facility. Our primary mission is to provide the highest standards of design excellence and service to our clients. We recognize that our clients are most concerned with quality, timeliness, and cost. Our goal is to develop a team relationship with our clients to maintain client budget and schedule expectations. Through our project management strategy, we are able to meet your expectations.

Public safety facilities require careful consideration and special planning for your project and community needs. Our staff will meet with you and discuss the building elements, location, space needs, flow, and layout of your equipment and personnel needs to suit your facility and community.

Engineering and Management Skills

- *Team* - Our integrated team will provide a full array of experts in each field to assure the most cost-effective solutions during design and construction
- *Cost* - Structured project management to maintain control of the project, yet have the ability to make modifications so your changing goals can be met
- *Timeliness* - Proven processes in place to establish realistic milestones and to monitor progress through regular communication among all parties involved and frequent detailed status reports to the client through design and construction
- *Quality* - Quality is achieved through a teamwork environment which includes peer reviews, state-of-the-art software and equipment, quality assurance review during design, and construction
- *Design* - We work closely with the owner and members of the Design Team to adhere to schedules and budgets while meeting the client's expectations and desires for the project
- *Consistency* - With an integrated project delivery approach with construction management services, we are able to make dreams a reality. Involving the same team members from design through construction provides unparalleled consistency to deliver a successful project.

PROJECT EXPERIENCE

Public Safety Building

Jackson, Wisconsin

Designed: 2019
Constructed: 2021

Estimated Construction: $12 Million
Actual Construction Cost: $11.7 Million

Contact: Brian Kober, Director of Public Works
brian.kober@villageofjackson.com, 262-677-9001
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Village of Jackson to complete a space needs analysis study to assess the needs and future growth of the Village. The analysis focused on the space needs of the Police and Fire Departments, the feasibility of a new Public Safety Building, and included the evaluation of potential sites for the new Public Safety Building.

Upon completion of the study, Cedar began work on conceptual design in 2019 for a new Public Safety Building. The new facility replaces the aging and limited space of the existing station. The $14 million dollar facility allows the Village and Public Safety to grow well into the future. The project features several unique characteristics for training. These features include a spacious paved area for training opportunities, a fire training burn tower, a hose tower with platforms, access ports, mezzanine for rappelling, in-floor cavities for CE training, roof platforms, balconies, and a state-of-the-art training room.

The building was designed with careful consideration of cost and schedule and features insulated precast walls and added roof insulation to minimize operational cost. The mechanical system consists of centralized heating/cooling systems with numerous zones to provide optimum comfort and efficiency. The apparatus bays feature vehicle exhaust and in-floor heat to improve efficiency, safety, and operations for the Fire Department. The plumbing system incorporates low flow and sensor type fixtures to reduce maintenance and water usage. The electrical and lighting systems include daylighting controls, occupancy sensors, timers, and LED lighting to reduce energy cost. Emergency power was also incorporated to provide an Emergency Operations Center.

New Fire Station

Osseo, Wisconsin

Designed: 2016
Constructed: 2017

Estimated Construction: $2.5 Million
Actual Construction Cost: $1.9 Million

Contact: Nels Gunderson, Fire Chief
nels@osseoautomotive.com, 715-215-1125
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Osseo Rural Fire Department to provide architectural and engineering services for their new Fire Station. As part of our services, we completed a needs analysis to assess the department needs, requirements, and future growth potential, which then were prioritized and developed in plans that not only met those needs, but the site restrictions as well.

In an effort to minimize cost, Cedar evaluated multiple construction methods to provide the department the interior spaces they needed, the low maintenance exterior they desired, and a simple, yet tasteful looking, building from multiple viewpoints. The construction included a masonry apparatus bay, or a precast apparatus bay, with a masonry veneer office and meeting space located adjacent to the apparatus bay. Upon completion of design, Cedar collaborated with vendors to develop a high level estimate for the use of the department in developing their total project budget.

The interior spaces include a meeting space for meetings, training, and potential municipal functions. A kitchen is provided for the department's annual events, as well as the ability to provide food and beverage during meeting and training functions. Office spaces, report room, and communications areas have been place in close vicinity for better work flow. These spaces have been placed around a centrally located restroom/shower/locker room hub which was designed for ease of access by the department members from anywhere within the building or entering the building from the exterior to better expedite response times. Adjacent to this office space is a five bay apparatus bay. All bays are drive through bays with 14'x14' overhead doors for ease of vehicle clearance. Also, within the apparatus bay is storage space, tool storage, a wash/storage area, SCBA, and on either side of the apparatus bays are storage mezzanines which are used for both additional storage and mechanical functions.

New Fire Station

Siren, Wisconsin

Designed: 2016
Constructed: 2017

Estimated Construction: $1.3 Million
Actual Construction Cost: $1.3 Million

Contact: Mike Huber, Chairman, Town of Daniels
mike.rupp79@gmail.com, 612-226-8379
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Siren Fire Association for the design and contract administration for their new fire station, located in Siren, Wisconsin. The new station is located on a vacant lot on the south side of town on STH 35 with improved access for emergency response. The new design was designed to replace the 50 year old facility and provide emergency services and public safety facilities for well into the next half century. During the review of the Fire Department's needs and budget, we worked with the Association to determine the size and layout of a building that would meet their needs and budgetary requirements, yet afford them space for future growth. In an effort to reduce the upfront cost, Cedar Corporation reviewed the needs, space requirements, and building type to afford the Association as much square footage as required. In addition, Cedar Corporation coordinated with the Association to incorporate items from the existing fire department building into the proposed building to maintain budget.

The facility was designed to be aesthetically pleasing and fitting with a Northwoods theme, meet the challenges of the site, and fulfill the Fire Department's needs. The facility includes a meeting space for both meeting and training purposes, private offices, report room, restrooms, kitchen, wash bay, work room, apparatus bay for vehicle storage, a large open turnout gear area, restrooms with showers, and a storage mezzanine above. The apparatus bay includes a turnout gear locker area, hose drying rack, turnout gear wash station, SCBA compressor, pressure washer for the trucks, decontamination shower, and drive-through truck fill bays for mutual aid.

Public Safety Building

Lake Hallie, Wisconsin

Designed: 2013
Constructed: 2014
Estimated Construction: $4.8 Million
Actual Construction Cost: $4 Million

Contact: Scott Bernette, Fire Chief
sbernette@chippewafiredistrict.com, 715-723-9020
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Village of Lake Hallie to provide architectural and engineering services for their new Public Safety Building. The new facility replaced the aging and limited space of the existing Public Safety Building which contains the Fire, EMS, and Police and also replaced the existing Village Hall Offices. The Village of Lake Hallie, experiencing large growth and the need for public services, was increasing at a rapid rate. The $4.4 million dollar facility allowed the Village and Public Safety to grow well into the future. By including all entities within one facility, the Village will realize cost savings in shared space.

The building was designed with careful consideration of cost and schedule. Due to the timeframe of the project, Cedar worked to fast track a design and use building components that allow for quick construction and reduce winter condition cost. The facility features insulated precast wall systems that will extend to the concrete footings, eliminating the need for additional work onsite. The roof system incorporates internal roof grains connected to the storm water management system. This facility is served by high efficiency mechanical systems with individual HVAC zones for optimum comfort to the varying occupants and departments. Infloor heat was installed for the apparatus bays to reduce overall energy consumption and maintain drier floors. The plumbing system incorporates low flow and sensor type fixtures to reduce maintenance and water usage. The electrical and lighting systems have, in previous projects, proven to pay for themselves in very short amounts of time providing large energy and operational cost savings to the owner.

New Fire Station

Woodville, Wisconsin

Design: 2013
Construction: 2014
Estimated Construction Cost: $834,500
Actual Construction Cost: $804,500

Contact: Brent Knegendorf, Assistant Chief
715-698-2222
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Village of Woodville to prepare construction documents and provide construction administration for a new fire and rescue building to replace the existing 50 year old facility. During the review of the Village's needs and budget, we worked with the Village to determine the size and layout of a building that would meet their current needs. In an effort to reduce the upfront cost to the Village, Cedar Corporation developed a design that not only incorporates the current needs of the fire department, but allowed for future expansion as their needs grow in the future. In addition, Cedar Corporation coordinated with the Village to incorporate items from the existing fire department into the proposed building to maintain budget.

The facility was designed to be aesthetically pleasing, meet the challenges of the site, fulfill the Village's needs, and remain within the Village's budget. The facility includes a meeting space for both meeting and training purposes, private offices, report room, restrooms, and apparatus bay for vehicle storage. The office area features include a kitchenette in the meeting room, secure storage, restrooms with showers, and a storage mezzanine above. The apparatus bay provides vehicle storage, a turnout gear locker area, hose drying rack, overhead truck fills, turnout gear wash station, SCBA compressor, pressure washer for the trucks, and an expandable end wall for a future bay addition. The project was completed on schedule and within budget.

Admin. & Public Safety Building

Clayton, Wisconsin

Designed: Current
Constructed: TBD

Estimated Construction: $3.3 Million
Actual Construction Cost: TBD

Contact: Kelly Wisnefske, Town Administrator
townadministrator@townofclayton.net, 920-836-2007
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Town of Clayton to study the growing needs of their community. As they continue to experience dramatic growth throughout the Fox Valley, the community is experiencing an increased demand on the Town's Administration, Police, and Fire Departments. Cedar began the process with a needs assessment to determine the extent of the community needs. We focused on the Town Administration, Police, and Fire Departments, however, soon discovered they also have needs for their Public Works Department. The primary focus of the study continued with the Town Administration, Police, and Fire in a new facility and then turned to review of how the existing facilities could be utilized to re-use the existing facilities for the Public Works Department. Through the process, we determined that we could improve the sustainability of the community by re-using the existing facilities for Public Works.

The new municipal facility analysis reviewed location options, which concluded that the new Town Center will be relocated about 2 miles from its current location. We determined that a site near the proposed water tower location was the optimum location for their new facility. Upon selecting a location we focused on the needs of the community and departments. We began with a group interview, turning to focused department interviews and finally bringing the entire group back together to review the space needs. Once the space needs were agreed upon, we then began reviewing conceptual designs and layouts.

The final design promotes functionality for each department, security and long-term sustainable elements for the Town. Through our design process, we focused on options to right size the facility and accommodate the Town's 10-20 year needs, while offering planned options for expansions in the 20- and 50-year increments. The project features several unique sharing/flex space characteristics for voting, training, and emergency operations. These features include a spacious paved area for voting and training opportunities, a shared lobby and entrance, and flexible parking. To promote security we utilize hard and soft security measures throughout the various departments. This includes specific building construction methods and design characteristics and integration of electronic systems.

The building was designed with careful consideration of cost and schedule and features insulated precast walls and added roof insulation to minimize operational cost. The mechanical system consists of centralized heating/cooling systems with numerous zones to provide optimum comfort and efficiency. The apparatus bays feature vehicle exhaust and in-floor heat to improve efficiency, safety, and operations for the Fire Department. The plumbing system incorporates low flow and sensor type fixtures to reduce maintenance and water usage. The electrical and lighting systems include daylighting controls, occupancy sensors, timers, and LED lighting to reduce energy cost. Emergency power was also incorporated to provide an Emergency Operations Center.

Brownsville Fire Station

Brownsville, Wisconsin

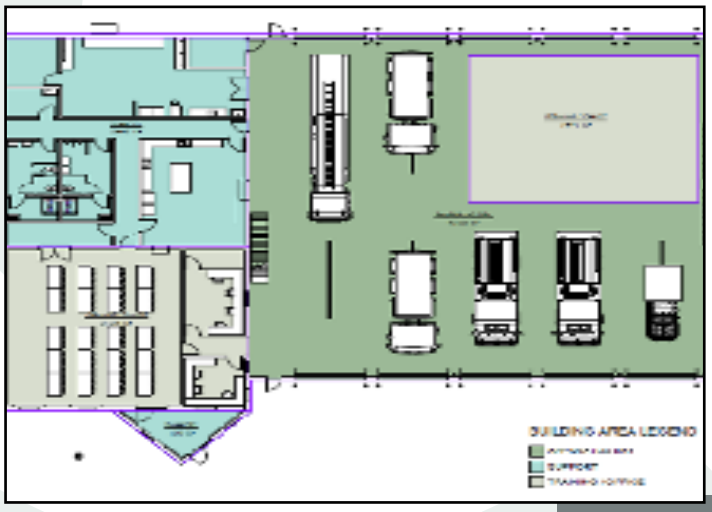
Designed: 2013 *Estimated Construction Cost: $4.6 Million*
Construction: 2014 *Actual Construction Cost: TBD*

Contact Randy Faber, Officer
randyfaber1993@gmail.com, 920-960-8323
Key Staff: Cory Scheidler, AIA; Kris Dressler, RA; Troy Peterson, PE; Dennis Blau, LA

Cedar Corporation was retained by the Brownsville Fire Department to provide architectural and engineering services for their new fire station. As part of our services, we completed a needs analysis and future growth potential, which then in turn to assess the department needs and requirements were prioritized and developed in plans that not only met those needs, but the site restrictions as well.

In an effort to minimize cost, Cedar evaluated multiple construction methods to provide the department the interior spaces they needed, the low maintenance exterior they desired, and a simple, yet, tasteful looking, building from multiple viewpoints. The construction is proposed to include a precast exterior wall system with an over insulated roof system to minimize heating and operational cost.

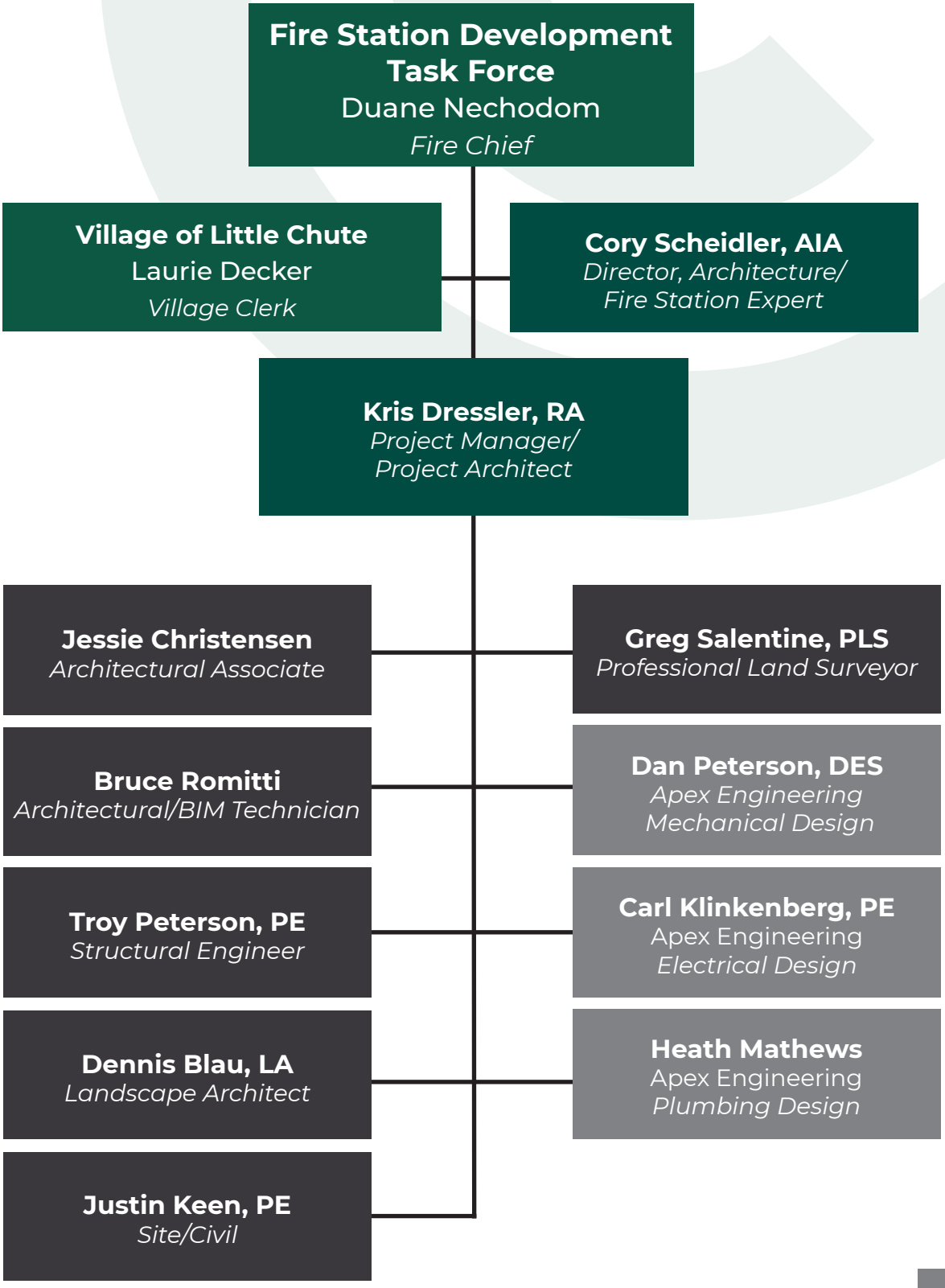
The interior spaces include a meeting space for meetings, training area, and an emergency operations center. A kitchen is provided for the department's annual events, as well as the ability to provide food and beverages during meeting and training functions. Office spaces, a report room, and communications areas have been placed in close vicinity for better work flow. These spaces have been placed around a centrally located restroom/shower/locker room hub which was designed for ease of access by the department members from anywhere within the building or entering the building from the exterior to better expedite response times. Adjacent to this office space is the apparatus bay with drive-through bays, storage space, tool storage, a wash/storage area, SCBA, and on either side of the apparatus bays are storage mezzanines which are used for both additional storage and mechanical functions.



Through the design process, Cedar provided space for the Department to construct an addition that will allow the Department to transition to full-time. At this time, we are working with the Department to bring the addition phase into the initial construction of the facility, allowing the department to transition earlier than anticipated.

PROJECT TEAM

PROJECT TEAM



KRIS DRESSLER, RA
REGISTERED ARCHITECT

Education

Associate Degree in Drafting and Design Technology: Herzing College (2007)

Professional Registrations

Registered Architect - WI #13048-5

Total Experience

Since 2006

Kris Dressler is a four year registered architect with many years of experience in the architectural, structural, and construction fields. Kris' experiences play an integral role in all projects providing technical guidance on designs and project management for various project types and approaches. Kris works hand-in-hand with our Designers, Engineers, Planners, and sub-consultants providing project management, design, and facility planning for traditional and alternative project delivery methods.

Areas of Expertise Include:

- Programming, conceptual planning, facility planning, and project development
- Project management of medium complexity projects
- Preparation of construction documentation for new construction and renovations for higher education, governmental, municipal, commercial, and industrial projects
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Coordination of mechanical and electrical design plans for building projects
- Building Envelope design and analysis
- Accessibility and Building Code Analysis and evaluations
- Construction Administration for governmental, municipal, commercial, and industrial projects
- Development of presentation exhibits for planning and design solutions
- Project budgeting and estimating
- Construction contract preparation and contract administration for governmental, municipal, and commercial industrial projects
- Development of project specifications and front end documents

Representative Project Experience Includes:

- Jackson Public Safety Facility
- Town of Clayton Administration and Public Safety Building
- Lake Hallie Fire Station and Municipal Building
- Ellsworth Fire Station Expansion
- Osseo Fire Station Design
- Siren Fire Station
- Woodville Municipal Building, Fire, EMS, and Police
- Waupun Fire Department Evaluation
- Brownsville Fire Station Design
- Ellsworth EMS, Fire Department Planning, and Design
- Menomonie Fire Station Renovation
- New Richmond EMS

CORY SCHEIDLER, AIA
DIRECTOR, ARCHITECTURE

Education

Associate Degree in Civil Engineering Technology: Mid-State Technical College (2001)

Professional Registrations

Registered Architect - WI #10782
Wisconsin Certified Commercial Building Inspector #992581
Wisconsin Registered Interior Designer #623

Professional Affiliations

American Institutes of Architects
Engineering/Structural
NCARB Licensing Advisor
Advisory Committee
Chippewa Valley Technical College
NCARB IDP

Total Experience

Since 2000

Cory Scheidler specializes in architecture for government facility projects including the evaluation and design of governmental offices, park and recreational facilities, public works and infrastructure projects, emergency services facilities, library, and community center facilities. In addition to his experience and leadership of the Architectural Services Line for Cedar Corporation, Cory is involved in his community and Professional Associations. Cory's personal involvement, genuine concern, and attention to detail in the development of projects is recognized by our clients.

More specifically, Cory has completed the evaluation and design for City Halls, park facilities, public works garages, fire and police stations, libraries, and senior centers. These projects include a mix of new and renovation projects, including Facility Condition Assessments, Master Planning, Architectural Design, and Forensic Evaluations for various facilities.

Cory has experience and knowledge in project development, State and National Standards and code, various governmental standards, and requirements. Complementing his design experience, Cory is well versed in the preparation of contract documents, specifications, and contract administration. In addition, Cory's experience has provided him with the knowledge and ability to provide forensic investigations to several clients.

Areas of Expertise Include:

- Supervision of design and preparation of plans for new structures and alteration of existing buildings for municipal, institutional, commercial, and industrial projects, both traditional bid and design/build approaches
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Code review, schematic design, and design development
- Project cost estimating and project scheduling
- Coordination with design disciplines
- Construction contract preparation and contract administration
- Client contact throughout project feasibility, design, bidding, and contract administration
- Specialization in project delivery, working directly with developers, contractors, owners, and alternative

Representative Project Experience Includes:

- Jackson Public Safety Facility
- Waupun Fire Department Evaluation
- Brownsville Fire Station Design
- Lake Hallie Fire Station and Municipal Building
- Woodville Municipal Building, Fire, EMS, and Police
- Ellsworth Fire Station Expansion
- Siren Fire Station
- Osseo Fire Station Design
- Menomonie Fire Station Renovation
- Colfax EMS and Municipal Building
- Osseo Fire Department Planning
- Boyceville Fire Department Planning and EMS
- Ellsworth EMS, Fire Department Planning, and Design
- New Richmond EMS
- Amery Fire Station, Public Works, and Library
- Black River Falls Fire and EMS Facility

JESSIE CHRISTENSEN

Architectural Associate
Total Experience: Since 2015

EDUCATION
- Master of Architecture: University of Wisconsin-Milwaukee (2018)
- Bachelor of Science in Architecture Studies: University of Wisconsin-Milwaukee (2016)

EXPERTISE
- Revit, Bluebeam, and AutoCAD specialist
- Preparation of construction documents for new construction and renovations for commercial, municipal, recreational, and residential projects
- Building Information Modeling (BIM) specialist
- Renderings and Photoshop
- Preparation of facility, space needs, and site analysis studies for municipal buildings
- Development of presentation exhibits for planning and design solutions
- Programming, conceptual planning, facility planning, and project development

Jessie Christensen is a member of Cedar Corporation's Architectural Group. She brings six years of experience in architectural design, planning, and documentation. Jessie collaborates with our Architects, Engineers, Planners, and Designers in the preparation and development of designs for various project types.

Bruce Romitti is a member of Cedar Corporation's Architectural Team as an Architectural Design Technician and offers a wealth of software skills and construction experience. He was awarded Outstanding Program Student and worked as a Tutor throughout his training at Northeastern Wisconsin Technical College.

BRUCE ROMITTI

Architectural Design Technician
Total Experience: Since 2015

EDUCATION
- Associate Degree in Architectural Technology: Northeast Wisconsin Technical College (2015)

EXPERTISE
- Revit
- AutoCAD
- Estimating
- Structural analysis
- Graphic production and installation
- LEED applications; sustainable building principles

TROY PETERSON, PE

Structural Engineer
Total Experience: Since 1990

EDUCATION
- Bachelor of Science in Civil Engineering: University of Minnesota (1990)

EXPERTISE
- Design of single- and multi-story building structures, including timber, steel, reinforced concrete, prestressed concrete, and composite design
- Design Engineer for commercial development projects including manufacturing, retail, and restaurant facilities
- Design Engineer for municipal well house, water treatment, wastewater treatment facility, and lift station structures
- Structural inspection of residential, commercial, industrial, municipal, educational, and religious buildings
- Commercial building inspection
- Design of single- and multi-span concrete and timber slab structures, prestressed I-girder, steel deck girder and concrete box structures, multiple structure rehabilitations including deck and rail replacement, and steel beam strengthening and bridge re-rating
- Design of spread and pile supported foundations, retaining walls, and tie-back anchor retaining systems

Troy Peterson has been a Structural Engineer for Cedar Corporation since 1990 specializing in structural design of governmental facilities and commercial facilities. These projects have included single and multi-story wood, steel, concrete, and masonry design. Projects vary from public works, fire station, municipal buildings, and retail buildings.

Dennis Blau is a Landscape Architect and specializes in site design for municipal, commercial, industrial, educational, and recreational facilities. Dennis has worked on a variety of projects including athletic fields, multi-purpose trails, signs, boat landings, parks, swimming pools, splash pads, reforestation, and many other projects large and small in size.

DENNIS BLAU, LA

Landscape Architect
Total Experience: Since 1985

EDUCATION
- Bachelor of Landscape Architecture: University of Minnesota (1985)
- Royal Melbourne Institute of Technology: Melbourne, Australia Exchange Program

EXPERTISE
- Site design, grading plans, planting plans, and design of exterior environments for municipal, commercial, industrial, and recreational sites
- Urban streetscape
- Park planning/park development/redevelopment
- Boat landing design
- Master planning
- Erosion control plans
- Preparation of presentation graphics for display
- Construction specification
- Assistance with construction supervision

JUSTIN KEEN, PE

Project Engineer
Total Experience: Since 2003

EDUCATION
- Bachelor of Science in Civil Engineering: University of Wisconsin-Madison (2003)

EXPERTISE
- AutoCAD drawings, cost estimates, earthwork calculations, and quantity takeoffs for various public and private infrastructure improvement projects
- Horizontal/vertical alignments, cross sections, typical sections, and intersection designs for street and trail projects
- Regulatory agency and utility company coordination
- DNR and US Army Corp permit applications
- Prepares site, grading, erosion control, and storm water plans
- Designs sanitary, watermain, storm sewer, and storm water facilities
- Prepares permits, specs, and bid documents for various projects
- Performs site observations for infrastructure improvement projects
- Coordinates projects with architects, contractors, developers, other engineering firms, and municipalities

Justin Keen provides urban and rural road design, utility (wastewater collection, water systems, and storm sewer) design, and civil site design for residential, commercial, and municipal developments. His expertise includes street and sidewalk design, utility design, and storm water management for public and private infrastructure projects, earthwork analysis, site layout, and grading.

Greg Salentine has 30 years of experience providing surveying services and CADD support for civil engineering and survey related projects for the WisDOT, municipalities, and the private sector.

GREG SALENTINE, PLS

Professional Land Surveyor
Total Experience: Since 1990

EDUCATION
- Associate Degree in Civil Engineering/Public Works Technician: Northeast Wisconsin Technical College (1990)

EXPERTISE
- Topographic surveys for engineering and building/site design projects
- Traditional Right-of-Way (R/W) Plats and Transportation Project Plats (TPP)
- Production of survey CADD drawings
- Legal (parcel) descriptions
- Easement descriptions/exhibits
- Establishing existing roadway and railroad right-of-way corridors
- Boundary, ALTA/ACSM, Certified Survey Map Surveys
- Setting control networks along survey corridors
- Construction staking/layout for public (WisDOT and municipalities) engineering projects and private (business) building/site design projects
- Telephone conduit design

DAN PETERSON, DES

Mechanical Design

EDUCATION

- BS in Engineering Mechanics: University of Wisconsin-Madison

EXPERTISE

Dan's 33 years of experience as a design engineer has helped him gain valuable experience in HVAC load calculations, HVAC designs for numerous types and sizes of buildings --including health care, schools, maintenance facilities, State of Wisconsin facilities, large office buildings, detention facilities, has performed energy life cycle calculations, and provided design for a variety of "design- build" projects.

Dan is a co-owner of APEX Engineering, Inc., which formed in July, 1993. He was previously an associate with Walt Hestekin Associates, Consulting Engineers, leaving as a Vice President.

Dan graduated from the University of Wisconsin-Madison with a Bachelor of Science in Engineering Mechanics degree. While attending college, he was employed as a draftsman and designer by the Facilities Planning Department at the University of Wisconsin-Eau Claire and the Wisconsin Department of Administration, Division of Engineering in Madison. He received his Engineer in Training Certification in 1990. He has also attended numerous Professional Design Development Programs through the University of Wisconsin.

PROJECT EXPERIENCE INCLUDES:

- Community Table – Eau Claire, WI
- First Presbyterian Kitchen Hood – Chippewa Falls, WI
- Ho-Chunk, Blue Wind Elder Center – Tomah, WI
- Ho-Chunk, Wittenberg Elder Center – Wittenberg, WI
- St. Joseph's Church Gathering Addition – Prescott, WI
- St. Mathew's Lutheran Church Multi-purpose Addition – Eau Claire, WI
- Saving Grace Lutheran Church Kitchen Remodel – Eau Claire, WI
- Stanley Community Center – Stanley, WI
- Webster Youth Center Kitchen Hood – Webster, WI
- Cowboy Jacks Restaurant – Altoona, WI
- Dooley's Pub/Restaurant – Eau Claire, WI
- LaNortenita Restaurant – Eau Claire, WI
- Milwaukee Burger Co. Kitchen Hood – Wausau, WI
- Northwoods Restaurant – Osseo, WI
- Numerous Hardee's restaurants
- Numerous Wendy's restaurants
- Numerous restaurants at Oakwood Mall – Eau Claire, WI
- Stout Ale House and Banquet Center – Menomonie, WI
- VS (44 North) Restaurant – Altoona, WI

CARL KLINKENBERG, PE

Electrical Engineer

EDUCATION

- BS in Electrical Engineering: North Dakota State University

EXPERTISE

Carl is a focused electrical engineer with 13 years of experience with a commitment of serving clients through attention to detail and quality engineering designs. He is experienced in project management and in serving as a liaison between various disciplines as required to achieve successful project outcomes.

Prior to joining APEX, Carl was employed as an Electrical Engineer for EDI – Electrical Designs, Inc., and Bridgers & Paxton Consulting Engineers, both located in Phoenix, Arizona.

Carl's experience includes the electrical design of healthcare facilities, commercial facilities, food industry, industrial facilities, technology facilities, and educational facilities covering both new construction and remodels. Carl endeavors to adhere to the latest adopted codes including National Electrical Code, International Building Code, International Energy Conservation Code, and others depending on the jurisdiction.

HEATH MATHEWS

Plumbing Designer

EDUCATION

- Mechanical Drafting: Chippewa Valley Technical College
- Plumbing Systems Design Course, 1998: University of Wisconsin-Madison

EXPERTISE

Prior to being a founding employee at APEX Engineering, Inc. in 1993, Heath worked for Walt Hestekin Associates, Consulting Engineers beginning in 1991. He has gained valuable experience during his years using the AutoCAD program in plumbing and heating systems. Heath manages Internet services, networking, and electronic data transfer, software and hardware assets. He specializes in plumbing document production and system layout and design.

Heath graduated with honors from Chippewa Valley Technical College with a Mechanical Drafting degree in 1989, transferring from technology education courses at the University of Wisconsin - Stout. He received his Designer of Engineering Systems license in July, 2004.

SCOPE OF SERVICES

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Cedar Corporation's trademark quality is to listen to you.

We want to learn and understand your wants, needs, and expectations. We seek to create an environment that promotes collaboration to develop mutually acceptable solutions.

The key to achieving this is communication. We have developed a process that focuses on communication and facilitation to develop focused discussions and follows a well-defined agenda. This process allows us to efficiently gather all the available information and ideas and then review them to complete a thorough evaluation of the design challenge.

Our approach to the Village of Little Chute Fire Station project is a six-step process that includes:

1. Schematic Design
2. Design Development
3. Construction Documents
4. Bidding
5. Contract Administration
6. Project Completion

Schematic Design (Step 1)

February 2024 - May 2024

Preliminary Design and Site Planning

Schematic design sets the tone and is the most important stage of the project. Cedar Corporation will meet with the Fire Station Development Task Force to review any existing needs assessment, conceptual drawings, and analyze the needs for your facility. The Schematic Phase can be outlined as:

Preliminary Design and Budgeting: Kick-off Meeting

- Review project schedule, critical timeline, task, and team meetings
- Review project budget and financing, as well as grant/funding sources and expectations
- Establish desires for the project and facility needs
- Review site planning
- Discuss potential sustainable design elements
- Consider special needs or desires

Design Meetings: (anticipated 2 meetings)

- Review existing Space Needs Analysis
- Prepare room data sheets
- Review Fire Department needs, community expectations, and project desires to determine:
  - ◊ Facility needs and square footages
  - ◊ Facility layout options
  - ◊ Training functions and opportunities
  - ◊ Sustainable design measures
  - ◊ Building material options and facade types

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- Review value enhancements and cost saving measures
- Evaluate the budget and financing
- Obtain quotations for geotechnical investigation and documentation
- Develop preliminary code analysis and classification
- Prepare preliminary drawings:
  - ◊ Conceptual site plan
  - ◊ Building floor plans
  - ◊ Exterior elevation
  - ◊ Preliminary structural drawings
- Identify primary building systems including: plumbing, fire protection, HVAC, electrical, and technology
- Review of construction management or design-bid-build project delivery approach

Meet with Fire Station Development Task Force to Present Preliminary Findings:

- Receivables will include the following:
  - ◊ Updated space needs calculations
  - ◊ Preliminary floor plan, building elevations, and exterior renderings
  - ◊ Opinion of probable cost and value enhancement options with potential construction schedule
  - ◊ Evaluation of energy efficiency, building materials, and systems, including sustainable design measures
  - ◊ Prepare and present with the Fire Station Development Task Force at up to two meetings

Design Development (Step 2)

May 2024 - September 2024

Cedar Corporation's design experience will provide the Fire Department, with the opportunity for a functional facility at an affordable cost. This Phase includes further development and will include reviews to obtain input and approval for the project design. Our Team will present options and alternatives for a functional and economical solution to the Fire Station Development Task Force. These evaluations will include:

- Review of current market conditions to determine effective construction alternatives
- Consideration of building materials
- Updated building code analysis
- Building System Evaluation to determine the cost-effective solutions that maximize efficiency for construction and long-term operational cost
- Development of structural building systems
- Development of architectural details, materials, and elements
- Development of specialized training elements
- Review and development of furnishing, equipment, and building amenities
- Preparation of room data sheets for all spaces
- Development of sustainable elements and features to be included in the project and budget
- Development of construction schedule, project staging, and preliminary constructability review
- Review of sequencing and project size modifications to maintain budgets
- Prepare documentation for Municipal and Planning Commission approval
- Update cost estimating

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Deliverables from the Design Development Phase Include:

- 60% site/civil, landscape, architectural, structural, mechanical, electrical, and plumbing drawings including plans, sections, elevations, and details
- Room data sheets for all spaces
- Outline specifications of primary building components and systems
- Summary of sustainable building and building system features and components
- Preliminary construction contract and building specifications
- Updated opinion of construction cost including opinion of current market conditions
- Presentation plans to the City and Planning Commission
- Two design meetings are anticipated as part of this phase

Construction Documents (Step 3)

September 2024 - December 2024

Cedar Corporation realizes the importance of quality, timeliness, and cost and believes that construction document clarity and accuracy are crucial to competitive and comparable bids. Our Team employs a quality control process and utilizes document standardization. BIM (three-dimensional drawing) and internal review processes provide accurate and concise bidding documents. During this phase, we will continue to assist the Fire Station Development Task Force in design decisions regarding building finishes, materials, any potential bid alternates, etc. including:

- 90% design review with Fire Station Development Task Force
- Preparation for final technical specifications
- Preparation of final drawings, details, and schedules
- Development of front-end general conditions and requirements in coordination with the Fire Station Development Task Force
- Preparation of contracts for bidding (project manual) and owner-contractor agreement
- Preparation of final design calculations
- Prepare submittals to obtain regulatory agency approval implementation of sustainable design measures
- Review of coordination and constructability
- Quality control review
- Update real-time cost estimate and review of current market conditions
- Update construction schedule
- Recommendations for bid packages to take advantage of market conditions
- Submit for DSPS and WDNR regulatory review and approvals

Construction Documentation deliverables include:

- Final site/civil, landscape, architectural, structural, mechanical, electrical, and plumbing drawings including plans, sections, elevations, and details
- Updated room data sheets for all spaces
- Final specifications
- Final bidding documents
- Proposed construction schedule
- Updated opinion of construction cost including opinion of current market conditions
- Regulatory approval documents

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Bidding (Step 4)

January 2025 - February 2025

Upon Agency and Village approval, our Team will solicit bids through our online plan room and local Builders Exchanges. During the Bidding Phase we will:

- Prepare and distribute Ad for Bid and bid documents
- Review, qualify as necessary, and maintain a bidder's list
- Address bidding questions and provide clarification, as appropriate
- Prepare addenda, as required
- Facilitate a bidder's pre-bid conference
- Receive and review bids with the owner
- Review appropriate instruments of financial security including bonds, letters of credit, or other financial security instruments
- Provide a written recommendation for project award to the qualified low bidder
- Assist in the preparation of construction contracts between the Village and the Contractor
- Provide Contractor with regulatory approved plans

Construction Administration (Step 5)

March 2025 - March 2026

Upon award of the contract, our team will:

- Facilitate a pre-construction meeting
- Facilitate site visits, construction meetings, and provide regular updates to the Fire Station Development Task Force
- Provide construction administration services in coordination with the Fire Station Development Task Force
- Review the quality control program as provided by Contractor
- Review and distribute all shop drawing submittals
- Review and respond to contractor questions and Request for Information
- Prepare construction bulletins, field orders, and other instruments of communication, as necessary, during construction
- Review construction schedule and progress to manage cost
- Review and mitigate disputes and change orders
- Review cost potential value enhancement measures during construction
- Prepare and review contractor pay requests and related submittals

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Project Completion (Step 6)

March 2026 - February 2027

Upon completion of the construction, we are not complete until the building is occupied. Our team will work with all the parties involved to complete:

- A substantial completion review and prepare Certificate of Substantial Completion
- Review and recommend Certificate of Final Payment
- Review all necessary O&M manuals, record drawings, and other related documents and provide to Owner
- Prepare a punch list to be completed prior to occupancy
- Provide consultation with Owner to evaluate building performance and determine Owner satisfaction culminating in an 23-month final review of the project and evaluation of appropriate warranties for the two-year warranty

Through our construction services and contract administration, we strive to minimize project warranty issues, but when these issues do arise, we will work with the Village to bring these to successful completion.

Cedar
CORPORATION

BUILDING TRUST

YOUR PROJECT • OUR PASSION

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