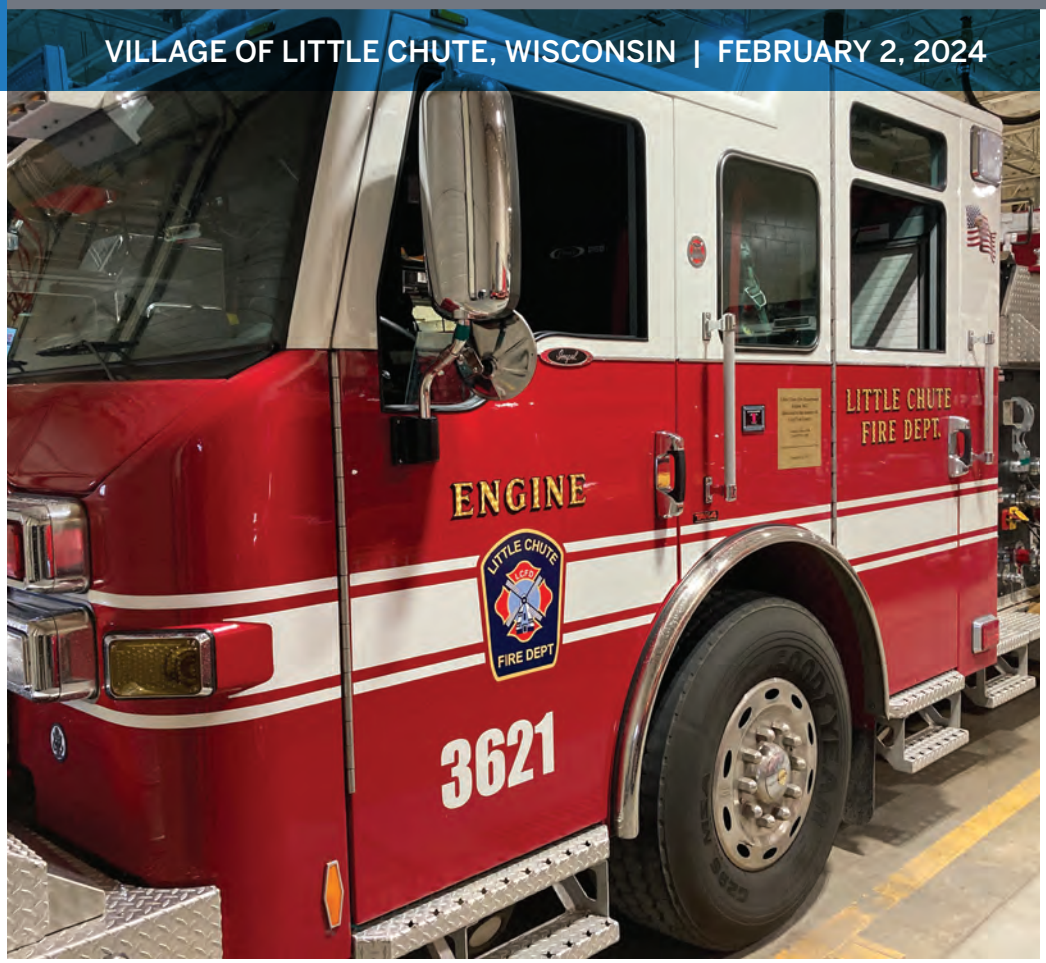
PROPOSAL FOR PROFESSIONAL SERVICES

Village of Little Chute Fire Station

VILLAGE OF LITTLE CHUTE, WISCONSIN | FEBRUARY 2, 2024



SEH

Building a Better World
for All of Us®

Engineers | Architects | Planners | Scientists

CONTENTS

The specific licenses and credentials of the team members are described in the personnel and/or resume section of this document.

LCHUT 176120

Little Chute
ESTABLISHED 1848

ADDENDUM NO. 1

REQUEST FOR PROPOSALS
PROFESSIONAL DESIGN SERVICES FOR THE
VILLAGE OF LITTLE CHUTE FIRE STATION

January 12, 2024

Proposal Due: No Later Than 4:30 p.m. CST, Friday, February 2, 2024

This Addendum is issued to modify, explain, or correct the original Request for Professional Design Services For The Village of Little Chute Fire Station issued on December 28, 2023 and is hereby made a part of the Request for Proposals. This Addendum must be signed and attached to the Consultant's proposal.

Question #1: Bullet #5 on page 9 asks for five recent fire station projects either completed or under construction that incorporate training facilities. Is it permissible to submit the five recently completed fire station projects along with some additional examples of specific fire training facilities?

Answer #1: Yes, we are not limiting additional examples for the Village to review.

Question #2: Should the electronic submittal contain separate PDF files for the technical proposal and the fee proposal?

Answer #2: Yes, The Village is planning to review the technical proposal, scoring that section first before reviewing fees.

Question #3: Can you expand on the Village's level of interest in hiring a construction manager versus the role of the architect as the owner's representative? If the Village is using the AIA contract between Owner and Architect, the role of the architect as Owner's representative during construction is defined. Should we assume inclusion of those standard services as the basis of our scope and fee at this point with the assumption that the architect's scope may be negotiated upon hire of a construction manager?

Answer #3: Firms shall assume the role of the owner's representative at this time, throughout the length of this project to completion.

Little Chute
ESTABLISHED 1848

Question #4: Looking at soils mapping, no wetland soils are detected at the proposed site. Is it permissible to omit wetland delineation work and provide that as an additional services if it is determined necessary in the future?

Answer #4: Yes, assume that wetland delineation work is not needed, but if determined in the future, we would negotiate that additional service.

Question #5: Will responses to consultant questions be issued by the Village prior to the deadline to receive questions which is set for January 26th?

Answer #5: Yes, questions will be responded to through the email disbursement list. Our deadline for questions is January 26th. The Village will do their best to answer all questions in a timely manner prior to this deadline, if possible.

Question #6: Should the firms be considering costs/time associated with an analysis of existing equipment in the facility that may be utilized in the new building?

Answer #6: No, due to the age of the equipment in the existing station the Village is planning for a new station with new equipment associated (i.e. the SCBA compressor).

SIGN AND ATTACH THIS ADDENDUM TO THE PROPOSAL

Received and Acknowledged by:

Consultant's Signature

Trevor Frank AIA, LEED AP®, NCARB, PMP, Project Manager

Print Name & Title

Issued by:

Beau Bernhoft
Village Administrator

Little Chute
ESTABLISHED 1848

ADDENDUM NO. 2

REQUEST FOR PROPOSALS
PROFESSIONAL DESIGN SERVICES FOR THE
VILLAGE OF LITTLE CHUTE FIRE STATION

January 27, 2024

Proposal Due: No Later Than 4:30 p.m. CST, Friday, February 2, 2024

This Addendum is issued to modify, explain, or correct the original Request for Professional Design Services For The Village of Little Chute Fire Station issued on December 28, 2023 and is hereby made a part of the Request for Proposals. This Addendum must be signed and attached to the Consultant's proposal.

Question #1: Does the Village have the capacity and equipment to provide any private locates on the two sites?

Answer #1: The Village contracts with a private locating company who is responsible for locating Village assets within the right-of-way and on Village owned property.

Question #2: The geotechnical contractor will fill the bore holes but assumes they can scatter the remaining spoils on the site. Would you prefer they provide the labor to have the additional soil hauled off site?

Answer #2: Spoils remaining after bore holes have been filled can be dispersed on site.

Question #3: If the site is impacted by access of the drill rigs should we require that they provide restoration of the site?

Answer #3: Any significant ground disturbance caused by drill rigs would require restoration with seed and mulch. Any minor ground disturbance caused by the rigs would not require restoration.

Little Chute
ESTABLISHED 1848

SIGN AND ATTACH THIS ADDENDUM TO THE PROPOSAL

Received and Acknowledged by:

Consultant's Signature

Trevor Frank AIA, LEED AP®, NCARB, PMP, Project Manager
Print Name & Title

Issued by:

Beau Bernhoft
Village Administrator

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/10/2024

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

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

PRODUCER	CONTACT NAME: Jeanne Danmeier	
H. Robert Anderson and Associates, Inc. 8201 Norman Center Drive Suite 220 Bloomington MN 55437	PHONE (A/C, No, Ext): (952) 893-1933	FAX (A/C, No): (952) 893-1819
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: XL Specialty Insurance Co.	37885
INSURED Short-Elliott-Hendrickson, Incorporated 3535 Vadnais Center Drive St. Paul MN 55110	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 2023-2024 1 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			DPR5018962	10/01/2023	10/01/2024	Each Claim/ Each Policy Year	$5,000,000
							Aggregate	$10,000,000

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

Re: SEH No. LCHUT 176120/ RFP- Professional Design Services for the Village of Little Chute Fire Station

If required by written executed contract with the Named Insured, notice of cancellation applies as per the policy endorsement and/or as per all policy terms, conditions and language.

This certificate or memorandum of insurance does not affirmatively or negatively amend, extend, or alter the coverage afforded by the insurance policy.

CERTIFICATE HOLDER

Village of Little Chute
108 West Main Street
Little Chute WI 54140

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Theresa M. Anderson

This endorsement, effective 12:01 a.m., 10/01/2023 forms a part of

Policy No. DPR5018962
Issued to Short-Elliott-Hendrickson, Inc.

by XL Specialty Insurance Company.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF POLICY CANCELLATION – BLANKET NOTICE TO DESIGNATED ENTITIES

This endorsement modifies insurance provided under the following:

PROFESSIONAL, ENVIRONMENTAL AND NETWORK SECURITY LIABILITY POLICY – ARCHITECTS, CONSULTANTS AND ENGINEERS

Section XI. OTHER CONDITIONS, Paragraph A. Cancellation is amended by the addition of the following:

In the event that the Company cancels or non-renews this Policy during the POLICY PERIOD, the Company agrees to provide thirty (30) days' prior written notice of cancellation or non-renewal of this Policy to any entity with whom the NAMED INSURED agreed in a written contract or agreement would be provided with notice of cancellation or non-renewal of this Policy, provided that:

1. The Company receives, at least thirty-five (35) days prior to the date of cancellation or non-renewal, a written request from the NAMED INSURED to provide notice of cancellation to entities designated by the NAMED INSURED to receive such notice; and

2. The written request includes the name, address and email of each person or entity designated by the NAMED INSURED to receive such notice. The Company will assume that the list provided to the company by the NAMED INSURED is a complete and accurate list.

This endorsement does not apply to non-renewal of the Policy at the end of the POLICY PERIOD or cancellation of the Policy for non-payment of premium to a premium finance company authorized to cancel the Policy. Furthermore, nothing contained in this endorsement shall be construed to provide any rights under the Policy to the entities receiving notice of cancellation pursuant to this endorsement, nor shall this endorsement amend or alter the effective date of cancellation stated in the cancellation notice issued to the NAMED INSURED.

All other terms and conditions of the Policy remain unchanged.

CERTIFICATE OF LIABILITY INSURANCE

10/1/2024

DATE (MM/DD/YYYY) 1/10/2024

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

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

PRODUCER Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1467605 SHORT-ELLIOTT-HENDRICKSON, INCORPORATED 3535 VADNAIS CENTER DRIVE ST. PAUL MN 55110-3507	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** The Continental Insurance Company — 35289 **INSURER B :** National Fire Insurance Co of Hartford — 20478 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES ****** **CERTIFICATE NUMBER:** 20196072 **REVISION NUMBER:** XXXXXXX

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [X] LOC [ ] OTHER:	Y	N	6079420587	10/1/2023	10/1/2024	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	Y	N	6079420699	10/1/2023	10/1/2024	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
A	[X] **UMBRELLA LIAB** [X] OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $	Y	N	6079420590	10/1/2023	10/1/2024	EACH OCCURRENCE AGGREGATE $	$ 10,000,000 $ 10,000,000 $ XXXXXXX
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N [N] **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	6079421254	10/1/2023	10/1/2024	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

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

RE: SEH NO. LCHUT 176120 / RFP-PROFESSIONAL DESIGN SERVICES FOR THE VILLAGE OF LITTLE CHUTE FIRE STATION. VILLAGE OF LITTLE CHUTE IS ADDITIONAL INSURED ON A PRIMARY AND NON-CONTRIBUTORY BASIS ON GENERAL, AUTO AND UMBRELLA POLICIES, AS REQUIRED BY WRITTEN CONTRACT AND SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY. FOR CANCELLATION FOR ANY REASON OTHER THAN NONPAYMENT OF PREMIUM, THE INSURER(S) WILL SEND 30 DAYS NOTICE OF CANCELLATION TO THE CERTIFICATE HOLDER.

CERTIFICATE HOLDER

20196072
VILLAGE OF LITTLE CHUTE
108 WEST MAIN STREET
LITTLE CHUTE WI 54140

CANCELLATION See Attachment

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

AUTHORIZED REPRESENTATIVE

Joseph M Agnello

SHORT-ELLIOTT-HENDRICKSON, INCORPORATED.; 1467605

20196072
VILLAGE OF LITTLE CHUTE
108 WEST MAIN STREET,
LITTLE CHUTE, WI 54140

Dear Valued Client:

In our continuing effort to provide timely certificate delivery, Lockton Companies is utilizing paperless delivery of Certificates of Insurance. To ensure electronic delivery for future renewals of this certificate, we need your email address. Please contact us via the email below and reference Certificate ID: **20196072**. **You must reference this Certificate ID number in order for us to complete this process.**

- **Certificate ID: 20196072**
- **Email: kcasu@Lockton.com**
- **Subject Line: ASU E-Delivery**

NOTES:

- Signing up for this will **NOT** sign you up for any solicitation emails - your email will only be used to forward updated or renewal certificates direct from Lockton.
- Your certificates will come via a **secure link** to our database. If you do need a pdf of a certificate, please email kcasu@lockton.com to request one.
- If you received this letter with a certificate via email, no further action on your part is necessary.
- If you no longer need this certificate, please contact us at kcasu@lockton.com, reference the Holder ID number and use this subject line: "Certificate Removal"

Thank you for your cooperation.

Lockton Companies
Account Services Unit

Building a Better World for All of Us®

February 2, 2024

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

RE: Professional Design Services for the Village of Little Chute Fire Station

Dear Ms. Decker and Members of the Selection Committee:

Designing and building a new fire station is an important process. The facility needs to accommodate future change in the community, fire department, and fire/public safety industry, and it needs to reflect the values and vision of the community. As the Village of Little Chute moves forward with the design of a new station near the corner of Hans Parkway and Depot Street, it needs a dedicated and experienced consultant team that understands the operations of your department and design of fire stations. The Short Elliott Hendrickson Inc. (SEH®) team is prepared take on this important undertaking, once again serving as a committed and driven project partner. In doing so, our team provides the following advantages:

- **Personal Connection to Your Community –** Our team is ready to guide you through the process of constructing a new facility. We have worked with your staff on the recent Fire Department Analysis and Recommendation and have connections to Village stakeholders, Fire Department staff, and the Village Board. With personal knowledge of the land donation and my relationship with the private landowner and family who made the donation, I will continue to assist with the dialogue as the project progresses to a point where private donations are being solicited. We will design features that allow for donor participation and possible naming rights to help the Village complete this project and give local community members a sense of pride and ownership in this new facility.
- **Understanding of Key Project Priorities –** Based on our prior work with the Village and Fire Department, we will prioritize the following with this fire station design effort:
  - Efficient operations and response to emergencies
  - Training facilities and resources
  - Emphasis on health and wellness – particularly through decontamination efforts
  - Recruitment and retention of fire staff
  - Complements the architectural style of the downtown area
  - Creates work and personal spaces that are respectful to diverse work crews
- **Fire Station Specialty –** Combined with our knowledge of your Department and current facilities, our architectural team is primarily specialized in the design of fire stations, meaning the solutions we develop are tested and proven to work for fire departments like the Village of Little Chute's. Our team, which includes an on-call firefighter and a former fire chief, has firsthand knowledge of what goes into daily operations and what should drive programming. With that experience, we've identified many best practices, which can provide cost and operational efficiencies for your projects.
- **Training Facility Design –** We have experience designing a wide range of training spaces, including confined entry, ladder rescue, live burn, and more. Any combination of these features enable your department to train year-round without sending firefighters off-site, as well as the costs associated with that. We work with departments to design training spaces that fit their unique needs and budget.
- **Emphasis on Wellness and Safety –** We focus on developing training facilities, fitness spaces, and design layouts that support decontamination and general well-being by designing features that allow for separate work and rehabilitation areas. This is important to preventing and mitigating exposure to harmful cancer-causing contaminants and prioritizing the safety and wellness of your personnel.

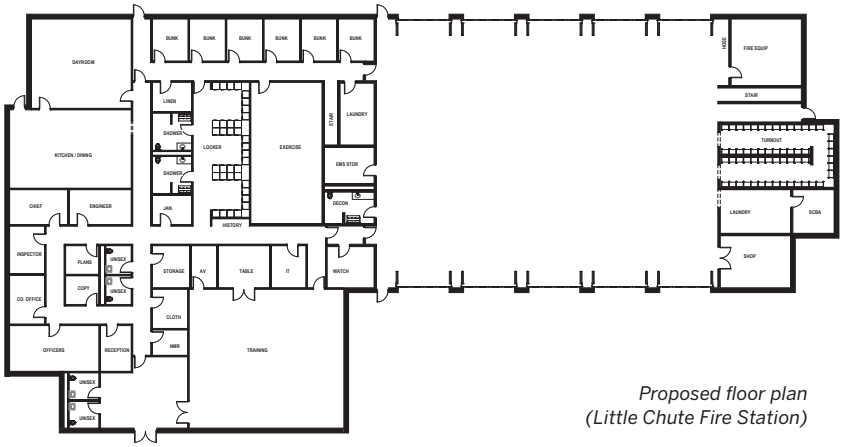
- **Future-Proofing Your Facility –** Recruitment and retention pose a big challenge for the public safety industry. To support an ever-changing and inclusive workforce, we will design restrooms and sleeping quarters that can be easily reconfigured to keep up with the changing composition of your departments' staff.
- **Context-Sensitive Design –** The new fire station will serve as a gateway that ties the north end of the Village with Downtown Little Chute. As such, we will foreground the important setting of the facility in the design, making sure to align the functional needs of the Department with the aesthetic characteristics of the area's historical and cultural heritage.
- **Right Sizing the Facility –** We know the financial restrictions facing municipalities. We are also keenly aware of the ever-increasing cost of construction. Based on previous conversations with your fire department about their long-range plans for delivering emergency services to the growing community, we have developed a strategy for designing the building and the site for future expansion while still providing the much needed additional space to meet the current and short term needs of the Department.

We look forward to the opportunity to continue collaborating with you on this effort. Our team is prepared to serve as a dedicated, responsive, and efficient planning and design partner. If you have any questions regarding any of the information provided, please do not hesitate to contact me at 920.585.4320 or tfrank@sehinc.com.

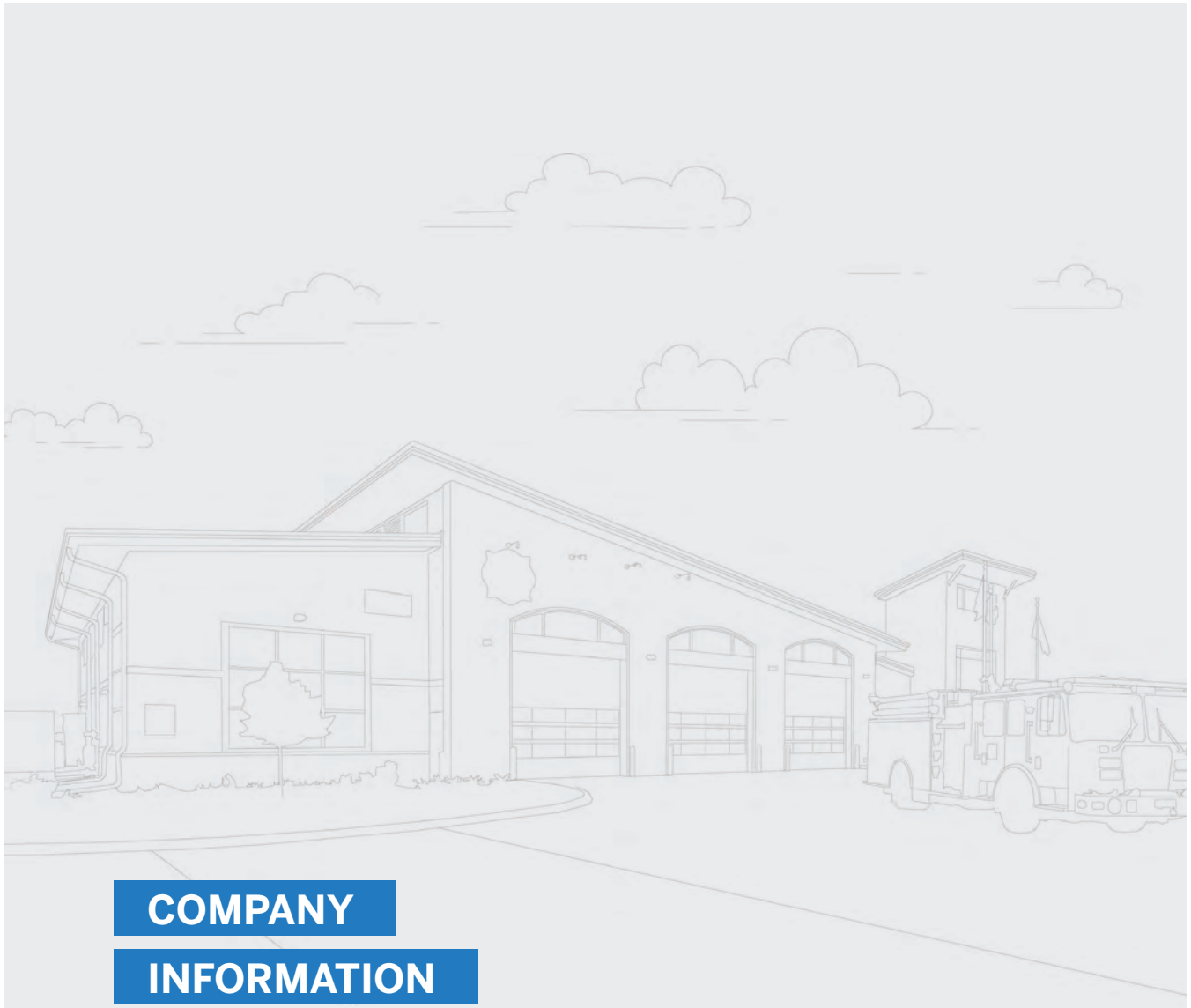
Respectfully submitted,

SHORT ELLIOTT HENDRICKSON INC.

TREVOR FRANK AIA, LEED AP®, NCARB, PMP
ARCHITECT IN WI
PROJECT MANAGER



Proposed floor plan
(Little Chute Fire Station)



COMPANY INFORMATION

Company Information

SEH is a 100% employee-owned company providing architectural, engineering, planning, and environmental services to public and private clients throughout the country. With a workforce of more than 900, we have access to resources beyond that of a smaller firm; however, we utilize local staff to provide personal service and quick response times.

SHORT ELLIOTT HENDRICKSON INC. (SEH®)

SEH is an employee-owned engineering, architectural, environmental, and planning company that helps government, industrial, and commercial clients find answers to complex challenges.

Our 900-plus employee-owners share a core purpose: Building a Better World for All of Us®. This approach reflects a companywide commitment to improving the quality of life by designing safer, more sustainable infrastructure for government and helping industrial and commercial clients achieve their business goals.

Headquartered in St. Paul, Minnesota, SEH is serving clients across the nation with projects in nearly every state. **The SEH teams in Appleton, Madison, Rochester, and St. Paul will be the office locations that serve Little Chute for this assignment.**

OWNERSHIP	AFFILIATION	SIZE
Employee-Owned	Corporation	900+ employees working from 32 locations nationwide

PUBLIC SAFETY EXPERIENCE AND QUALIFICATIONS

Today's public safety buildings reflect the fact that first responders are an integral part of their communities. They require facilities that are welcoming to the public, yet offer a high level of security. With over 100 public safety building projects completed nationwide, SEH is at the forefront in current design trends and new technologies. Our understanding of the unique needs in emergency responsiveness, combined with our progressive design approach, allows us to provide municipalities with the expertise necessary for project success. Our staff is familiar with all aspects of the seemingly endless list of design considerations that must be addressed early in the planning process. The end result is a station that is functional, sustainable, and brings pride to the community.

Click or scan this QR Code for the eBook!

SHORT ELLIOTT HENDRICKSON INC. founded in **1927**

WE PARTNER WITH CLIENTS in nearly every U.S. state and many Canadian provinces

EMPLOYING **900+** engineers, architects, planners, scientists, and talented professionals

WHO WORK TOGETHER TO SERVE **4** market areas: mobility, better places, clean water, and renewing infrastructure

OPENED FIRST WISCONSIN OFFICE IN **1973** which includes **9** locations in Wisconsin

WITH **150+** staff based in Wisconsin

SEH has the qualifications, experience, skills, and knowledge to deliver highly functional, cost-effective, and efficient public safety facilities.

After exposure to smoke and other toxic chemicals, fire staff must properly clean their PPE and purge themselves of toxins before entering the living areas of the fire station.

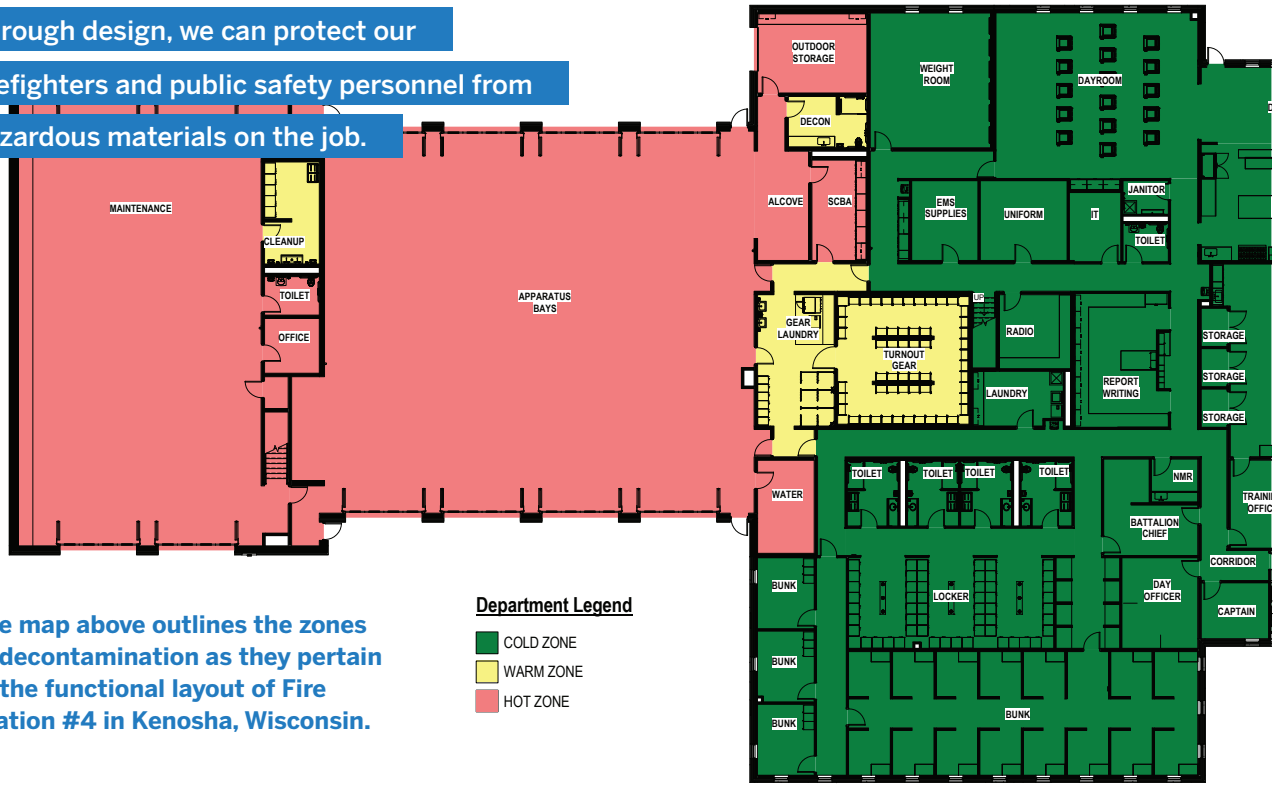
SEH has a thorough understanding of fire station operations and the specific needs of the Little Chute community. Our architectural practice includes team members with firefighting experience; they bring a pragmatic perspective to our programming and designs. Their experience gives us a leg up with knowledge of firefighting equipment and vehicle storage, gender neutral living quarters for on-duty personnel, training and exercise areas, and administrative and support spaces. Our team also has familiarity with building codes and regulations related to fire stations, as well as accessibility requirements.

HAZARDOUS MATERIAL HANDLING AND DECONTAMINATION

Contamination prevention and mitigation is the current best practice in all emergency services design. By developing the building program in zones from "Hot" to "Warm" to "Cold" or red, yellow, and green, we are able to isolate the contaminants before they get into the living spaces of the stations. Strategically placing the decontamination spaces directly off the apparatus floor in what is considered the hot zone allows personnel to decontaminate not only their PPE but themselves as well.

A decade ago, you never would have heard of the placement of exercise cycles or saunas in a fire station. Those items were seen as extravagant amenities and unnecessary to the operation of fire staff. Since cancer prevention is so important in the fire service industry, it is now commonplace to see steam showers, saunas, exercise cycles, and treadmills in the decontamination spaces. These allow fire staff to purge the toxins from the surface of their clothing, as well as within their bodies.

Through design, we can protect our firefighters and public safety personnel from hazardous materials on the job.



The map above outlines the zones of decontamination as they pertain to the functional layout of Fire Station #4 in Kenosha, Wisconsin.

SUSTAINABILITY AND ENERGY EFFICIENCY

All of our building designs approach sustainability from the unique perspective of the community in which they are constructed. **The Little Chute community is in a unique position to be a leader when it comes to exemplifying sustainability in building projects.** It is difficult for a community to enforce sustainability in non-government construction projects if they are not leading the charge in this regard.

Each of the representative project examples we show as experience throughout the proposal all contain a minimum level of sustainability that would equate to LEED Silver certification.

PROJECT NAME	SUSTAINABILITY STATUS	SUSTAINABILITY AWARD
Marshfield **Fire Station**	LEED: Certified	LEED: Gold
Bois Forte Government and Community Center	LEED: Certified	LEED: Gold
Fort McCoy Noncommissioned Officer Training Academy, Phase II	LEED: Certified	LEED: Gold
Portage Lakefront and Riverwalk	LEED: Certified	LEED: Gold
BLM Rawlins Field Office Building	LEED: Certified	LEED: Gold
UWO-Fox Cities Communication Arts Center	LEED: Certified	LEED: Gold
Depot Square Housing	LEED: Certified	LEED: Silver
Kimberly Clark West Office 2 Renovation	LEED: Certified	LEED: Silver
Wisconsin National Guard (USPFO) - Security Forces Building LEED Site Development Design	LEED: Certified	LEED: Silver
Wisconsin National Guard (USPFO) - Security Forces Combat Arms Training Simulator and Combat Arms Training Simulator Building, General Mitchell IAP	LEED: Certified	LEED: Silver
Design-Build New **Fire Station** for Grand Forks Air Force Base	LEED: Certified	LEED: Silver
National Wildlife Refuge at Ottawa Visitor Center	LEED: Certified	LEED: Silver
Cheyenne Board of Public Utilities - New Administrative and Engineering Facility	LEED: Built to Standard	LEED: Silver
Elkhart Lake **Fire Station**	LEED: Built to Standard	LEED: Silver
Richfield Maintenance Facility	LEED: Built to Standard	LEED: Silver
Eagan **Fire Safety** Campus	The first fire station in the United States certified by the international facilities sustainability program Green Globes.	One Green Globe
Rocky Ford **Public Safety Building**	Green Globes: Compliance awared	Two Green Globes
Maplewood North and South **Fire Stations**	Designed to meet International Green Building Code	
Marshfield LEED Stormwater Design Marshfield **Fire and Rescue Facility**	LEED: Built to Gold Standard	
Middleton **Fire and EMS Facilities**	LEED: Built to Silver Standard	
Menomonie North Side **Fire Station**	LEED: Built to Silver Standard	
Kaukauna **Fire Station**	LEED: Built to Silver Standard	
Fitchburg West **Fire Station**	LEED: Built to Silver Standard	
Kaukauna Municipal Services Building	LEED: Built to Silver Standard	
Fitchburg East **Fire Station**	LEED: Built to Silver Standard	

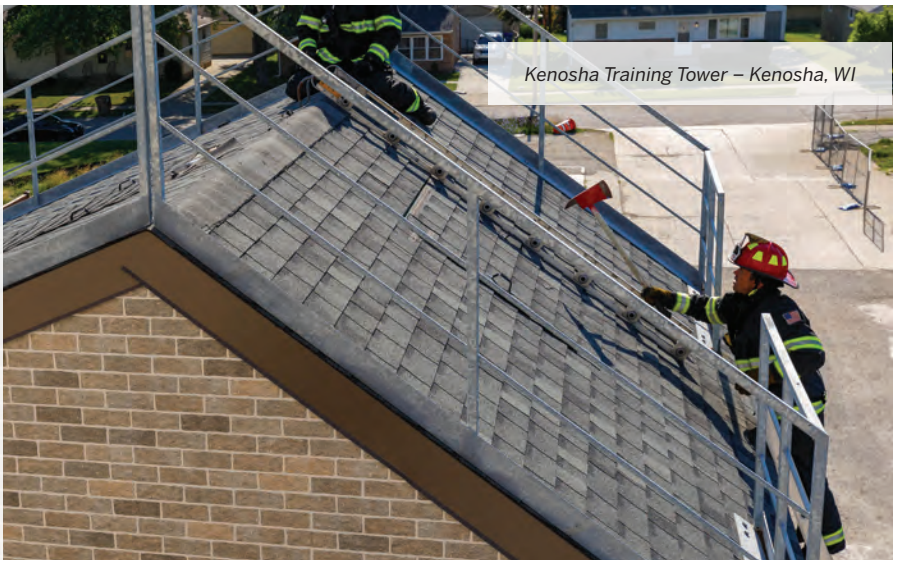
TRAINING FACILITIES

SEH specializes in the design of on-site training facilities for fire departments. In addition to providing venues for firefighters to hone their skills in a local, familiar setting, the design of these features and spaces can provide considerable cost savings for your department and neighboring departments regionally. **Most importantly, we can incorporate these training amenities into the design where it's conducive to accommodate them for little to no added cost.**

With the inclusion of training facilities in your new fire station, you can:

- Provide year-round training on-site
- Hold mandatory recertification and mandatory training exercises
- Eliminate costs incurred for off-site training
- Promote dependent and crew training beyond the required organizational training
- Reduce inconvenient travel for training opportunities
- Improve the safety of your firefighters through better access to training

BASED ON YOUR GOALS, BUDGET, AND COMMUNITY NEEDS, WE WILL WORK WITH YOU TO IDENTIFY THE TRAINING FACILITIES THAT ARE RIGHT FOR YOUR DEPARTMENT.



Kenosha Training Tower – Kenosha, WI

East Metro Training Facility – Maplewood, MN

STANDALONE TRAINING FACILITIES

SEH specializes in designing the two main types of standalone training facilities: **active burn towers** and **passive training towers**. These facilities provide hands-on training for firefighters that simulates the conditions of a wide range of rescue scenarios.

Standalone training facilities enable your staff to complete all mandatory training on-site, cutting down on travel costs and allowing for your firefighters to complete exercises at any time. This type of facility can also serve as a regional training center for other local fire departments, as well as police and EMS departments.

We have recently seen a trend in fire departments opening their training facilities to local fire science and technical college programs where students from the fire academy train side-by-side with fire staff. These invitations have expanded to departmental internships, building the pipeline for future recruits and candidates and shared resources between communities and private/public partnerships.

Below is a breakdown of various training amenities we have designed for standalone training towers, as well as key considerations for the design of the building and site.

BUILDING AND SITE CONSIDERATIONS

- Apparatus access
  - Aerials
  - Engines
  - Heavy rescues
  - Ambulances
  - Tenders
- Waterproof lighting and electrical components located away from any live burn areas where water flow is prevalent
- Water systems, including stand pipes for charging hose and sprinkler system
- Storz fire hose connection adjacent to the tower to connect pumpers
- Stormwater detention ponds as water supply for drafting exercises
- Conscious of environment, e.g. building away from property lines and any sensitive neighbors, facility fire fighting foam containment on airfields
- Non-asphalt, durable surface vehicle extrication training areas
- Consumable roof structure and building materials for ventilation exercises
- Consumable windows for live window rescue and bailout exercises
- Durable concrete that isn't abrasive on fire gear
- Exterior building and tower surfaces that can sustain impact from ground ladders, including impact rails at strategic levels
- Galvanized steel exterior stairs, catwalks, and platforms to prevent corrosion

TRAINING AMENITIES

- High-angle rescue
- Ladder evolutions
- Charged hose, advancement, and standpipe evolutions
- Forcible entry evolutions, including reinforced door frames that simulate several deadbolts
- Confined entry training spaces for tripod setups
- Access points at different doors and elevations to simulate different rescue types
- Anchor points for bailout training
- Climbing walls and repelling areas
- Classroom space adjacent to, but separated from, live burn area
- SCBA training areas, including mock apartments, confidence courses, MAYDAY and entrapment training
- Fall protection components
- Ventilation, search and rescue, RIT training
- Sprinkler system training
- Fire behavior
- Water shuttle operations

IN-STATION TRAINING FACILITIES

For a more budget conscious effort, our team will design individual training elements into the station itself. Incorporating these amenities in the station add little to no cost to the design of the facility but can encompass many of the design features outlined (excluding features that involve live burn and smoke). Some of these elements include:

- Ladder evolutions
- Confined entry
- SCBA
- Confidence courses
- Balcony rescue
- High-angle rescue
- Ladder testing
- Simulated smoke training exercises

Kenosha Training Tower – Kenosha, WI

Kaukauna Fire Station – Kaukauna, WI

ORGANIZATION

Project Manager Trevor Frank, AIA, LEED AP, NCARB, PMP, has a proven ability to manage and coordinate project teams, as well as excellent communication skills to work effectively with the Village, contractors, and other stakeholders. As demonstrated below and on our project example pages later in this document, he has the ability to work within project budgets and schedules. Trevor's 32 years of experience provides him the knowledge to think creatively and problem-solve to come up with innovative solutions to design challenges.

COST CONTROL

At SEH, we have found that estimating the project at critical milestones is the best way to help ensure the project budget is maintained. Completing the estimating exercise at each stage of design assures the project is within budget at the time the project is bid. We have been very successful managing project budgets and avoiding the surprise of having the project bid only to find the cost exceeds the budget. See the list of projects below and their respective budgets compared to actual project costs.

Having professional construction estimators as part of the project team saves time during the bidding process and will also give the Village peace of mind that the project will be designed within the allotted budget. The Village will only approve subsequent phases of the project if they feel confident the project will not exceed the pre-established budget. Our approach will have estimating professionals employed throughout the design process because this is the only way to help ensure the design accurately reflects the dollars available for construction.

PROJECT	ESTIMATED	ACTUAL
Middleton	$7,432,500	$7,400,000*
Bellevue	$4,100,000	$4,052,648
Elkhart Lake	$3,000,000	$2,565,900
Stoughton	$4,500,000	$4,500,000*
Eden Prairie	$2,250,000	$2,100,000
Rib Mountain	$2,100,000	$2,138,000
Marshfield	$7,480,000	$7,400,000*

**Designed and constructed under a GMP delivery contract method*

SCHEDULE CONTROL

Scheduling is a critical aspect of the SEH team's overall approach to project management. By closely managing overall and task schedules, Trevor will identify and assign resources to assure logical work progression and anticipate contingencies for critical schedule elements. He will provide you with schedule updates and progress reports monthly, unless you request updates more frequently. The purpose of updates is to maintain critical milestones as they were originally scheduled.

RESOURCES

Since 1927, we've helped clients overcome challenges through strategically tailored services. Our breadth of in-house technical disciplines allows us to integrate an array of professional skills to address complex technical challenges using a collaborative, solutions-based approach. Meanwhile our management approach provides a single point of contact who is the City's resource for any communication.

Our ability to meet the needs of the project as it relates specifically to the needs of the Little Chute fire station can be summarized succinctly.

The project team as identified in the organizational chart and whose capabilities are defined in the resume section of our proposal are the people that will be responsible for delivering your project. These will be the professionals that you see in programming discussions, at public meetings, and developing the primary and secondary services deliverables from start to finish.

Early rendering of the Kenosha Station 4 remote training tower adjacent to KFD Station #4

The subconsultant teaming partners listed have decades of experience, millions of sq. ft. of facility design, and hundreds of millions of dollars in construction value designing functional facilities as an extension of the SEH team.

ATMOSPHERE

Atmosphere Commercial Interiors is committed to fostering long-term business relationships. Their focus on innovative and inspired solutions guides their partnerships with architecture and design, real estate and development, and technology industries. Atmosphere is focused on providing commercial furnishings, architectural products, and services to ensure the best fit, finish, and prices for spaces tailored to the needs of people and their business.

Today, with eight locations in four states, they are deeply embedded in their communities and passionate about working with teams of every type to deliver smart and effective space solutions. **Atmosphere is SEH's exclusive interior design partner. We are currently working on three fire station projects and hundreds of millions of dollars in office interior renovation projects with Atmosphere, where they are providing furniture specification and interior finish design that promotes durability, ease of maintenance, value, and longevity.**

Intertek-PSI

Professional Service Industries, Inc. (Intertek-PSI) is a nationally recognized consulting engineering and testing firm providing integrated services in several disciplines, including environmental consulting, geotechnical engineering, construction materials testing and engineering, asbestos management, and facilities engineering and consulting. They are a leader among the nation's independent testing organizations and rank among the country's largest consulting engineering firms.

Intertek-PSI has been providing business and industry with objective, accurate and useful information for more than 100 years. Today, they employ approximately 2,300 skilled personnel in 100 offices nationwide. **Intertek-PSI frequently collaborates with SEH to lead a vast array of geotechnical work on architecture projects.**

MSA

MSA Professional Services, Inc. (MSA) specializes in the sustainable development of communities. They achieve this by building honest, open relationships that go beyond the project to become a trusted source of expertise and support for immediate challenges and long-term goals. Big or small, they do whatever it takes to meet each need, working to make communities stronger in the process. It's more than a project. It's a commitment.

MSA's roots reach back to 1919. Once a rural land survey company, the firm now consists of 400 professionals across 17 offices.

MSA works closely with institutions, governments and private clients on both new buildings and renovation projects to develop plans, anticipate and circumnavigate challenges, expedite the permitting process and see each building project through, every step of the way. **The MSA team has been supporting SEH architectural projects for more than a decade.**

raSMITH

raSmith is a multidisciplinary engineering consulting firm comprising civil engineers, structural engineers, traffic engineers, land surveyors, development managers, landscape architects, ecologists, and construction services professionals.

Their services are focused on public and private sector clients' needs in design and construction, including site design, structural engineering, municipal engineering, transportation and traffic, surveying, construction services, and geographic information systems (GIS). They work on projects nationwide from their seven locations, and the firm currently employs a staff of 220. **raSmith is SEH's trusted partner on fire station design efforts, having provided site design on several of our public safety projects.**

FRANK O. ZEISE CONSTRUCTION CO., INC.

Zeise Construction has been a family-owned business since 1945. They provide general contracting, construction management, design/build, and pre-construction services. Their work has ranged from small commercial/industrial remodeling to multi-million dollar construction projects. **We want to leverage our relationship with the expertise of Zeise on the Watertown project. Currently, SEH is using Zeise as our construction cost estimating partner on large multi-million dollar projects in Bellevue, Ripon, and Kimberly, Wisconsin.**

PAST PERFORMANCE ON SIMILAR CONTRACTS

The foundation of our success is grounded in the satisfaction of our client partnerships, as well as our ability to perform services that meet their goals. The following section provides references for similar projects.

This section includes information regarding some of our recent projects, highlighting our experience designing and delivering municipal facilities for communities across the Midwest. **The design and permitting of each project was compliant with all local, state, and federal regulatory agency requirements.** You will also find references who can vouch for the quality of work we provide. We encourage you to contact them to verify the tireless commitment SEH makes to each client partner.

SEH has a strong commitment to designing and implementing environmentally responsible and sustainable projects. We have recently delivered LEED Silver and Gold certified fire stations that are reducing energy consumption daily.

Solar panels on the roof of the North East Fire Station in Fitchburg, WI.

Daylighting at the Fire Station in Kaukauna, WI.

Stormwater pond at the North East Fire Station in Fitchburg, WI.

LED lighting at the Fire Station in Kaukauna, WI.

KAUKAUNA FIRE STATION

KAUKAUNA, WISCONSIN

- **2018 AGC Build** Wisconsin Award
- **2018 Station Design Award** (Firehouse Magazine)
- **2020 Wisconsin Masonry Alliance** (Merit in Concrete Masonry Award)

The design incorporates sustainable features, saving the City $37,422 per year in energy costs.

FOCUS ON ENERGY DESIGN ASSISTANCE
NEO VERIFICATION REPORT FROM 12/15/17

SEH programmed and designed this 25,000 sq. ft. fire station, which includes a three-story training tower, and teamed with Zeise Construction as our cost and constructability consultant. The first level contains a seven-bay drive-through apparatus bay with a storage mezzanine, workshop, and turnout gear area, as well as a training room, conference room, personnel offices and workspaces, department history room, records and additional storage, and a fitness center. The design incorporates sustainable features, including the largest PV system serving a fire station in Wisconsin.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Drive-through apparatus bays
- Decontamination facilities
- Divided EMS/fire apparatus bays
- Turn out gear rooms
- Bunk rooms
- Two-story station with fire pole and training tower
- Ladder testing feature

TRAINING FEATURES

Tower Training

- Balcony rescue
- Confined entry
- Ladder evolutions
- Hose evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Door and roof breaching
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- Geothermal heating and cooling
- PV solar electric panels
- LED lighting
- On-site stormwater treatment

CLIENT

City of Kaukauna

REFERENCE

John Neumeier, Director of Public Works
920.766.6305
neumeier@kaukauna-wi.org
144 W Second St
Kaukauna, WI 54130

PROJECT SIZE

25,000 sq. ft.

DESIGN FEE

Architect's Estimate: $342,238
Actual: $342,238

CONSTRUCTION COSTS

Architect's Estimate: $6.77 million
Actual: $6.5 million

PROJECT TIMELINE

Design
Architect's Estimate: 10/2015-03/2016
Actual: 10/2015-02/2016

Construction
Architect's Estimate: 04/2016-11/2017
Actual: 04/2016-11/2017

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Technician
- Brian Bergstrom, Programming
- Ben Wolf, Structural Engineer
- MSA, Mechanical/Electrical/ Plumbing Engineer
- raSmith, Civil Engineer
- Zeise Construction, Cost Estimator

KENOSHA FIRE STATION NO. 4

KENOSHA, WISCONSIN

The new facility was built directly adjacent to the existing fire station, which remained in operation. Phased site development and construction coordination required careful planning and execution.

This new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the existing operating station house, built in 1964. Once the new facility was operational, the existing structure was removed. The new facility serves as the department headquarters and fire training center with both academic classroom space and a live fire training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Drive-through apparatus bays
- Decontamination facilities
- Divided EMS/ fire apparatus/ maintenance bays
- Turn out gear rooms
- Bunk rooms
- Ladder testing feature

TRAINING FEATURES

Tower Training

- Balcony rescue
- Confined entry
- Ladder evolutions
- Hose evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Door and roof breaching
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations
- Remote training tower on site

Click or scan to view time-lapse progress of the Kenosha Fire Station No. 4 construction.

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- LED lighting
- Below ground storm water treatment
- High recycle content materials
- Natural daylighting
- Regional materials

CLIENT

City of Kenosha

REFERENCE

Chris Bigley, Fire Chief
262.653.4100
cbigley@kenosha.org
2121 Roosevelt Rd.
Kenosha, WI 53143

PROJECT SIZE

29,260 sq. ft.

DESIGN FEE

Architect's Estimate: $412,533
Actual: $428,283

CONSTRUCTION COSTS

Architect's Estimate: $9.5 million
Actual: $9.26 million

PROJECT TIMELINE

Design

Architect's Estimate: 11/2020-03/2021
Actual: 11/2020-03/2021

Construction

Architect's Estimate: 04/2021-05/2022
Actual: 04/2021-05/2022

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Chuck Leipzig, Department Operations Manager
- Mark Zvitkovits, Project Design Leader
- Brian Bergstrom, Programming
- Ben Wolf, Structural Engineer
- MSA, Mechanical/Electrical/ Plumbing Engineer
- raSmith, Civil Engineer

BAIN SCHOOL SITE FIRE STATION

KENOSHA, WISCONSIN

APWA WISCONSIN 2022 PROJECT OF THE YEAR

LED lighting, on-site stormwater treatment, and repurposed and salvaged materials are just a few sustainable features in the building.

The 24,000 sq. ft. station is situated on an urban site in downtown Kenosha on the site of the former Bain School facility. Since the school site had historic significance to the community, many of the features of the exterior of the station mimic the historic school building.

BUILDING FEATURES

- Five drive-through bays
- Training/hose tower
- Day room/kitchen
- Exercise room
- Decontamination room
- Watch desk
- Firefighter memorial
- Shelter-in-place facilities

TRAINING FEATURES

Tower Training

- Balcony rescue
- Confined entry
- Ladder evolutions
- Hose evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Smoke
- Door and roof breaching
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

SUSTAINABLE DESIGN FEATURES

- LED lighting
- On-site stormwater treatment
- Repurposed and salvaged materials

CLIENT
City of Kenosha

REFERENCE
Chris Bigley, Fire Chief
262.653.4100
cbigley@kenosha.org
2121 Roosevelt Rd.
Kenosha, WI 53143

PROJECT SIZE
24,000 sq. ft.

DESIGN FEE
Architect's Estimate: $395,831
Actual: $394,262

CONSTRUCTION COSTS
Architect's Estimate: $6 million
Actual: $5.25 million

PROJECT TIMELINE
Design
Architect's Estimate: 09/2017-03/2018
Actual: 09/2017-02/2018

Construction
Architect's Estimate: 03/2018-05/2019
Actual: 03/2018-05/2019

KEY PERSONNEL
- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Project Design Leader
- Chuck Leipzig, Department Operations Planner
- Molly Wagner, Sr. Landscape Architect
- Ben Wolf, Structural Engineer
- MSA, Mechanical/Electrical/ Plumbing Engineer

NORTH EAST FIRE STATION

FITCHBURG, WISCONSIN

2018 STATION DESIGN AWARD
(FIREHOUSE MAGAZINE)

This new fire station located in a suburban neighborhood houses fire and EMS staff full time. The masonry fire station building with multiple mezzanines and a basement includes four apparatus bays and associated gear and laundry facilities, administrative offices, training room, and dormitory facilities.

BUILDING FEATURES

- Training facilities
- Sustainable design features
- Day room
- Emergency operations center
- Exercise facility
- Four drive-through apparatus bays
- Decontamination facilities
- Divided EMS/fire apparatus bays
- Turn out gear rooms
- Tornado shelter for building occupants

TRAINING FEATURES

Building Training

- Ladder evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training
- Confined space drills

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- Geothermal heating cooling
- Solar hot water
- LED lighting
- On-site stormwater treatment

CLIENT
City of Fitchburg

REFERENCE
Lt. Dave Berman
608.712.2466
david.berman@city.fitchburg.wi.us
5520 Lacy Rd
Fitchburg, WI 53711

PROJECT SIZE
34,000 sq. ft.

DESIGN FEE
Architect's Estimate: $388,748
Actual: $388,748

CONSTRUCTION COSTS
Architect's Estimate: $6.5 million
Actual: $6.4 million

PROJECT TIMELINE

Design
Architect's Estimate: 08/2017-02/2018
Actual: 08/2017-02/2018

Construction
Architect's Estimate: 04/2018-06/2019
Actual: 04/2018-06/2019

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Technician
- Ben Wolf, Structural Engineer
- MSA, Mechanical/Electrical/ Plumbing Engineer

NORTH WEST FIRE STATION

FITCHBURG, WISCONSIN

The design incorporates sustainable features estimated to save the City $46,265 per year in energy costs.

FOCUS ON ENERGY DESIGN ASSISTANCE
NEO VERIFICATION REPORT FROM 11/06/17

This 25,000 sq. ft. $5 million fire station project is the first phase of a two-phase project for the construction of two new fire stations. The project was estimated at $5.5 million and built for $5.1 million. The project was completed in June 2017, two months ahead of schedule. The station was laid out in a sawtooth fashion to accommodate a 25,000 sq. ft. single-story floor plan on a very tight 1.6-acre site. The sawtooth design maximized the site area for on-site stormwater retention and vehicular ingress and egress, which was necessary to keep the building within the set back lines along two major commercial streets in a busy commercial district.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Drive-through apparatus bays
- Decontamination facilities
- Divided EMS/fire apparatus bays
- Turn out gear rooms
- Bunk rooms

TRAINING FEATURES

Building Training

- Ladder evolutions
- Window rescue
- SCBA confidence course
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Mezzanine training areas

Site Training

- Hose testing
- Vehicle extrication
- Hose evolution drills
- Equipment and apparatus training

Classroom Training

- On-site resident training and recertification
- Distance learning/ video conferencing
- Training props/ mannequins
- EOC operations

Natural daylighting in the Fitchburg West Fire Station

SUSTAINABLE DESIGN FEATURES

Built to LEED Silver standard

- Geothermal heating cooling
- Solar hot water
- LED lighting
- On-site stormwater treatment

CLIENT

City of Fitchburg

REFERENCE

Lt. Dave Berman
608.712.2466
david.berman@city.fitchburg.wi.us
5520 Lacy Rd
Fitchburg, WI 53711

PROJECT SIZE

25,000 sq. ft.

DESIGN FEE

Architect's Estimate: $245,126
Actual: $245, 126

CONSTRUCTION COSTS

Architect's Estimate: $5.5 million
Actual: $5.1 million

PROJECT TIMELINE

Design

Architect's Estimate: 03/2015-09/2015?
Actual: 03/2015-09/2015

Construction

Architect's Estimate: 03/2016-06/2017?
Actual: 03/2016-06/2017

KEY PERSONNEL

- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Project Design Leader
- MSA, Mechanical/Electrical/ Plumbing Engineer

NORTH FIRE STATION

MAPLEWOOD, MINNESOTA

Rendering

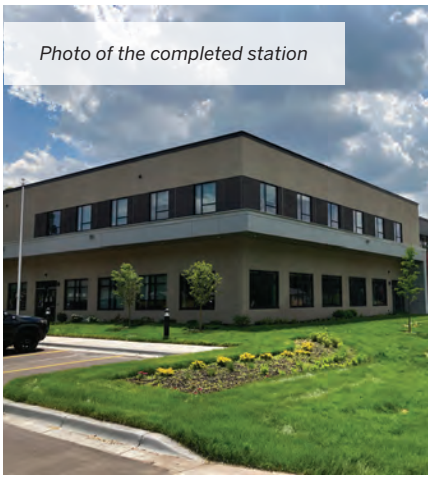


Photo of the completed station

In order to provide the highest quality emergency services to the community, the City of Maplewood made the decision to replace the existing North Fire Station facility with a modern facility that supports their current needs and accommodates long-term growth. The new 35,000 sq. ft. North Fire Station promotes firefighter safety, operational efficiency, community inclusiveness, and sustainability.

The facility serves as the fire and EMS department headquarters with offices, meeting rooms, and command vehicle parking spaces. The two-story fire station building includes seven drive-through apparatus bays to house the current department fleet, along with room for future expansion. The facility also includes decontamination spaces with showers and a space for "dirty" gear that prevents cross contamination. The new station includes a laundry/work room, clean turn out gear room, radio room, fitness room, day room, kitchen, and dormitory spaces.

The project incorporated a large community gathering room with two break-out spaces and a kitchenette to provide residents a place to gather, as well as support the department's training program.

BUILDING FEATURES

- Day room
- Emergency operations center
- Exercise facility
- Seven drive-through apparatus bays
- Decontamination facilities
- Divided staff vehicle/ EMS/fire apparatus bays
- Turn out gear rooms
- Tornado shelter for building occupants

TRAINING FEATURES

Site Training

- Equipment and apparatus training

Classroom Training

- Large classroom with seating for 50 people
- Two breakout meeting rooms

SUSTAINABLE DESIGN FEATURES

- Designed to meet International Green Construction Code (IGCC)
- LED lighting
- High efficiency HVAC systems
- Regionally sourced materials
- Reduced construction waste by 75%

CLIENT

City of Maplewood

REFERENCE

Chief Michael Mondor
651.249.2800
michael.mondor@maplewoodmn.gov
1902 E Co Rd B
Maplewood, MN 55109

PROJECT SIZE

35,000 sq. ft.

DESIGN FEE

Architect's Estimate: $475,890
Actual: $464,810

CONSTRUCTION COSTS

Architect's Estimate: $9.27 million
Actual: $8.892 million

PROJECT TIMELINE

Design

Architect's Estimate: 05/2020-02/2021
Actual: 05/2020-02/2021

Construction

Architect's Estimate: 06/2021-06/2022
Actual: 06/2021-06/2022

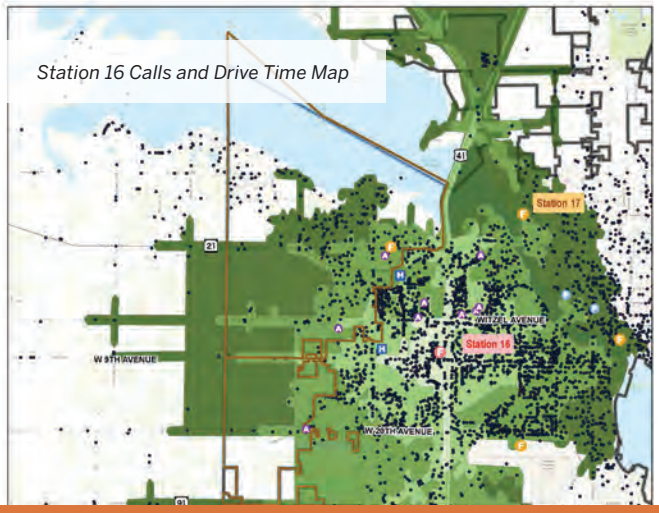
KEY PERSONNEL

- Brian Bergstrom, Project Manager
- Trevor Frank, Sr. Project Architect
- Mark Zvitkovits, Lead CAD Technician
- Ben Wolf, Structural Engineer
- Atmosphere Commercial Interiors, Interior Designer

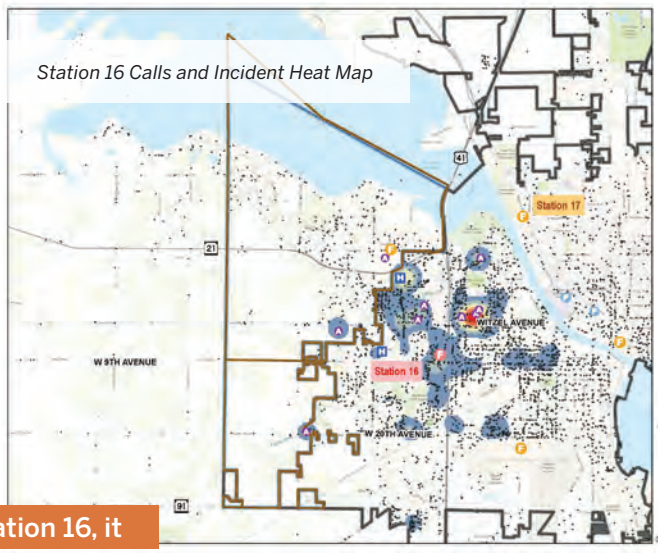
SEH has a long relationship with the City of Maplewood and has completed several projects, including the North, East, and South stations, as well as their live burn and training tower facility.

FIRE DEPARTMENT OPERATIONS ANALYSIS AND LONG TERM NEEDS ASSESSMENT

OSHKOSH, WISCONSIN



Station 16 Calls and Drive Time Map



Station 16 Calls and Incident Heat Map

Based on field observations and careful analysis of Station 16, it is more financially responsible to remove and replace the facility than to add the necessary area for improved operations, safety, and facility expansion.

The SEH team is currently engaged with the City of Oshkosh Fire Department to provide long range planning services for the use and operations of the City's six fire stations. Our engagement is to analyze the immediate-, short- and long-term operations and develop a path forward for maintenance, relocation, expansion, or replacement of their City-owned facilities.

SEH provided space needs templates, test site fits, schematic floor plans, cost estimates, and a GIS siting study that used response time and heat mapping to assist with site selection. These collateral planning materials informed the different options available to the City for expansion and improvements of the multiple facilities.

The project was an exercise in building trust and credibility around the need for the station improvements. The SEH team worked with fire staff, City department heads, the City Administrator, and the Mayor to build a timeline for the improvement or replacement of all six stations in the City.

> **SEH does not prioritize building fire stations. What they do is build relationships. They are customer focused and partner with a Fire Chief to make sure to arrive at the best possible recommendations and outcomes for the community. I was very impressed on how they were more concerned about building trust than building new stations.**
>
> **MIKE STANLEY | FIRE CHIEF, CITY OF OSHKOSH**

CLIENT
City of Oshkosh

REFERENCE
Chief Mike Stanley
920.236.5235
mstanley@ci.oshkosh.wi.us
101 Court St.
Oshkosh, WI 54903

PROJECT SIZE
Varies by station

ASSESSMENT FEE
Architect's Estimate: $48,825
Actual: $48,825

PROJECT TIMELINE
Architect's Estimate: 10/2021-10/2022
Actual: 10/2021-09/2022

KEY PERSONNEL
- Trevor Frank, Project Manager/Sr. Project Architect
- Mark Zvitkovits, Project Design Leader
- Chuck Leipzig, Sr. Project Specialist
- MSA, Mechanical and Electrical Engineer

TOWER DESIGN

PUBLIC SAFETY TRAINING TOWER

BUFFALO, MINNESOTA

Located adjacent to the existing Buffalo Centennial Fire Station, the three-story, precast concrete Public Safety Training Tower provides training opportunities for the City of Buffalo Fire and Police Departments, as well as the surrounding communities. The $2.2 million project includes construction of the 7,000 sq. ft. building along with site improvements to manage stormwater, and allow fire apparatus to set up in various positions for simulated training exercises. There are three live burn rooms, including interior heat dissipating panels, fire sprinkler systems, and a stand pipe system. Roof access, breachable doors, floor and roof hatches, two balcony areas, and various window shutters provide multiple ingress/egress, and extraction training opportunities.

TRAINING TOWER FEATURES

- Three live burn rooms
- Simulated apartment layout
- Stand pipe system
- Fire suppression system in live burn rooms
- Balcony training platforms
- Breachable door, roof, and floor hatches

EAST METRO REGIONAL FIRE TRAINING FACILITY

MAPLEWOOD, MINNESOTA

Located on five acres of a 26-acre parcel, the training center was developed over seven years and now includes a burn building; a training and tactical building for prop storage, simulation, and setup; hydrant/hose relay facilities; fire equipment driver training areas; and a training and burn tower that is also used for repelling and burn training. This project has the support and endorsement from 25 fire departments, Ramsey and Washington Counties, and Century College. A joint powers agreement between participating local units of government governs the operations and maintenance and provides financial accounting for the facility. In addition to full architectural design services, SEH assisted the City in securing $3.4 million in state and local grants to help the project come to fruition.

TRAINING TOWER FEATURES

- Balcony rescue
- Confined entry
- Ladder evolutions
- Window rescue
- Vertical and near vertical rescue
- Sprinkler and standpipe training
- Door and roof breaching

KEY INDIVIDUALS QUALIFICATIONS AND EXPERIENCE

Key Individuals Qualification and Experience

We are proud of the team we have assembled for the Little Chute Fire Station Project. Each of the design professionals listed on the following pages has several years of collaboration together designing public safety facilities as a team on SEH projects. We encourage you to take note of the years of experience of each of the professionals. This experience is critical to the success of your project and is an example of our commitment to providing the greatest depth of resources available to the Village for this assignment.

PROJECT ORGANIZATIONAL CHART

Our team, listed below, has a deep understanding of the community's needs, the Department's goals for this facility, and how to plan and design top-quality fire stations. This team's strengths will facilitate an efficient, budget-conscious approach to the project, leading to the delivery of a successful project.

Village of Little Chute
Fire Station Development Task Force

Trevor Frank AIA, LEED AP®, NCARB, PMP
Project Manager and Principal in Charge, SEH

ARCHITECTURE

Mark Zvitkovits AIA, LEED GREEN ASSOCIATE
Project Architect, SEH

Brian Bergstrom AIA, LEED AP, NCARB
Programming and QA/QC, SEH

Chuck Leipzig
Fire Department Operations Specialist, SEH

GEOTECHNICAL ENGINEERING

Patrick Bray EIT
Project Manager, Intertek-PSI

James Becco PE
Regional Vice President/ Principal Engineer, Intertek-PSI

LANDSCAPE ARCHITECTURE

Molly Wagner PLA
Landscape Architect, SEH

MEP ENGINEERING

Randy All PE
Mechanical Engineer, MSA

Curt Krupp DES
Sr. Electrical Designer, MSA

Justin Monk DES
Sr. Plumbing Designer, MSA

STRUCTURAL ENGINEERING

Ben Wolf PE
Structural Engineer, SEH

CIVIL ENGINEERING

Riley Stone PE
Civil Engineer, raSmith

Ryan Mann
Engineering Technician, raSmith

INTERIOR DESIGN

Schawn Jubert WRID L LEED AP ID&C
Sr. Interior Designer, Atmosphere

COST ESTIMATING

Thomas Zeise
Cost Controller, Zeise Construction

John Gretzinger
Cost Estimator, Zeise Construction

The specific licenses and credentials of the team members are described in the personnel and/or resume section of this document.

TREVOR FRANK AIA, LEED AP®, NCARB, PMP

PROJECT MANAGER AND PRINCIPAL IN CHARGE | SEH

Trevor is a principal and senior architect with more than 32 years of experience in a wide variety of building types. His passion as an architect is to design public safety facilities that provide the necessary tools to properly train, respond, and live in the environments he creates.

EXPERIENCE

Fire Station Design – Kaukauna, WI
Principal in charge, project manager, and lead designer for design and construction administration. The 25,000 sq. ft. $6.5 million fire station project is phase two of a four-phase project for the master planning and development of a municipal services campus.

Bain School Site Fire Station – Kenosha, WI
Project manager for the station on the site of a historic school. The 24,000 sq. ft., $5.25 million station features many historic elements salvaged from the school's site. The station program calls for five apparatus bays, a training room and EOC, workout facilities, and gender-neutral locker/bunk room facilities.

Oshkosh Fire Department Operations Analysis and Long Term Needs Assessment – Oshkosh, WI
Project manager and senior project architect for planning services for the City's six fire stations. SEH analyzed the immediate-, short-, and long-term operations to develop a path forward for maintenance, relocation, expansion, or replacement facilities. Our team provided space needs templates, test site fits, schematic floor plans, cost estimates, and a GIS siting study that used response time and heat mapping to assist with site selection.

North East Fire Station Design – Fitchburg, WI
Project manager and lead design architect for the new 34,000 sq. ft. $8.5 million main station in a suburban neighborhood. This was the second phase of a two-phase project to update the fire services and EMS facilities in this growing community.

Fire Station No. 4 – Kenosha, WI
Principal in charge, project manager, and lead designer for design and construction administration. The new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the operating station house that's being replaced. Once the new facility came on line, the existing 1964 structure was removed. The new facility acts as the department headquarters and fire training center with both academic classroom space and a training tower.

Fire Department Space Needs Analysis – Village of Little Chute, WI
Project manager and senior project architect for a study of the Village's fire station to determine the physical condition of the existing station and make recommendations for improvements or replacement. SEH developed a long-range plan for the Little Chute Fire Department that included long-term solutions for their aging facilities, as well as plans for future operations to accommodate capital expenditure cycles. SEH provided materials such as templates, test site fits, schematic floor plans, and cost estimates to help inform the options available to the Village moving forward.

Trevor will serve as the Village's key point of contact, oversee the project team tasks, and closely monitor the project schedule and budget.

32
YEARS OF EXPERIENCE

EDUCATION

Master of Science
Architecture
University of Wisconsin-Milwaukee

Bachelor of Science
Architecture
University of Wisconsin-Milwaukee

REGISTRATIONS/CERTIFICATIONS

Architect in WI, AZ, FL, GA, IA, IL, IN, MI, MN, NC, ND, NE, OH, SD, and VA

Project Management Professional (PMP), Project Management Institute

LEED AP, U.S. Green Building Council

Architect, National Council of Architectural Registration Boards

PROFESSIONAL ASSOCIATIONS

American Institute of Architects

National Council of Architectural Registration Boards

U.S. Green Building Council

LOCATION

Appleton, WI

MARK ZVITKOVITS AIA, LEED GREEN ASSOCIATE

PROJECT ARCHITECT | SEH

Mark is an architect with experience in architectural design and construction documents. He works with AutoCAD Architecture and Autodesk Revit Architecture on a variety of building project types varying in square footage and cost. Mark's responsibilities range from drafting schematic drawings through construction drawings and construction administration. He works on design calculations and layout, as-built drawings, cost estimating, and provides shop drawing reviews.

Mark is a paid on-call firefighter in Germantown, Wisconsin. As such, he uses that firsthand knowledge of the needs of the department and the function of the station when he works with the other design team members on the flow, layout, and efficiency of each fire station he assists with.

Mark will bring his knowledge of the fire services industry to the team and serve as the project architect.

EXPERIENCE

Fire Station Design – Kaukauna, WI
Technician responsible for developing construction documents and specifications, as well as assisting in shop drawing reviews. Mark worked with the City to create a station that not only met their current and future space needs, but also incorporated training features into the facility that will serve the department for years to come. The 25,000 sq. ft. $6.5 million fire station project is phase two of a four phase project for the master planning and development of the municipal services campus.

North East Fire Station Design – Fitchburg, WI
Lead technician for the new 34,000 sq. ft., $6 million main station in a suburban neighborhood. This project is the second phase of a two-phased project to update the fire services and EMS facilities in this growing community.

North West Fire Station Design – Fitchburg, WI
Technician responsible for developing construction documents and specifications. During construction, Mark was responsible for attending construction meetings, reviewing shop submittals and performing job-site observations. The 24,500 sq. ft. $5 million fire station project is phase one of a two phase project for the construction of two new fire stations. The new fire station was designed to incorporate sustainable features, including geothermal, solar hot water, and radiant in-floor heating.

Black River Falls Emergency Services Building – Black River Falls, WI
Project design leader responsible for meeting with staff and producing the BIM model and specifications. During construction, Mark will provide construction administration services including site visits, submittals, RFIs, and punch list. SEH recently completed the programming and conceptual design phase, as well as assisted the City with site selection. Based on the preliminary design, the new Fire/EMS station will be approximately 30,000 sq. ft.

Bain School Site Fire Station – Kenosha, WI
Technician responsible for developing the Revit model and working with the fire department staff to modify the plans to suit their needs. The 24,000 sq. ft., $5.25 station features many historic elements salvaged from the school's site. The station program calls for five apparatus bays, a training room and EOC, workout facilities, bunk rooms, and gender-neutral locker and bunk room facilities.

16
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Architecture
University of Wisconsin-Milwaukee

REGISTRATIONS/CERTIFICATIONS

Architect in WI

Firefighter I/HazMat Ops, Lakeshore Technical College

LEED Green Associate, U.S. Green Building Council

PROFESSIONAL ASSOCIATIONS

American Institute of Architects, Associate Member

U.S. Green Building Council

International Association of Firefighters

Professional Firefighters of Wisconsin, Member

LOCATION

Appleton, WI

BRIAN BERGSTROM AIA, LEED AP, NCARB

PROGRAMMING AND QA/QC | SEH

Brian is a senior project manager with experience leading teams in a variety of architectural related projects for both public and private clients. His responsibilities include project team coordination, development, and oversight of project design, project budgets, and schedules. Project types include fire stations, police facilities, EMS buildings, city halls, libraries, public works, office buildings, parks and recreation facilities, and industrial/manufacturing facilities. Brian also has extensive experience in completing building condition assessments, building renovations, and adaptive reuse of existing facilities.

Brian will be responsible for assisting the programming team with interior facility layout and site test fit planning and design.

EXPERIENCE

Fire Station Design – Kaukauna, WI
Architect responsible for portions of the programming of the training elements in the station. The 25,000 sq. ft. $6.5 million fire station project is phase two of a four phase project for the master planning and development of the municipal services campus.

Fire Station No. 4 – Kenosha, WI
Architect responsible for portions of the programming of the training elements in the station. The new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the operating station house that's being replaced. Once the new facility came on line, the existing 1964 structure was removed. The new facility acts as the department headquarters and fire training center with both academic classroom space and a training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

Maplewood North Fire Station – Maplewood, MN
Project manager responsible for leading and coordinating the design teams efforts. SEH led the design of the 35,000 sq. ft. station, which replaced the existing facility and promoted firefighter safety, operational efficiency, inclusiveness, and sustainability. The facility serves as the fire and EMS department headquarters and includes offices, meeting rooms, command vehicle parking spaces, seven, drive-through apparatus bays, a decontamination room, laundry/work room, clean turn-out gear room, and radio room.

East Metro Public Safety Training Center – Maplewood, MN
Architectural designer responsible for leading the architectural team through the concept and technical design. This new public safety training center consists of an 8,850 sq. ft. four-story tower and a 4,750 sq. ft. two-story building with integrated simulation systems for the practice of safety training.

Buffalo Fire Station and Public Safety Training Tower – Buffalo, MN
Project manager responsible for leading the design team. SEH provided design services which focused on operational efficiency, first responder safety, and future growth for the department and community's needs. The 30,000 sq. ft., $6.5 million, three-story fire station building has six drive-through apparatus bays, a decontamination room, laundry and work room, hose drying tower, clean turnout gear room, a large training room, and a radio room, as well as administration offices, fitness room, dayroom, and dormitory spaces.

26
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Architecture
University of Minnesota-Twin Cities

Associate of Science
Architectural Drafting
Northwest Technical Institute - Eagan, MN

REGISTRATIONS/CERTIFICATIONS

Architect in WI, AR, IA, KS, OK, SD, and VA

Certified Construction Document Technologist (CDT), Construction Specifications Institute

PROFESSIONAL ASSOCIATIONS

American Institute of Architects, Member

LOCATION

Saint Paul, MN

CHUCK LEIPZIG

FIRE DEPARTMENT OPERATIONS SPECIALIST | SEH

Charles is a business development manager with years of emergency services and fire protection experience. Devoting his entire career to these services, Charles now works as an operations planner for fire station projects with SEH. With fire department leadership background, he has developed expertise in understanding and recommending improvements to facilities that can increase efficiencies in areas from the apparatus bay and vehicle maintenance to dorms, training, and administrative areas.

In his role as Fire Chief, Charles executed long-term strategic plans to add staffing, consolidate, remodel, and rebuild existing fire stations and negotiated professional service contracts with vendors and local firefighters' unions, including oversight of the build and funding procurement of two fire stations within the Kenosha Fire Department. Additionally, Chuck has completed studies in Engineering and Public Administration, and he has been the project manager of several programs.

EXPERIENCE

Fire Station No. 4 – Kenosha, WI
Fire chief that selected SEH on this project and helped garner community support, secure funding, and initiate project funding for Fire Station No. 4. The new 29,260 sq. ft. fire and EMS station was built on the site directly adjacent to the operating station house that's being replaced. Once the new facility came on line, the existing 1964 structure was removed. The new facility acts as the department headquarters and fire training center with both academic classroom space and a training tower. The building features gender neutral accommodations for both men and women firefighters, as well as several sustainable features to reduce energy consumption and environmental impact.

Fire Station No. 3 HQ Master Planning – Sheboygan, WI
Fire department operations specialist who met with staff, collaborated with the design team to assess current building conditions, and helped to ascertain and weigh the future goals and needs that would drive the planning of this fire station. SEH provided space needs templates, test site fits, schematic floor plans, and cost estimates to assist the City. These collateral planning materials gave the City different options for expansion, relocation, and improvements of the Headquarters facility.

Oshkosh Fire Department Operations Analysis and Long Term Needs Assessment – Oshkosh, WI
Fire department operations specialist who met with staff, collaborated with the design team to assess current building conditions, and helped to ascertain and weigh future goals and needs that would drive facilities planning for the department. SEH analyzed the immediate-, short-, and long-term operations to develop a path forward for maintenance, relocation, expansion, or replacement facilities. Our team provided space needs templates, test site fits, schematic floor plans, cost estimates, and a GIS siting study that used response time and heat mapping to assist with site selection.

Chuck will work with design staff to optimize day-to-day operations and departmental efficiency in the design of the station.

34
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Public Administration
Mount Senario College - Ladysmith, WI

Associate
Fire Science
Mount Senario College - Ladysmith, WI

REGISTRATIONS/CERTIFICATIONS

Wisconsin State EMT-Paramedic

PROFESSIONAL ASSOCIATIONS

Kenosha County Chiefs and Captain's Association

Wisconsin State Fire Chief's Association, Member

LOCATION

Appleton, WI

MOLLY WAGNER PLA
LANDSCAPE ARCHITECT | SEH

17
YEARS OF EXPERIENCE

Molly will lead landscape architecture design on the project. Molly is a landscape architect and project designer with experience in educational, medical, cultural, residential, municipal, international, and master planning projects. She provides effective communication with clients and contractors from concept to construction, leveraging the use of graphics such as rendered plans, sections, elevations, and plant and material boards, as well as construction documents to convey design intent. Her time spent working in the Pacific Northwest instilled in her a passion for stormwater and creating sustainable landscapes. Molly is proficient in AutoCAD and the Adobe Creative Suite.

EXPERIENCE

- Bain School Site Fire Station – Kenosha, WI
- BLM Interagency Fire Building (Bureau of Land Management) – Montrose, CO
- Longmont Fire Stations 2 and 6 – Longmont, CO
- Crystal Valley Fire Station (Castle Rock Fire Department) – Castle Rock, CO
- Municipal Utility Facility (Black River Falls Municipal Utilities) – Black River Falls, WI

EDUCATION

Master of Landscape Architecture
University of Minnesota-Twin Cities

Bachelor of Arts
Biology
Gustavus Adolphus College - St. Peter, MN

REGISTRATIONS/CERTIFICATIONS

Landscape Architect in WI, CO, IN, and OR

LOCATION

Madison, WI

BEN WOLF PE
STRUCTURAL ENGINEER | SEH

28
YEARS OF EXPERIENCE

Ben will be the lead structural engineer for this project. Ben is a structural engineer with 28 years of engineering experience in structural design of buildings and other structures. Ben applies broad structural expertise and creativity to develop innovative solutions to satisfy project programming and aesthetic needs. He prioritizes providing constructive structural input early in the design process to identify realistic design parameters and cost-effective structural options to accomplish projects goals.

EXPERIENCE

- Buffalo Fire Station and Public Safety Training Tower – Buffalo, MN
- Bain School Site Fire Station – Kenosha, WI
- North East Fire Station Design – Fitchburg, WI
- Fire Station Remodel and Sleeping Quarters Addition (Department of the Army) – Fort McCoy, WI
- Freedom Town Hall, Fire and Police Station – Freedom, WI
- Osceola Fire and Police Department – Osceola, WI
- Maplewood North Fire Station – Maplewood, MN

EDUCATION

Master of Science
Engineering Mechanics
University of Missouri-Rolla

Bachelor of Science
Civil Engineering
University of Missouri-Columbia

REGISTRATIONS/CERTIFICATIONS

Professional Engineer in WI, IA, and MN

LOCATION

Rochester, MN

SCHAWN JUBERT WRID L LEED AP ID&C
SR. INTERIOR DESIGNER | ATMOSPHERE

30
YEARS OF EXPERIENCE

Schawn will lead interior design. Schawn is a professional commercial interior designer with more than 30 years of experience in the commercial furniture and design industry. She assists clients in understanding of how people with a purpose can work effectively in their work environment. Schawn makes it a priority to stay current on new product innovations and strives to apply these products to all design opportunities. Schawn is a team player and looks forward to the next creative challenge.

EXPERIENCE

- Maplewood North Fire Station – Maplewood, MN
- Watertown Fire Station – Watertown, WI
- Freedom Town Hall, Fire, and Police Station – Freedom, WI
- West Office Facility 2 Interior Renovations (Kimberly Clark) – Neenah, WI
- Green Bay Water Utility Office Renovation/Expansion – Green Bay, WI
- Addition and Remodel of Existing Office Building for the International Union of Operating Engineers (IUOE Local 139) – Appleton, WI

EDUCATION
Bachelor of Arts
Interior Design
University of Wisconsin-Stevens Point

REGISTRATIONS/CERTIFICATIONS
Certified Leadership in Energy and Environmental Design with ID&C

LOCATION
Madison, WI

PERCENTAGE OF INVOLVEMENT
20%

PATRICK BRAY EIT
BRANCH MANAGER | INTERTEK-PSI

10
YEARS OF EXPERIENCE

Patrick will provide geotechnical engineering services for this project. As the Branch Manager for PSI's Kaukauna office, Patrick has more than 10 years of experience in geotechnical engineering. He has successfully managed the Kaukauna Branch Office for 10 years, where he has been responsible for the daily management and technical oversight of geotechnical and construction testing departments, preparation and review of reports, management of field and laboratory personnel, coordination of daily schedules, and administrative and marketing responsibilities.

EXPERIENCE

- East Northland Avenue Fire Station – Appleton, WI
- Oconto Falls Fire Station – Oconto Falls WI
- 2002-2024 Capital Improvements – Little Chute, WI
- Van Lieshout Park Splash Pad – Little Chute, WI
- Laona Rescue Unit – Laona, WI
- Underhill Fire Station – Underhill, WI
- Freedom Fire Station – Freedom, WI
- Riverside Fire Station – Rothschild, WI
- Fort Atkinson Fire Station – Fort Atkinson, WI

EDUCATION
Bachelor of Science
Civil Engineering
University of Wisconsin-Madison

REGISTRATIONS/CERTIFICATIONS
Engineer-In-Training in WI

Certified Nuclear Density Gauge Operator

American Concrete Institute Certified Concrete Testing Technician

LOCATION
Kaukauna, WI

PERCENTAGE OF INVOLVEMENT
10%

JAMES BECCO PE

REGIONAL VICE PRESIDENT/PRINCIPAL ENGINEER | INTERTEK-PSI

James will provide geotechnical engineering services for this project . James is the Regional Vice President of PSI's operations for Wisconsin and Minnesota. In this role, he provides overall daily management, technical oversight, and direct supervision to the Branch and District Managers, and to their respective environmental, geotechnical, and construction services departments. With nearly 38 years of experience in Geotechnical Engineering and Environmental Consulting, James has extensive knowledge of subsurface conditions and the regulatory framework throughout Wisconsin. He has been involved with numerous projects of varying complexity, including stream and groundwater monitoring, petroleum assessments, solvent (dry cleaner) investigations, and a multitude of geotechnical engineering studies. As a principal client contact, project manager and senior consultant on a wide range of projects, James is also involved in proposal and report preparation, project planning, and administration, as well as the coordination and supervision of field staff.

EXPERIENCE

- Watertown Fire Station – Watertown, WI
- North Shore Fire Department Development – Glendale, WI
- Fire Station No. 4 – Kenosha, WI

37
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Civil Engineering
Michigan Technological University-Houghton

REGISTRATIONS/CERTIFICATIONS

Professional Engineer in WI, IA, IL, MI, and MN

WI DNR Registered PECFA Consultant

LOCATION

Waukesha, WI

PERCENTAGE OF INVOLVEMENT

10%

RANDY ALL PE

MECHANICAL ENGINEER | MSA

Randy will be the lead mechanical designer for this project. Randy is the President of the firm and has brought important and significant understanding of the design and installation of HVAC systems since joining FEI in 1999. His extensive and varied experience in construction and consulting, coupled with a solid engineering background, provides valuable insights to projects as they develop. His engineering degree provided the opportunity to work as a mechanical engineer, a project design engineer, and a design/build HVAC engineer in the building industry. His life experiences bring to the table a finer understanding of the construction process from the point of view of the clients he serves. He also continues to serve as a senior project engineer and is a valuable resource to the project engineers in the firm.

EXPERIENCE

- Kaukauna Fire Station – Kaukauna, WI
- East Fire Station – Fitchburg, WI
- West Fire Station – Fitchburg, WI
- Bain School Site Fire Station – Kenosha, WI
- New Fire Station Schematic Design – Greenville, WI
- De Pere Fire Station – De Pere, WI
- Kenosha Fire Station No. 4 Alterations – Kenosha, WI

31
YEARS OF EXPERIENCE

EDUCATION

Bachelor of Science
Mechanical Engineering
University of Wisconsin-Platteville

REGISTRATIONS/CERTIFICATIONS

Professional Engineer in WI, IA, IL, IN, MI, MN, MO, OH, and SD

LOCATION

Appleton, WI

PERCENTAGE OF INVOLVEMENT

25%

CURT KRUPP DES
SR. ELECTRICAL DESIGNER | MSA

34
YEARS OF EXPERIENCE

Curt will lead the design of electrical systems for the facility. Curt is a project manager for educational, commercial, and municipal facility projects and specializes in lighting, power distribution, and special systems design. With more than 30 years of industry experience, he is knowledgeable in the areas of power distribution, lighting design, data distribution, fire alarm systems, Closed Circuit TV, keyless entry, paging systems, and security. Curt has provided design services for building power distribution, building lighting, emergency power systems, uninterruptible power systems (UPS), building alarm systems, building intercom, telephone and public address systems, telecommunication systems and data cable distribution, process control systems, motor controls, and lightning and surge suppression.

EXPERIENCE

- Kaukauna Fire Station – Kaukauna, WI
- East Fire Station – Fitchburg, WI
- West Fire Station – Fitchburg, WI
- Bain School Site Fire Station – Kenosha, WI
- Kenosha Fire Station 4 – Kenosha, WI
- Pleasant Prairie Fire Station – Pleasant Prairie, WI
- Fond du Lac Fire Station No 1 Addition – Fond du Lac, WI

EDUCATION

Electrical Program – Milwaukee School of Engineering

Civil/Structural Engineering – Moraine Park Technical College, WI

Electrical Systems – Hughes Institute

Electrical System Design – University of Wisconsin-Madison

REGISTRATIONS/CERTIFICATIONS

Registered Designer of Engineering Systems in WI (Electrical)

LOCATION

Appleton, WI

PERCENTAGE OF INVOLVEMENT

25%

JUSTIN MONK DES
SR. PLUMBING DESIGNER | MSA

5
YEARS OF EXPERIENCE

Justin will provide plumbing design services. Justin has been designing plumbing systems in the state of Wisconsin since 2006. Prior to his design career, he had 11 years of field experience in plumbing and mechanical systems as a tradesman. He is well-versed in Wisconsin and Illinois IPC/UPC-based plumbing codes and has high familiarity with UBC, IBC, NFP, and HVAC design codes. Justin has extensive work experience in the healthcare, corporate/retail, municipal, and school markets.

EXPERIENCE

- Kenosha Fire Station No. 4 – Kenosha, WI
- Fond du Lac Fire Station No. 1 Addition – Fond du Lac, WI
- Lindstrom Fire Hall Design – Lindstrom, MN
- Black River Falls New Municipal Utilities Facility – Black River Falls, WI
- Marshfield Utility Building MEP – Marshfield, WI
- Sheboygan City Hall – Sheboygan, WI
- Wauwatosa Longfellow HVAC and Office Secure Entry – Wauwatosa, WI
- City Hall Renovations – Pine City, MN
- Community Hall and Board Room Office – Sheboygan, WI

EDUCATION

Plumbing Certificate
Waukesha County Technical College

Architecture and Urban Planning
University of Wisconsin-Milwaukee

REGISTRATIONS/CERTIFICATIONS

Registered Designer of Engineering Systems (Plumbing), WI

LOCATION

Appleton, WI

PERCENTAGE OF INVOLVEMENT

25%

RILEY STONE PE
CIVIL ENGINEER | raSMITH

6
YEARS OF EXPERIENCE

Riley will lead the site design for this project. Riley officially joined raSmith's municipal services division after graduating from the University of Wisconsin–Milwaukee in May 2017, although he had been working with the firm as a co-op since 2015. During his time at raSmith, Riley has assisted engineering staff with a variety of projects but primarily focused on municipal roadway, stormwater, and sanitary sewer flow monitoring efforts.

EXPERIENCE

- Town of Freedom Fire Station – Town of Freedom, WI
- Kenosha Fire Station 4 – City of Kenosha, WI
- Fire Station – Kaukauna, WI
- Municipal Service Center Expansion – City of De Pere, WI
- Phase IV Expansion – City of Kaukauna, WI
- Black River Falls Municipal Utility – Utility Operations Center – Black River Falls, WI

EDUCATION
Bachelor of Science
Civil Engineering
University of Wisconsin-Milwaukee

Bachelor of Science
Physics
University of Wisconsin-La Crosse

REGISTRATIONS/CERTIFICATIONS
Professional Engineer in WI

LOCATION
Milwaukee, WI

PERCENTAGE OF INVOLVEMENT
25%

RYAN MANN
ENGINEERING TECHNICIAN | raSMITH

18
YEARS OF EXPERIENCE

Ryan will provide civil engineering support for this effort. Ryan has 18 years of experience in design and construction for municipal and transportation projects. He has additional experience in site planning for municipal projects. Ryan's design experience includes storm sewer, sanitary sewer, water main, and roadways. His responsibilities include plan and exhibit preparation. He is well-versed in AutoCAD Civil 3D.

EXPERIENCE

- Town of Freedom Fire Station – Town of Freedom, WI
- Kenosha Fire Station 4 – City of Kenosha, WI
- Fire Station – Kaukauna, WI
- Municipal Service Center Expansion – City of De Pere, WI
- Phase IV Expansion – City of Kaukauna, WI
- Black River Falls Municipal Utility – Utility Operations Center – Black River Falls, WI

EDUCATION
Associate Degree
Civil Engineering
Moraine Park Technical College

REGISTRATIONS/CERTIFICATIONS
PCCTec I/IA

LOCATION
Milwaukee, WI

PERCENTAGE OF INVOLVEMENT
25%

THOMAS ZEISE

COST CONTROLLER | ZEISE CONSTRUCTION

Tom will guide cost control efforts on the project. As President of Zeise Construction, Tom is part of the company's third generation management team. Zeise Construction has been providing quality craftsmanship in northeast Wisconsin for more than 50 years. He is a licensed real estate sales person and has more than 35 years of experience in the building construction field managing projects ranging from $250,000 to $21,000,000.

EXPERIENCE

- Kaukauna Municipal Center – Kaukauna, WI
- Kaukauna Fire Station – Kaukauna, WI
- Green Bay Packers Pro Shop Addition, Admin. Building – Green Bay, WI
- Green Bay Packers Building C, Admin and Ticket Office – Green Bay, WI
- Christa McAuliffe Elementary School – Green Bay, WI
- St. Bernard Catholic School Addition – Green Bay, WI
- St. Francis Xavier Cathedral, Bishop Wycislo Center Addn. – Green Bay, WI
- Gibraltar Fire Station, Town Center – Gibraltar, WI
- Gibraltar High School, Renovations, Phase 1 and 2 – Gibraltar, WI

35
YEARS OF EXPERIENCE

EDUCATION
Bachelor of Science
Business Finance
St. Norbert College - De Pere, WI

REGISTRATIONS/CERTIFICATIONS
Licensed Real Estate Salesperson in WI

LOCATION
Green Bay, WI

PERCENTAGE OF INVOLVEMENT
15%

JOHN GRETZINGER

COST ESTIMATOR | ZEISE CONSTRUCTION

John will develop cost estimates for the project. John has been a project manager for Zeise Construction since early 2018. He started his construction career as a laborer working summers while obtaining his college education. After college, he worked as a carpenter, superintendent, estimator and project manager. John has more than 35 years of experience in the building construction field and has managed projects ranging from $10,000 to $30,000,000. John will be responsible for preparing budget estimates and supplying value engineering options during the design and preliminary estimating phases.

EXPERIENCE

- Kaukauna School District, New High School – Kaukauna, WI
- St. Nicholas Hospital, Sheboygan, Multiple Remodels – Sheboygan, WI
- Sappi Paper-Industrial Projects – Skowhagen, ME
- St. Mary Magdalene Church – Waupaca, WI
- Lake Mills School District-Remodel – Lake Mills, WI
- St. Mary's Church – Greenville, WI
- Laminations (GNC), New Production Facility – Appleton, WI
- Hayward School District, Addition and Remodel – Hayward, WI

36
YEARS OF EXPERIENCE

EDUCATION
Bachelor of Science
Construction Technologies
University of Wisconsin-Menomonie

LOCATION
Green Bay, WI

PERCENTAGE OF INVOLVEMENT
15%

PROPOSED SERVICES

Proposed Services

Based on our understanding of community and departmental needs, our team is prepared to get to work on this project immediately. Our plan to deliver this project in a timely and cost-efficient manner is outlined below and on the pages to follow. As requested, we've included an at-a-glance summary of services, as well as details for each phase.

PARTNERSHIP APPROACH TO FIRE STATION DESIGN

With emergency services and municipal buildings comprising nearly of all of the work that we complete, our team is uniquely qualified to take on this project and we're eager to get started on your behalf.

It is important to create a partnership in the early stages of planning a future fire station facility that pulls together our highly technical professionals with representatives from the Fire Department and Village who will work on this from start to finish.

The experience and professional credibility that this team brings to the process will help garner the support and respect of Little Chute's residents and stakeholders. We are working with several other communities on similar efforts, we understand the work involved, and we know the process for successfully getting these projects completed. This work is focused on delivering 21st century facilities that solve today's complex issues within the fire service.

With this experience and insight, we have included our understanding of some of the key considerations of this project.

YOUR FIRE STATION FACILITIES

In the previous fire station studies recently completed by the Little Chute Fire Department, the Village identified key needs for the Department, including greater capacity and modernization to serve the growing Little Chute community and the inclusion of training programs and facilities.

The SEH team has been involved in the development of the Village's plans for a fire station, and we understand the challenges the Department has been facing, which include:

- Efficiency of response from the current site, compounding with the evolutionary changes in the fire service industry
- Cancer prevention through decontamination
- Future-proofing the station to accommodate the ever-growing gender mix
- Providing proper spaces for training that include more computer-based and distance learning platforms
- Understanding the Fire Department's needs to "future proof" your investment by assessing the needs of a demographic shift in available work pool, as well as anticipating needs of a growing community
- Designing a building that helps with the architectural identity of Little Chute and serves to tie the fire station on Depot Street to the downtown and the commercial core

Additionally, recruitment in fire service is at an all time low, so it magnifies the need for a facility that is capable of recruitment and retention that fosters pride in the Fire Department and the community.

Our proven approach will address these challenges head on and will result in a new community-supported fire station that the Village and Fire Department staff can be proud of.

SUMMARY OF SERVICES

PHASE 1 – PLANNING

- Project Kickoff: Make introductions, identify roles and responsibilities, develop schedule and key milestone dates, discuss budget and goals for the project
- Review of previously completed Facilities Study and determine if there have been any changes to the recommendations or the program of the new fire station building
- Conduct space programming for the building interior, revisit the size and function of the previously programmed building areas
- Facilitate staff meetings to develop building components
- Complete the survey work and develop a Certified Survey Map (CSM) to combine the parcels into two distinct parcels on the North and South side of Hans Parkway
- Perform soil testing and any required wetland delineation work (If necessary)
- Make recommendations regarding sustainable options as prescribed by LEED standards; we understand that building will not achieve LEED certification
- Complete the due diligence necessary to confirm there will not be impacts of the wetlands or water resources on the site development and improvements
- Create collateral materials to illustrate the conceptual design (floor and site plans, elevations, renderings, schedules, and schematic cost estimates); these collateral materials will be used to generate excitement within the community and will also be used when soliciting private donations for the building and identifying specific architectural features that will require additional financial support
- Make recommendations regarding alternate materials, methods, and features that offer cost savings while maintaining quality
- Make recommendations for the potential to have additional training areas designed into the site and facility
- Program the various functions into the training tower or facility; discuss and weigh the advantages of live burn vs. simulated training capability
- Provide 30% plans and estimate, meeting materials, and exhibits to gain approval of the Village Board prior to proceeding to Phase 2
- Assist the Village with the selection of a Construction Manager (if applicable)

PHASE 2 – DESIGN

- Prepare all construction documents, specifications, final schedules, and cost estimates
- Attend applicable public meetings associated with review and approval of the site and building design
- Complete 60% and 90% design documents and estimates; use the final design documents to gain approval of the Village Board prior to proceeding to Phase 3

PHASE 3 – BIDDING

- Prepare all bid documents and specifications for bidding the project
- Respond to questions from the prospective bidders during the bid process
- Prepare and distribute necessary addenda and revise the plan holders list during the bid process
- Evaluate the submitted bids and make recommendations to the Village for contract award

PHASE 4 – CONSTRUCTION ADMINISTRATION

- Coordinate all construction administration services through the Village of Little Chute, act as the owner's representative, and lead the construction administration effort (if a construction manager is selected for the project, the architect will work in cooperation with the construction manager to support the construction administration efforts)

DETAIL OF PROPOSED SERVICES: SCOPE OF WORK

The Village of Little Chute, working with the consultant team of SEH, recently determined the need for a new fire station to serve its population for the next 50 years. Based on our understanding of the Village's scope of services provided in the RFP, as well as the experience we have acquired from work on more than 100 fire stations, we have developed an approach to deliver our design services, which is outlined on the following pages.

PROJECT KICKOFF MEETING

All key team members are in attendance.

- Introductions
- Discuss roles and responsibilities
- Understand decision-making process
- Discuss schedule and tasks to be completed
- Discuss budget and potential funding sources

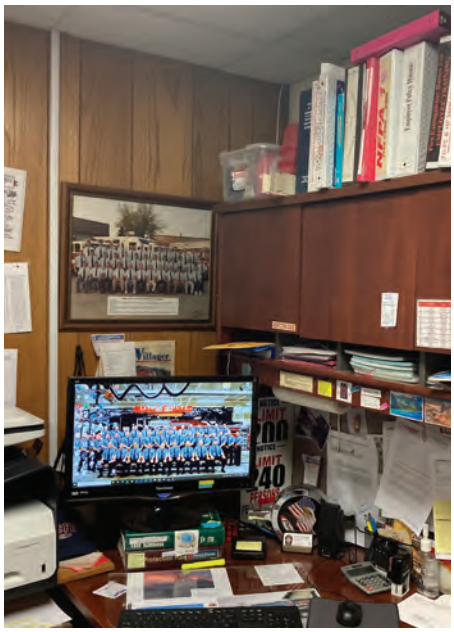
PHASE 1 – PLANNING *(all disciplines)*

- We will develop the strategy/schedule and workflow with the design team and Owner.
- The design team will conduct a review of the already completed Facilities Study for the Village of Little Chute Fire Department as part of their background for the project planning.
- Using industry standards, project experience, and input from Village and Fire Department Staff, the design team will conduct appropriate space programming for the building interior, including basic information such as sizes, space requirements, workflows, activities, and special uses.
- The design team will facilitate meetings with Village staff as needed to develop basic components and planning of the building program, including building systems, equipment, materials, and code compliance to support service needs.
- The design team will facilitate a listening session with end users, including female firefighters of the LCFD to make sure their voices are heard in the programing and design of the station.
- The design team will make recommendations regarding sustainable options to consider in the construction of the facility as prescribed by LEED standards.
- The design team will create and provide schematic site plan sketches, elevations, renderings, schematic cost estimates, and conceptual project schedules as necessary to create the conceptual project design.
- The design team will make recommendations regarding the potential to have additional training space/training tower added to the facility.
- The design team will make recommendations regarding alternative materials, construction methods, or design features that offer potential cost savings while meeting desired quality standards.
- Once the Village Board has accepted the recommended conceptual design as outlined here within Phase 1, then the design team will proceed to Phase 2. By now, Village staff and Fire Department leadership should be comfortable with the style and professionalism of the SEH team as it relates to addressing the Board and community members. During the study phase, we made presentations to the Village Board, family members of the private landowners, and citizens of Little Chute to gain support and approval to keep the project moving forward. It will be our main focus to keep the momentum going and continue to build the trust and support of the Village Board, private donors, and residents through public presentations and project updates.

WATER RESOURCES (WETLANDS, WATERWAYS, FLOODPLAINS, AND PERMITTING)

Our natural resources scientists have completed some basic DNR website and regulatory database research for the proposed Little Chute site to identify potential site limitations. According to our review of DNR soils mapping, a wetland delineation will not be necessary to inform the site design and in preparation for any required DNR permits. If the Village feels a delineation is necessary, SEH's Assured Wetland Delineator has extensive experience and is adept at performing wetland delineations at sites that may be complicated due to past disturbance and land use.

Due to the likelihood of not needing to provide wetland delineation work, these services are broken out separately in our fee proposal.



PHASE 2 – DETAIL DESIGN *(all disciplines)*

Prior to this phase, the team will review and revise any information that was gathered during the Village Board review and presentation. The design team will prepare all construction documents, civil engineering plans, specifications, final construction cost estimates, and final timelines for completion of the project.

- The design team will attend all applicable public meetings associated with the review and approval of the proposed design.
- Once the Village Board has accepted the recommended final design as outlined here within Phase 2, then the design team will proceed to Phase 3.

During detail design, the building materials, systems, and enhanced functional and operational adjacencies are refined. The design process integrates stakeholders' input responding to environmental, lifecycle cost, security issues, budget, and schedule considerations. Based upon the approved schematic design, the schematic architectural, landscape, and civil concepts will be developed into final construction documents with consideration of sustainability, lifecycle maintenance and durability, phasing, budget, schedule, and constructability.

PHASE 3 – BIDDING *(all disciplines)*

Upon approval of detail design documents, the SEH team will proceed with assisting the Village of Little Chute in bidding the project to qualified general contractors.

- The design team will prepare all the bid documents and specifications suitable for public bidding according to applicable standards.
- The design team will respond to all questions posed by prospective bidders during the construction bid process.
- The design team will also prepare and distribute any necessary addenda, distribute plans and bid documents, and keep a record of the plan holder's list.
- The design team will attend a pre-bid conference to inform bidding contractors of the details regarding the bid process.
- The design team will make a recommendation to the Village on bid award considering their evaluation of the bids based on bidders' qualifications, compliance with bid requirements, and price.

PHASE 4 – CONSTRUCTION ADMINISTRATION *(all disciplines)*

- Coordinate all construction administration services through the Village of Little Chute and owner's representative (construction manager, if applicable), who will lead the construction administration effort (if applicable)
- Review shop drawings and material submittals
- Respond to contractor questions/RFIs throughout the construction process
- Attend bi-weekly construction meetings and site observations
- Provide field observation reports to Owner, construction manager (if applicable), and contractor
- Issue clarifications as needed
- Attend construction progress meetings in person every other week throughout duration of construction
- Project closeout
- Conduct final walk-through inspection
- Develop punch list
- Issue certificate of compliance with state and local authority having jurisdiction
- Assist with commissioning and training
- Generate final record drawings, based on as-built documentation from contractor
- Attend 11-month warranty walk through following construction completion

PROJECT SCHEDULE

TASK	2024											2025	
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
Award Project 2.20.24	X												
Contracting 2.20.24–3.4.24		X											
Kickoff Meeting		X											
Schematic Design 30% Plans and Estimates					X								
Village Board Presentation and Approval						X							
Design Development 60% Plans and Estimate							X						
Village Board Presentation and Approval								X					
Construction Documents 90% Plans and Estimate										X			
Village Board Presentation and Approval 100% Plans And Specifications											X		
Bidding												X	
Contractor Award													X

WHY SEH?

SEH and our design team partners are responding to this RFP because we have the experience, skills, knowledge and expertise to deliver a highly functional, cost-effective, and efficient fire station. Below are the top 10 reasons we feel SEH is uniquely qualified:

1. Public safety buildings are currently 100% of the projects we are working on. They are nearly all we do.

2. Our Appleton architects are currently working on 11 fire station projects in different phases of design and construction. Our St. Paul and Denver architects are working on six fire/EMS stations. Internally, we collaborate with these architects to provide greater depth of resources and expertise when programming and designing public safety facilities.

3. We have volunteer firefighters and previous fire chiefs on our architectural staff – they bring a pragmatic, logical perspective to our programming and designs because they live and work in these buildings as a second career.

4. We understand the unique needs of the fire industry and the staff who occupy the building.

5. All of our designs incorporate training props in the architecture and provide opportunities to train on-site. This reduces training costs and the inconvenience of traveling to conduct and participate in necessary recertification and mandatory training. These training amenities are typically added for little or no cost to the building and site.

6. Key members of the SEH architectural design team are LEED Accredited Professionals who will bring sustainable design practices to the programing of the building. Currently, the 11 fire stations we are working on and the four recently completed stations employ sustainable and energy saving features.

7. We have very successful past project experience and we have assisted the Village of Little Chute in previous phases of this project. We are familiar and comfortable working with Fire Department, Village staff, private landowners, and Village Board representatives.

8. We have a highly successful track record and strong working relationship with our consulting partners. Together, we have completed tens of millions of dollars of construction projects – specifically fire/EMS and police stations in the last three years.

9. We are passionate about these building types, are poised to begin work immediately and understand the nuances of the politics that often determine and influence the outcome of these types of facilities.

10. SEH is proud to serve those who serve. We respect the men and women in the fire services industry and make it our passion to deliver best in class facilities to these emergency services professionals.

Mark Zvitkovits, SEH architect, is a paid on-call firefighter who can bring his firsthand experience of the fire services industry to the design and functionality of the Little Chute Fire Station project.

SEH is proud to serve those who serve. We respect the men and women in the fire services industry and make it our passion to deliver best-in-class facilities to these emergency services professionals.

A former Fire Chief, Chuck plays an integral role in design. He helps to interpret everyday needs of users into design elements that can overcome the unique challenges of Little Chute's Fire Department.

EVALUATION CRITERIA

Evaluation Criteria

Our team has designed fire stations and regional training facilities for communities across the country, and we're eager to share our qualifications with you. This overview briefly summarizes our experience with similar facilities and approach to design and construction.

EXPERIENCE OF KEY PERSONNEL PROPOSED FOR THIS PROJECT, INCLUDING ANY SUBCONSULTANTS, WITH RELEVANT EXPERIENCE TO CARRY OUT A SUCCESSFUL BUILDING PROJECT

Trevor Frank
LEED AP

Mark Zvitkovits
LEED Green Associate

Brian Bergstrom
LEED AP

Chuck Leipzig

Schwan Jubert
WRID L LEED AP ID&C

Randy All
PE

Curt Krupp
DES

Justin Monk
DES

Riley Stone
PE

Ryan Mann

All of the team members shown were part of the design team of the projects illustrated to the right.

Kaukauna:
29,174 sq. ft., $6,554,600, delivered one month ahead of schedule and under budget

Maplewood:
31,000 sq. ft., $8,300,000, scheduled to be delivered on time and under budget

Kenosha Station 1:
23,895 sq. ft., $5,250,000, delivered one month ahead of schedule and under budget

Kenosha Station 4:
29,344 sq. ft., $9,260,000, delivered ahead of schedule and under budget

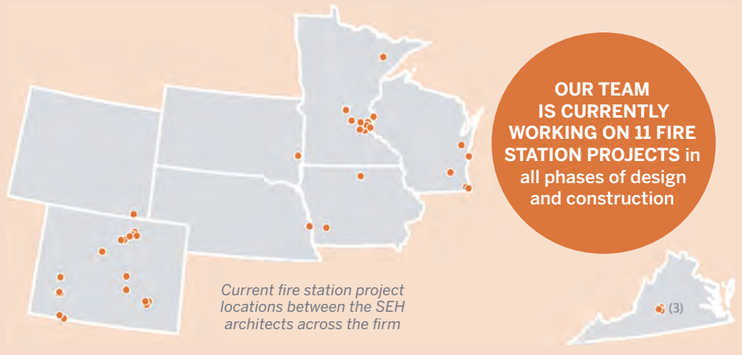
DEMONSTRATED ABILITY TO COMMUNICATE EFFECTIVELY WITH VILLAGE OF LITTLE CHUTE DEVELOPMENT TASK FORCE

Based on our previous study work and interaction with the Village board and members of the task force, **we are confident we can continue our trusted partnership as we progress the Fire Station project to the next phase.**

COST AND AVAILABILITY

ALL OF THE DESIGN CONSULTANTS listed in the proposal are team members the Village of Little Chute will engage with throughout the project process. This is **YOUR** team from start to finish. Our design fee was established based on the level of expertise and years of experience the entire team brings to this project.

EXPERIENCE OF FIRM AND KEY INDIVIDUALS



Current fire station project locations between the SEH architects across the firm

OUR TEAM IS CURRENTLY WORKING ON 11 FIRE STATION PROJECTS in all phases of design and construction

EXPERIENCE OF FIRM AND KEY INDIVIDUALS WITH SUSTAINABLE DESIGN

ALL OF THE ARCHITECTS ON THIS TEAM ARE LEED CERTIFIED PROFESSIONALS that incorporate sustainability best practices into every station we design. We have several LEED certified fire stations we will use as examples when recommending green features for the Little Chute Fire Station.

FIRM'S EXPERIENCE WITH FIRE STATIONS, INCORPORATED TRAINING FACILITIES IN A UNIQUE MANNER, OR SIMILAR PROJECTS IN THE 20,000 SQUARE FOOT RANGE OF NEW BUILDING EXPERIENCE

Fitchburg NE: 26,832 sq. ft.

Fitchburg NW: 23,951 sq. ft.

Kenosha Station 1: 23,895 sq. ft.

Kenosha Station 4: 29,344 sq. ft.

Kaukauna: 29,174 sq. ft.

Watertown: 34,787 sq. ft.

PROPOSED SCOPE OF WORK INCLUDING PROJECT APPROACH

WE APPROACH EACH PROJECT INDIVIDUALLY based on the community, budget, and input from the Village and Fire Department. Our tailored approach to this project is outlined on pages **28-33**.

SUCCESS IN COMPLETING COMPARABLE CONCEPTUAL DESIGN PHASES AND FIRE STATION BUILDING DESIGN PROJECTS ON SCHEDULE WITHIN BUDGET

"**SEH CAN COMPLETE PROJECTS ON TIME AND WITHIN THE BUDGET.** But, that is not what sets them apart from everyone else. It's that they can build relationships and foster communications across multiple different stakeholder groups to form strong collaborations. They can capture the vision of those involved and translate it into a meaningful and understandable story."

MIKE STANLEY | FIRE CHIEF, CITY OF OSHKOSH

PROJECT	ESTIMATED	ACTUAL
Middleton	$7,432,500	$7,400,000*
Bellevue	$4,100,000	$4,052,648
Elkhart Lake	$3,000,000	$2,565,900
Stoughton	$4,500,000	$4,500,000*
Eden Prairie	$2,250,000	$2,100,000
Rib Mountain	$2,100,000	$2,138,000

**Designed and constructed under a GMP delivery contract method*

Building a Better World for All of Us®

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy, and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

JOIN OUR SOCIAL COMMUNITIES