RESPONSE TO REQUEST FOR PROPOSAL

APPLETON PUBLIC LIBRARY
SERVICES PROVIDED: ARCHITECTURE + ENGINEERING SERVICES

SUBMITTED BY:
ENGBERG ANDERSON ARCHITECTS | MILWAUKEE
Bill Robison | (414) 944-9199 | billr@engberganderson.com
320 E BUFFALO ST, SUITE 500 MILWAUKEE, WI 53202

FEBRUARY 4TH, 2021
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   Fee Structure (enclosed separately)
February 4th, 2021

Dean Gazza, Project Manager  
City of Appleton  
1819 E Witzke Blvd  
Appleton, WI 54911

Colleen Rortvedt, Library Director  
Appleton Public Library  
225 N Oneoda St  
Appleton, WI 54911

Re: CITY OF APPLETON LIBRARY | ARCHITECTURAL + ENGINEERING SERVICES

Dear Colleen, Dean, and members of the Selection Committee,

Engberg Anderson is pleased to submit our qualifications and fee proposal for design of the new Appleton Public Library. Just as we are excited for the opportunity this project presents to once again collaborate with familiar faces in Appleton, we recognize that for the Library and community, this is a fresh start, though one built on the thoughtful work embodied in the APL 150 plan. And though past program and planning work may prove useful as a starting point, we come to this project eager to learn all that has changed in the City and at the Library, and to listen to new ideas you all have about the future of this resource.

We also look forward to sharing our experiences from the many projects we have completed recently, and to bring a team with some familiar faces, as well as a few new additions, ready to create an amazing facility that will serve the population of Appleton well for years to come. To date that experience has included well over 200 public libraries, ranging in size from 300 square feet to over 340,000 square feet, each with a different program and budget, yet all emphasizing value and quality. These libraries are built on our commitment to:

- Creating inspiring environments. Libraries are the most used of all public buildings, and we work to create environments that are expressive and supportive of the library’s evolving mission.
- As true community destinations, our buildings are both inspiring and comfortable. They enhance and fit gracefully into their surroundings and into the everyday lives of library users.
- Creating functional, efficient, physically and technologically adaptable designs. Our depth of library experience allows us to effectively address the most stringent requirements. This is the key to quality library service and long-term flexibility.
- Designing for long-term value. We consistently incorporate the principles of stewardship into our practice, all without compromise to budget or function. Healthy environments, low energy costs and easy maintenance mark our designs.
- Developing realistic implementation strategies. Whether it is the logistics of maintaining library operations during a remodeling or setting up a set of incremental expansions, we plan to allow multiple paths forward and smooth transitions into the future.
- Being on time and on budget. We are accountable for maintaining your project schedule and budget. Our management process clearly defines and monitors project costs from the onset, thereby minimizing surprises and allowing us to get the most out of a budget.
We have assembled a project team, both of internal staff and consulting design partners, with whom we have deep shared project experience, and who share our commitment to quality, innovation, value and a focus on detail. I will serve as the Design Partner and will be active in programming, design, coordination and quality control throughout, as well as part of all key workshops as the program and design take shape. Sarah Ponto will lead the interior design and space planning efforts and will coordinate the review and selection of furnishings, the preparation of estimates, and assist the City in the process of procurement and installation.

We will be supported by Project Manager Eric Blowers, the most organized, thorough and detail-oriented lead we have, whose communication skills will keep all parties current on what comes next, what is needed from them (and you!), and what you can expect from this team. His coordination of our larger consulting team will be critical as the project progresses. Project Architect Nathan Van Zuidam will lead the design effort with creativity, sensitivity to context, and a keen sense of construction and assembly. He will help lead a design that the community will identify with and be proud of. Finally, Erin O’Keefe brings her energy, creativity and a fresh voice to assist Sarah with interiors. Other EA staff will be brought in on occasion to provide additional support, internal review, and quality control. As for that larger consulting team:

IMEG, with whom we have completed many library projects, has assembled a team of talented engineers who to guide us through a value and performance based look at building systems, but also specialists in information technologies, AV and performance space elements, and lighting design for library, meeting and multi-use gathering spaces. Their integrated team will also be hands on in evaluating the existing building and systems as part of our initial study.

Pierce Engineers, also a frequent library collaborator with EA, will guide us through review of appropriate structural systems, and integration with portions of the existing structure, should our design lead down that path. Their work has always been innovative, where appropriate, but also practical wherever possible. They will assist us in evaluating design options for the library building, as well as a potential skywalk to adjacent parking, and they too will participate in evaluating the existing structure.

raSmith is a familiar name to the City of Appleton, having completed many projects there and for the City. Their focus will be on overall site design, parking and traffic, and storm water management. They are the best at what they do, and their familiarity with the city and other recent and future planning projects will serve this effort well.

Saiki Design, known for their award-winning work across the state and region, brings a level of sophisticated urban placemaking and thoughtful detailing that we felt was essential as we look not only to design a great library, but also to create a strong public space. While there are limitations on the available site, they will lead us in developing a site concept that creates connections to the rest of the neighborhood and develops a strong sense of place on Washington and surrounding streets, helping this critical part of downtown to grow and flourish.

Sol Consulting will play a crucial role on our team in leading the process of evaluating sustainable design options and managing any certification processes the Library and City may decide to undertake. To begin with, Sol and EA will conduct a “Green Charrette” with the aim at reviewing the range of options available in sustainable design and planning. While some green building products and practices are common and a given, others need to be evaluated on performance, first and long term costs and potential return on investment.
Together we will help the City and Library decide which strategies make the most sense for APL, allowing for better stewardship of both the planet, and valuable public resources. They will also lead a discussion on options for various types of certification programs, such as LEED, and help you to choose an option that makes most sense for this project. Once selected, they will manage that process to ensure all parties meet requirements and targets.

**Middleton Cost Consulting** does more than periodic estimating, but participates actively in the design process throughout the project and uses their detailed and data-driven tools to provide accurate estimates and value recommendations at each identified stage in the design process. You can read more about their process elsewhere in this document.

Finally, recognizing that this project presented a couple of unique challenges not found in every public library, we enlisted the help of local firm **Short Elliot Hendrickson**. Local to Appleton, the SEH team will focus on the entire process of identifying, designing, and documenting a temporary library location, and will work with the Library and City on coordinating the two moves. (They have already identified at least one potential site!). Their goal is to ensure a quality user experience for library patrons while the new library is under construction. Their own in house production team will also take the lead on photo and film documentation and editing to provide the requested video storytelling piece crucial to public communication. In addition, with an office just down the bluff on Water Street, they will be available to quickly bring eyes and ears should an issue arise during construction (or even a measurement needed during design) that requires a quick turn around. All that and their personal knowledge of Appleton will serve the project well.

Your goals for this library, so clearly articulated during our pre-proposal call, are many and exciting, from new ideas about technology, ambitious ideas about the multiple function of as many spaces as possible, and concepts of public service that takes it to the patron rather than asking the patron to come to you. Your focus on supporting community partnerships with maximum resources, creative ideas about spaces and programs for children and teens, and for STEM education, a maker space that is not a space, and a focus on equity and diversity in collections and services will make this project challenging, but rich. And the variety of technology and creation resources you hope to make available to patrons is fantastic. On top of that, you are embarking on this project at a fascinating time in history, when the public’s expectations for library services have been altered by an 11 month lockdown, and it is likely what is needed and desired by both patrons and staff will be altered both immediately, and perhaps permanently. Between that, and ongoing struggles around social and economic equity and justice, this is a fascinating time to consider the role of the library in Appleton, something we know you have spent quite a bit of time on already. We look forward to engaging that topic with you and with the community.

We know that this project will begin almost at the beginning, with a deep review of existing programming, and the development of a new guiding document. This will be followed closely by a pre-design phase designed to test that program on the site, evaluate options (including costs) that both reuse portions of the existing building with an expansion, or replace it entirely, and to guide you through weighing the pros and cons of each option, and to that initial approval of concept. These first steps will be organized around a series of 5 workshops, described in more detail in this document, which will take the project from programming into Schematic Design. In particular, these steps are highly interactive, drawing on the expertise of the library leadership and staff, city officials, and at points along the way, public input.
As we know all too well, meetings and gatherings are at worst nonexistent right now, or at best, complex to manage. While some activities, like a visit to the existing building require time on site, we have also perfected a number of tools to allow highly affective virtual meetings and we are prepared to facilitate these as needed. Those tools even extend to the creation of virtual facility tours, larger virtual public events with opportunities for managed public input, and other online tools to give Appleton residents the sense of being involved in the process, and that their ideas will have a voice in the design of their library.

Finally, we understand that the design, documentation, bidding and construction administration process is long, detailed and complex, and we have management resources and tools in place to guide your project to a successful conclusion. Communication is key, and we will use online tools to share documentation and updates as we progress through the work. You will be kept well informed, with answers and information close at hand, and we will give you the tools you need to make the best decisions in the interest of the community you serve. We describe much of that process later in this proposal.

Throughout the following pages, you will see in detail the kinds of innovative, inspiring, and people-focused public library design you can expect from this Engberg Anderson team, our understanding of the complex tasks at hand, and our commitment to a successful project for the City of Appleton. Our team has the resources, experience and skill to deliver the best Library for every dollar of public funds you have committed, funds that we understand come with a measure of trust that must be earned and protected.

Our team is ready and eager to get started, and has the time available to meet the proposed schedule. We look forward to answering any additional questions you may have, and to the chance to discuss this project further in an interview if that opportunity should arise. Most of all we look forward to collaborating with you to design a resource-rich, community-focused and beautiful library that will be the place in Appleton to learn, gather and grow for decades to come.

Sincerely,

Bill Robison, Partner
AIA | LEED AP BD+C | NCARB
Engberg Anderson Architects

Who We Are
Engberg Anderson, Inc was founded in 1987 and has been an active corporation for over 30 years. Our 41 person firm is comprised of six partners and six principals with a professional staff who bring together a depth of diverse architectural, interior design and planning experience. From sensitive historic preservation projects to complex public and private community projects of a highly technical nature, we collaborate with clients to help them achieve their goals with inspired work that supports activities and institutions at the heart of a vibrant community.

A Full Range of Library Architecture, Planning and Design Services

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<thead>
<tr>
<th>Programming</th>
<th>Adaptive Reuse</th>
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<tbody>
<tr>
<td>Master Planning</td>
<td>Historic Preservation</td>
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<tr>
<td>Building Design</td>
<td>Feasibility Assessments</td>
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<td>Interior Design</td>
<td>Public Art Coordination</td>
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<tr>
<td>Construction Admin.</td>
<td>Site Planning</td>
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<td>FFE Coordination</td>
<td>Capital Improvement Plans</td>
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<td>Sustainable Design</td>
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Libraries that Adapt
As culture continues to change, so must the services a library provides. As demand for information continues to grow, a library must meet those demands. Future-friendly, accessible technology, mobile furnishings and scalable planning allow the library to embrace on-going changes in service delivery with minimal disruption and expense. Our team’s planning approach considers spatial and technology adaptability the heart of successful library design. We are firm believers in the power of libraries to shape lives and appreciate the role of design in creating a transformative space.

Libraries that Inspire
Connecting people to people, staff, outside experts, fellow citizens — that is the essence of the modern library. These links can be ideas, interaction, content creation, collaboration, education, recreation or inspiration and are fostered by good design. We believe buildings shape behavior. Open, engaging and comfortable buildings with connections to the surrounding neighborhoods increases participation and user satisfaction. Environment and service are connected elements in defining a user’s library experience.

A Smart Building + A Smart Community
A sustainable facility creates a smart community. Regardless of particular use, every building should be a wholly-integrated project that optimally serves the client and the community. The art of building green lies not in the number of rooftop solar panels or LED light fixtures a building contains, but rather in the ability to derive multiple benefits from one solution, including efficiency, patron comfort and seamless integration. Green building is a successful blend of technology, environmental sensitivity and financial resources with architectural planning and design.

PARTNERS
Bill Robison, AIA, LEED AP
Alexandra Ramsey, AIA
Joe Huberty, AIA, LEED AP
Bill Williams, AIA, LEED AP
Mark Ernst, AIA, LEED AP
Eric Ponto

PRINCIPALS
Sarah Ponto, NCIDQ
Jim Brown, AIA
Shaun Kelly, AIA, LEED AP
Timothy Wolosz, Assoc AIA
Felipe Ornelas, Assoc AIA
Jeff Hanewall

WEBSITE
www.engberganderson.com

LOCATIONS
Milwaukee
320 E Buffalo St. Ste. 500
Milwaukee, WI 53202
(414) 944-9000

Madison
305 W Washington Ave
Madison, WI 53703
(608) 250-0100

Chicago
8618 West Catalpa Ave. Ste. 1116
Chicago, IL 60656
(847) 704-1300

Tucson
177 N Church Ave, Ste 601
Tucson, AZ 85701
(520) 882-6900
2. DESCRIPTION OF FIRM

Fitchburg Public Library
Fitchburg, Wisconsin

Located within a growing civic campus, this new 36,000 sf library will become the first home of the Fitchburg Public Library. The project balances accommodating the current trends in library service with the flexibility to adapt as requirements evolve. Careful consideration was given to minimizing the operational costs of this public facility through the incorporation of sustainable energy solutions, including geothermal heating and cooling. The project is registered with the U.S. Green Building Council and is LEED Gold certified.

Status
Completed 2011

Size
39,000 sf

Construction Cost
$9.6 million

Client Reference
Wendy Rawson
Library Director
wendy.rawson@fitchburgwi.gov

PROJECT EXAMPLES
The project images included in this document are representative of the results of our interactive design process that engages designers, consultants, administrators, staff and the public to influence their project’s outcome. The varied aesthetic is a direct reflection of the personalities involved, then crafted by the design team into a consistent design statement that marries the interior to the exterior and excites the senses, while being ever mindful of the Library’s needs for durability and ease of maintenance. As library users ourselves, we are inspired to create environments that enhance the community, are rich in resources and opportunities, and are a source of strong civic pride.
Marion Public Library

Marion, Iowa

Engberg Anderson is currently designing a 50,000 sf library in historic Uptown Marion. Designed to fit the historic surroundings while incorporating the latest in family friendly collection, technology and reading spaces, the library will be the central cultural and social destination supporting a community that is both high-tech and arts-focused. While substantially larger than the previous buildings, the design incorporates the welcoming and comfortable spaces that respond to children, teens, families, and seniors. All of this is planned to fit a tight urban site and a tight budget. Construction is underway and will run through January of 2022.

<table>
<thead>
<tr>
<th>Status</th>
<th>Size</th>
<th>Client Contact</th>
<th>Estimated Cost</th>
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<tbody>
<tr>
<td>In Progress</td>
<td>50,000 sf</td>
<td>Kelly Dybvig, Interim Director</td>
<td>$17.6 million</td>
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<td></td>
<td></td>
<td>1095 6th Avenue</td>
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<td></td>
<td></td>
<td>Marion, Iowa 52302</td>
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<td>p 319-377-3412</td>
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<td></td>
<td></td>
<td><a href="mailto:kdybvig@marionpubliclibrary.org">kdybvig@marionpubliclibrary.org</a></td>
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</table>
Joliet Public Library

Joliet, Illinois

The Joliet Public Library, designed by Daniel Burnham in 1903, is a jewel in downtown Joliet. This renovation will restore the original historic building, provide access to new Library services, house the expanded local history area, and modernize buildings systems seamlessly into the existing design. In 1989 the Library was expanded to the south east which tripled the Library’s space. The 1989 addition will be transformed into a contemporary Library with an entire floor devoted to early literacy and learning, separate industrial and recording studios, and a collaborative learning environment surrounded by collections, study spaces, and integrated

Status | Size | Construction Cost | Client Reference
In Progress | 50,000 sf | $8.5 million | Megan Millen
| | | | Executive Director
| | | | 815-740-2670
Rockford Public Library

Rockford, Illinois

As the primary resource for a variety of literacies within the city and surrounding communities, the Library is focused on creating environments that allow it to serve populations of diverse economic, social, racial, ethnic and cultural backgrounds. The Library is planned to acknowledge and embrace the needs of the local aerospace and healthcare industries as well as the local homeless community in a way that anchors downtown revitalization efforts, encourages stronger connections to area businesses and the riverfront, and draws families to a safe, welcoming, and invigorating library experience. All users will find spaces that meet their needs. The result is a variety of different seating environments – this is a place for people! Partnering opportunities are driving the form of the facility. These partners include local colleges, museums, social services, arts groups, the park district, and literacy council. Multi-purpose spaces, exhibit areas, and active learning environments for all ages and interests sit front and center along major arterials and the Riverwalk. Entries related to both the city and the river not only recall the heritage of the 1902 building, they speak to the connective nature of the library at an important crossroad in the city, a link between the east and west sides of the city, a place where identities can merge into a cohesive community spirit.

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<tr>
<th>Status</th>
<th>Size</th>
<th>Contact Reference</th>
<th>Estimated cost</th>
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</table>
| In Progress | 68,000 sf | Lynn Stainbrook
Executive Director
815.987.6601 | $25 million |
Menomonee Falls Public Library

Menomonee Falls, WI

The Menomonee Falls Public Library, which opened 16 years ago, had adapted to accommodate shortcomings in the design of the original building. Programming for children of all ages, better support for their caregivers, and space specifically designed for teens were lacking and hampering staff efforts to serve the community. Engberg Anderson developed a series of solutions to consolidate existing staff spaces and relocate and improve a local history space in order to provide room for an innovative, flexible and, most of all identifiable Teen Zone. Updates to the Children’s space include an expansion of programming space, with a glass wall to permit flexible use, and improvements to the overall function and multi-usability of space dedicated to the youngest users and their families.

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<thead>
<tr>
<th>Status</th>
<th>Size</th>
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<tbody>
<tr>
<td>In Design</td>
<td>7,500 sf first floor project + 2,400 sf second floor project</td>
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**Estimated Cost + Total Budget**

- First Floor: $545,000
- Second Floor: $370,000
- Total Budget: $915,000

**Client Reference**

Jacqueline F. Rammer  
MLIS Library Director  
(262) 532-8931  
JRammer@menomonee-falls.org
McMillan Memorial Library
Wisconsin Rapids, Wisconsin

Engberg Anderson is working with McMillan Memorial Library to reprogram its 10,800 sf Adult Room. The new design is expected to have a maker space, quiet room, multiple meeting rooms, staff service desk, and the adult print collection. The result of this project will include a space needs analysis for the Adult Room, concept design plans and renderings, and a schedule with implementation recommendations.

**Status**
In Design

**Size**
10,800 sf

**Client Reference**
Andy Barnett, Library Director
490 E Grand Ave,
Wisconsin Rapids, WI 54494
(715) 422-5136
abarnett@mcmillanlibrary.org
2. DESCRIPTION OF FIRM

Engberg Anderson developed a space plan for the most efficient utilization and modernization of the Library’s current first floor. Renovation of the existing Carnegie Room, the addition of new meeting rooms, a new maker lab, and updated public service points centered in a new and expanded entry open up the library and greatly improve wayfinding and patron self service. The expansion of the existing public meeting room to triple the current size also added improved presentation technology, storage, and a teaching kitchen. Updates to finishes, lighting and signage will help tie together the new spaces and make the building more welcoming and easy to use. The project also updated elements of the building entrance to repair failures in the original materials, and add some inviting color and graphic elements.

Waukesha Public Library | First Floor Redesign

Waukesha, Wisconsin

Engberg Anderson developed a space plan for the most efficient utilization and modernization of the Library’s current first floor. Renovation of the existing Carnegie Room, the addition of new meeting rooms, a new maker lab, and updated public service points centered in a new and expanded entry open up the library and greatly improve wayfinding and patron self service. The expansion of the existing public meeting room to triple the current size also added improved presentation technology, storage, and a teaching kitchen. Updates to finishes, lighting and signage will help tie together the new spaces and make the building more welcoming and easy to use. The project also updated elements of the building entrance to repair failures in the original materials, and add some inviting color and graphic elements.

**Waukesha Public Library | First Floor Redesign**

Waukesha, Wisconsin

Engberg Anderson developed a space plan for the most efficient utilization and modernization of the Library’s current first floor. Renovation of the existing Carnegie Room, the addition of new meeting rooms, a new maker lab, and updated public service points centered in a new and expanded entry open up the library and greatly improve wayfinding and patron self service. The expansion of the existing public meeting room to triple the current size also added improved presentation technology, storage, and a teaching kitchen. Updates to finishes, lighting and signage will help tie together the new spaces and make the building more welcoming and easy to use. The project also updated elements of the building entrance to repair failures in the original materials, and add some inviting color and graphic elements.

**Status**
Prefunding Phase

**Size**
22,000 SF

**Estimated Cost**
$3.6 million

**Client Contact**
Bruce Gay, Library Director
262-524-3681
BGay@waukesha-wi.gov
Waukesha Public Library | Children’s Services
Waukesha, Wisconsin

This project involved a complete renovation and expansion of the library’s second level Children’s Services area into a new bright and vibrant department, with a new multi-functional story and program room, expanded computer facilities, additional seating and study options and new large windows. Colorful graphics invoke the first lines of many famous children’s and pre-teen stories. EA continues to work with the library on several on-going projects.

**Status**
Completed 2010

**Size**
18,000 sf

**Construction Cost**
$1.4 million

**Client Contact**
Bruce Gay, Library Director
262-524-3681
BGay@waukesha-wi.gov

**Recognition**
Wisconsin Chapter American Society of Interior Designers (ASID) Educational/Institutional Platinum Design Award, 2010 | Midwest Construction Best of 2010, Award of Merit, Interior Design/Tenant Improvement
Milwaukee Public Library | Villard Square Branch

Milwaukee, Wisconsin

In response to the Milwaukee Public Library system’s “Rethinking Libraries for the 21st Century” plan to review service models for the system, the Villard Square Branch is the first library built as part of a mixed-use development, with three floors of affordable housing above. The new branch features expanded children’s and teen areas, RFID, autosort, laptops, a meeting room that converts to additional browsing and seating when not in use, and a central hearth to draw the community together. Public art throughout the spaces of the library adds to the character of the building and helps to tell the community’s story through words and pictures.

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<thead>
<tr>
<th>Status</th>
<th>Construction Cost</th>
<th>Client Reference</th>
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<tbody>
<tr>
<td>Completed 2011</td>
<td>$1.5 million</td>
<td>Joan Johnson</td>
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<tr>
<td>Size</td>
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<td>Library Director</td>
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<td>12,770 sf</td>
<td></td>
<td>14 W. Wisconsin Ave.</td>
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<tr>
<td></td>
<td></td>
<td>Milwaukee, WI 53233</td>
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<td></td>
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<td>(414) 286-3025</td>
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<td></td>
<td></td>
<td>Wisconsin Builder/</td>
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<td>Daily Reporter Top Projects of 2011</td>
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| | | rasSmith PE
**Team Capabilities**

On the following pages and in the Additional Information section, we have provided detailed resumes of experience, credentials and capabilities for each team member. >>>

**Key Personnel | Team Roles**

**Bill Robison | Partner-in-charge**
As Principal-in-Charge, Bill will actively participate in and direct the design process. Along with project related administrative duties, he will attend all major meetings and lead the team. The ultimate responsibility for a successful project lies with him, and he will be an active leader throughout the entire project.

**Sarah Ponto | Senior Interior Designer, Principal**
As Interior Designer Sarah will be an integral member of the design team from preliminary design through installation of finishes and furnishings. Her responsibilities include space planning assistance, selection of interior finish materials, interior signage selection, custom millwork design and the selection and specification of furnishings and other equipment.

**Eric Blowers | Project Manager**
As Team Leader/Project Manager, Eric will be the primary contact person throughout all phases of the project. In this important role, he will lead all meetings and coordinate communications between the project team, consultants and stakeholder representatives. He will direct day-to-day administration services during the planning, design and construction phases of the project.

**Nathan Van Zuidam | Project Designer**
As Project Architect, he will play a critical role in development of the building design, production of the construction documents, and quality control in preparing construction drawings and monitoring quality during the construction administration phase.

**Erin O’Keefe | Interior Designer**
As Interior Designer Erin will be an integral member of the design team from preliminary design through installation of finishes and furnishings. Her responsibilities include space planning assistance, selection of interior finish materials, interior signage selection, custom millwork design and the selection and specification of furnishings and other equipment.

<table>
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<th>Team Organizational Chart</th>
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<tr>
<td>**APPLETON PUBLIC LIBRARY</td>
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<tr>
<td>**ARCHITECTURE</td>
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**Engberg Anderson Architects**
- Bill Robison, Partner
  AIA | LEED AP BD+C | NCARB
- Sarah Ponto, Principal
  NCIDQ, Senior Interior Designer
- Eric Blowers
  Architectural Designer, Project Manager

**Nathan Van Zuidam**
Senior Associate, Project Designer

**Erin O’Keefe**
Interior Designer

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<th><strong>SUBCONSULTANT TEAM</strong></th>
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**PIERCE ENGINEERS, INC. | STRUCTURAL**
- Sarah L. Frecska
  PE, SE, LEED AP | Principal

**SAIKI DESIGN | LANDSCAPE**
- Rebecca de Boer
  PLA, ASLA, LEED AP Landscape Architect, | Principal
- Jared Vincent
  PLA, ASLA | Landscape Architect, Project Manager

**SEH | TEMPORARY LIBRARY + VIDEOGRAPHY**
- Trevor Frank
  AIA, LEED AP®, PMP, NCARB |

**IMEG | MEP**
- Kris Cotharn, PE
  LEED AP | Principal-in-Charge | PM
- Ryan Jester, PE
  Lead Mechanical Engineer

**IMEG | MEP**
- Corey Sanders, PE
  Electrical Engineer
- Taylor Gawthorp
  WELL AP | Plumbing Designer

**RA SMITH | CIVIL**
- Brad L. Hartjes
  P.E., CFM | Stormwater
- John P. Casucci
  PLS | Survey Lead

**MIDDLETON CONSTRUCTION CONSULTANTS | COST**
- Josh Houston, CPE
  Cost Estimator
- Thomas Middleton, CPE
  President / Senior Cost

**SOL Engineering Services, LLC | SUSTAINABLE DESIGN CONSULTING**
- Sanyog Rathod, AIA, LEED AP®, PMP, NCARB
  President/Sustainable Lead
PIERCE ENGINEERS, INC.

STRUCURAL

Founded by Richard Pierce in 1991, PIERCE ENGINEERS, INC. (PE) has grown to a business of 50 professionals. Based in Milwaukee, WI with an additional office in Madison, WI, PE is comprised of engineers who strive to solve our client’s structural challenges. We work on a varying range of building types, with projects located nationally. Providing structural engineering solutions driven by functionality and cost efficiency is an objective that we have successfully met. Throughout PE’s existence, we have cultivated client relationships with owners, developers, architects and general contractors. PE builds the foundation to realize your vision. We staff our offices with dynamic professionals who are dedicated to PE’s founding principles:

- Delivering personal and collaborative attention, given by a knowledgeable and experienced engineering staff
- Utilizing the technology of our industry to provide quality engineering solutions
- Shaping each project’s design intent with a functional, efficient, cost-effective engineering
- Developing and maintaining client relationships through a company culture built on pride, confidence and trust

PE offers structural engineering services to architectural and construction clients for adaptive reuse and renovation, corporate office, education, financial, healthcare, hospitality, industrial, municipal, parking, retail and mixed-use, residential, senior living and worship markets. We provide services to all phases of project development, specializing in the assessment, investigation, analysis, and design for new structures; and renovation restoration, and repair of existing structures.

ENBERG ANDERSON + PIERCE LIBRARY EXPERIENCE

The Standard @ East Library, Milwaukee, WI

Milwaukee Public Library East Branch

The Standard @ East Library project is a mixed-use development in an urban neighborhood. The building consists of a total of 175,000 sf including four levels of residential apartments above the first floor library and retail spaces. Parking is provided underground. The apartment levels are framed with wood construction while the library and parking levels are post-tensioned concrete. The building features a large roof-top deck.

Fitchburg Public Library, Fitchburg, WI

The Fitchburg Public Library encompasses 56,400 sf including an underground parking/storage area, and two above grade floors. The structure has a precast concrete main floor and a steel framed second floor. Both floor systems were designed to incorporate radiant heating. The roof features a long clerestory with glass, and accommodations for future solar panel installation. Long, low profile cantilevers were included on all roof levels. LEED Gold was achieved.

PIERCE LIBRARY EXPERIENCE

DeForest Public Library, DeForest, WI

25,000 sf two-story village library consisting of steel columns and beams supporting precast concrete floor systems. The building features custom, heavy timber-framed roof areas with an elevated mezzanine and atrium.

Madison Central Public Library, Madison, WI

This project consists of a six-story, 100,000 sf library framed with composite steel framing. The library is located over an existing podium parking structure originally designed for a ten-story office building. All floors are designed and proportioned for library stack loading. The design includes various architectural signature elements including long thin roof cantilevers.
We are employee owned and results driven with a passion for transforming environments and communities through high-performance design and infrastructure. IMEG is a leading engineering design firm that delivers a rare combination — the broad expertise of a national leader with the personal relationships and deep collaboration of a local firm.

**ENBERG ANDERSON + IMEG LIBRARY EXPERIENCE**

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<th>Location</th>
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<td>City of Auburn, AL</td>
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<td>Elmhurst Public Library, Elmhurst, IL</td>
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<td>Wilmette Public Library, Wilmette, IL</td>
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Saiki Design has developed a comprehensive planning and design approach to library spaces that carefully considers each design decision from spatial layout and orientation to materials selection and plant choice. We realize that well designed, high quality spaces have intrinsic mental and physical benefits to individual users and add a layer of civility to our every-day experiences.

Site planning for libraries can be a challenging endeavor. We carefully consider the experience of a multitude of users, the comfort of the staff and the maintenance concerns that are valid in heavily-used exterior spaces. We take great pride in creating welcoming sites, ones with clear and logical circulation for those arriving by car, bike or foot. We take special care in working with planning staff to create adjacent gardens that can extend the usable space of the library out into the landscape in the summer months and can be beautiful spaces as viewed from within the building year-round. The spaces surrounding such important public and private buildings are meant to encourage enrichment of people’s every-day activity and existence and we strive to provide that functionality and beauty in our designs. Saiki Design has provided site planning and design, custom detailing and detailed garden designs for a number of significant library projects including:

- **ENBERG ANDERSON + SAIKI LIBRARY EXPERIENCE**
  - Fitchburg Public Library, Fitchburg, WI
  - New 37,000 sf library on a constrained site. The project is LEED-Gold certified.

- **SAIKI LIBRARY EXPERIENCE**
  - Kaukauna Public Library Interactive Learning Garden, Kaukauna, WI
  - Saiki Design teamed with SEH architects and worked with Kaukauna Public Library leadership to establish a unique outdoor space at the library’s new home in the renovated Old Eagle Mill site along the Fox River.

- **McFarland Public Library Children’s Discovery Garden, McFarland, WI**
  - Saiki Design worked closely with staff at the McFarland Public Library and local preschools to craft a vision for the Discovery Gardens adjacent the E.D. Locke Public Library.

- **State Street Reconstruction at Library Mall, Madison, WI**
  - The design team worked diligently to preserve the cherished elements of the existing streetscape and Library Mall, while at the same time placing equal emphasis on restoring views to many of the City’s most iconic features, including the Wisconsin State Capitol, Bascom Hill, Lake Mendota and UW–Madison’s East Campus mall.

- **Cross Plains Public Library, Cross Plains, WI**

- **Verona Public Library, Verona, WI**

- **UW-Rock County Library, Janesville, WI**
Sol design + consulting
SUSTAINABLE DESIGN CONSULTING

Our DNA

Sol design + consulting has been leading and innovating in the field of sustainable design and high-performance building since its founding in 2006. In that time our team has worked on over 500 projects across the US and internationally. Our interdisciplinary team collaborates closely with design and construction teams to deliver projects of any size or complexity. No matter your sustainability or certification goals, we strive to provide clear, timely information to help project teams make key decisions and navigate through the process from beginning to end. Our diverse team includes sustainability professionals with backgrounds in architecture, construction, building diagnostics, and engineering. This broad expertise provides a holistic view of the construction process, enabling us to integrate seamlessly with the design and construction teams at each phase of the process, ultimately ensuring the successful delivery of your project’s goals. We envision a world where sustainability and green building are not the exception but the norm; we live by the belief that environmental and social good will create a more prosperous and equitable world; and we exist to enable projects that are sustainable yet affordable, efficient yet beautiful, local yet with a global impact.

BY THE NUMBERS
- Over 500 projects certified
- LEED Certification of GE Global Operations Headquarters
- First Passive House Certified Multi-Family project in Ohio
- Certified the largest LEED Homes project in the world (617 villas in one phase): Riyadh, KSA
- First LEED Platinum Multi-Family supportive housing project in Ohio
- Offices in Cincinnati- Ohio, Cleveland- Ohio, and Bilboa- Spain
- 16 full-time staff

CERTIFICATIONS
LEED | Passive House | ENERGY STAR | Net Zero Energy
Enterprise Green Communities | Living Building Challenge

CAPABILITIES
Energy modeling
Daylight simulation
Life Cycle Assessment
Embodied carbon
Hygrothermal analysis
Thermal bridging analysis
Testing & verification
Fundamental & enhanced commissioning
Envelope & mechanical systems commissioning
Green historic preservation
raSmith is a multi-disciplinary consulting firm comprising civil engineers, structural engineers, land surveyors, development managers, landscape architects and ecologists.

Our services are focused on our public and private sector clients’ needs in design and construction including land development, site planning and design, structural engineering, municipal engineering, transportation and traffic, surveying, construction services and geographic information systems (GIS). We work on projects nationwide from our seven locations in Wisconsin, Illinois and California.

raSmith was founded in 1978 by the current owner and CEO, Richard A. Smith, M.S., P.E. Richard A. Smith Jr., P.E., (Ricky) leads the firm as president. The firm employs a staff of 210.

**ENBERG ANDERSON + RASMITH LIBRARY EXPERIENCE**

- Milwaukee Public Library, Milwaukee, WI
  - Bay View Branch Library
  - New 16,500 sf neighborhood branch library.
  - Villard Square Branch Library
  - New 12,400 sf branch library on the first floor of a mixed-use building, with three floors of affordable housing above.

**RASMITH LIBRARY EXPERIENCE**

- Greendale Public Library, Greendale, WI
- Milwaukee Public Library, Milwaukee, WI
  - Atkinson Branch
  - Center Street Branch
  - Central Library
  - Washington Park Branch
  - Zablocki Branch

- New London Public Library, New London, WI
- Pewaukee Public Library, Pewaukee, WI
- West Bend Community Memorial Library
- Enoch Pratt Free Library, Baltimore, MD
- Norhtown Library, Chicago, IL
SEH is an employee-owned engineering, architectural, environmental and planning company that helps government, industrial and commercial clients find answers to complex challenges. Our 800-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, and with 31 offices in nine states, you’ll find evidence of our work throughout the United States.

LIBRARY PLANNING AND DESIGN | Today’s libraries are bustling information and technology centers for all ages. Whether renovating a cherished rural or community library or building a new urban facility, our architectural services team designs libraries that meet both high-tech and basic service concerns. SEH can design for the latest in data infrastructure demands of both patrons and staff. We balance the demand for energy-efficiency with the desire for natural lighting. We create efficient work spaces for librarians serving patrons while supervising library activities. We choose durable, sound-absorbing materials that create warm, inviting environments. We implement design principals that allow a toddlers’ story hour, a senior citizens’ book club and a college graduate’s on-line job search occur simultaneously without infringing one on another. And our strong public facilitation process results in a project in which the entire community can take pride.

LIBRARY SERVICES
- Operations relocation
- Site evaluation
- Space needs studies
- Programming and code analysis
- Structural evaluation
- Building condition studies
- Restoration and renovation plans
- Long range planning
- Interior design
- Schematic design
- Sustainable design
- Design development
- Construction administration
- Construction documents
- Public involvement

LIBRARY DESIGN EXPERIENCE
- Kaukauna Public Library, Kaukauna, WI
  - New Public Library and Historic Mill Renovation
- Discovery Center-New Library and Village Hall, Osceola, WI
- Mixed Use Library Feasibility Study/ Vacant Land Development, New London, WI

MOVE MANAGEMENT AND RELOCATION EXPERIENCE
- Kimberly-Clark, Appleton, WI
  - WOF 2 Office Renovation
  - WRE Phase Office Renovation
  - Ballard Operations Office Renovation
- Thrivent, Appleton, WI
Over the past eight years, Middleton Construction Consulting has developed a vast and diverse project portfolio which has facilitated MCC having the knowledge base and expertise to provide the most accurate construction cost estimates. With every project possessing its own unique characteristics and needs, it is of the utmost importance that we develop an intimate understanding of the project at the commencement of design. To date, MCC has worked on or are currently working on eighteen projects for the Capital Development Board and has worked on a total of ten different projects at the University of Illinois at Urbana Champaign.

From the initial project kick-off meeting, MCC will participate in design charettes and other design meeting with the project A/E team to gain the necessary understanding required to prepare construction cost estimates that are representative of the project vision. We actively engage members of the design team by asking detailed questions, providing past project cost data, identifying potential budget issues, collaborating on design options, and providing value engineering suggestions in the event of budget overruns. We feel that it is important to allocate time and resources at the conceptual design phases so as to establish a construction budget that remains fluid all of the way through final construction documents.

By providing cost estimates at the key design milestones and staying actively engaged with the design team, MCC has been able to create a consistent track record of final accepted bids coming in on target of the construction budgets that they established. Having worked on the most complex and unique projects, both large and small, MCC’s estimating track record when comparing against the final accepted bid estimates demonstrates their intimate knowledge of construction costs.

**MCC EXPERIENCE**

**City of Madison, Madison, WI**

- Pinney Library
  - Provided Cost Estimating services for the buildout of the new library.

- Olbrich Botanical Gardens
  - Provided Cost Estimating services for the classroom/public learning center addition and construction of the new production greenhouse, including surrounding site work and landscaping.

**City of Waunakee, Waunakee, WI**

- Waunakee Public Library
  - Provided Cost Estimating services for the construction of the new library.

**University of Wisconsin at Madison**

- Veterinary Medicine Addition & Renovation
  - Provided Cost Estimating services for the construction of the 142,000 GSF addition and 31,000 GSF renovation, which included surgical suites, BSL 2 and BSL 3 laboratories.

- Madison Public Market
  - Provided Cost Estimating services for the renovation of the existing vehicle maintenance garage into a new public market.
Bill Robison joined Engberg Anderson in 1990 because he believed that the firm offered him the greatest opportunities for design creativity and professional growth. Having worked on a wide variety of projects in both design and project management, he has had the opportunity to deliver award-winning designs for his clients. His experience includes corporate and retail clients, religious, hospice and community buildings, with a specific focus on public libraries. His attitude and approach have enabled the firm to sustain strong client relationships, and retain and develop a talented staff.

**Relevant Experience**

**Appleton Public Library, Appleton, WI**
Engberg Anderson Architects provided services from programming and schematic design to site analysis and selection for early studies of a stand-alone central library.

**Cedarburg Public Library, Cedarburg, WI**
New 24,000 sf library. Beginning with program and design options for multiple sites, the library was built on a constrained site in a flood plain with the cooperation of the neighboring historical society for shared site amenities.

**Iowa City Public Library, Iowa City, IA**
A renovation + expansion of 47,000 sf facility to 107,000 sf. The mixed-use facility integrates retail and office space fronting the city’s downtown pedestrian mall.

**Marathon County Public Library System, Wausau, WI**
System-wide Master Plan and implementation for renovation of central library, including expanded teen space, technology areas and maker space, along with ADA and other needed improvements, and improvements at each branch.

**Menomonee Falls Public Library, Menomonee Falls, WI**
Creation of new Teen Center, relocation of local history and staff spaces, and improved tech lounge and maker lab, along with future upgrades to Children’s department and Story Room, and finish and furniture upgrades to 53,000 sf library.

**Milwaukee Public Library, Milwaukee, WI**

**Bay View Branch Library**
New 16,500 sf neighborhood branch library.

**Villard Square Branch Library**
New 12,400 sf branch library on the first floor of a mixed-use building, with three floors of affordable housing above.

**Tippecanoe Branch Library**
Renovation of 14,000 sf branch library

**Oak Creek Public Library + City Hall, Oak Creek, WI**
Planning and selection of all furnishings and equipment for 65,000 sf mixed-use facility.

**Waukesha Public Library, Waukesha, WI**

**Children’s Remodel**
10,000 sf renovation and 5,000 sf addition to the Children’s Department, extensive first floor remodel including maker space, expanded meeting facilities and demonstration kitchen, renovation of Carnegie Local History Room, and renovation of exterior entrance, canopy and sun shades.

**1st Floor Remodel**
Engberg Anderson developed a space plan for the most efficient utilization and modernization of the Library’s current first floor. Planning and detailed cost estimates for the complete renovation take into account final design and updating both the interior and exterior structure, building systems, and interior.
Sarah’s award-winning interior design is about balancing cost efficiency and comfort to the living environment. As our senior interior designer, Sarah has had a hand in designing the interiors of the majority of our residential work. Working alongside the architects, our holistic process integrates interiors from the beginning. With a combination of creativity and practicality, Sarah fuses color, texture, lighting, finishes and furniture in inspiring ways, creating unique, aesthetically-pleasing interiors with an emphasis on simplicity, flexibility, sustainability and function.

**RELEVANT EXPERIENCE**

**Appleton Public Library, Appleton, WI**  
Programming and pre-funding schematic study.

**Barrington Area Library, Barrington, IL**  
21st Century Library Renovation Project  
Strategic renovations to modify aging collection-centered facility into a Destination Library with activity-focused spaces

**Milwaukee Public Library System, Milwaukee, WI**  
Villard Library  
New 12,400 sf neighborhood branch library.

**Tippecanoe Library**  
14,000 sf interior remodel of existing library, entryway reconstruction and an addition of an exterior reading garden space.

**Gail Borden Public Library District**  
Rakow Branch Library, Elgin, IL  
New LEED Gold Certified 10,000 sf branch library.

**Circulation & Popular Materials**  
Renovation of Circulation, New Books, Media and an Art Wall lighting display at the Main Library.

**Menomonee Falls Public Library, Menomonee Falls, WI**  
Creation of new Teen Center, relocation of local history and staff spaces, and improved tech lounge and maker lab, along with future upgrades to Children’s department and Story Room, and finish and furniture upgrades to 53,000 sf library.

**Helen Plum Public Library, Lombard, IL**  
New Building  
A significant piece of this effort was devoted to establishing the relationship of the Library to the adjacent and historically significant Lilacia Park. The study focused on defining strategically viable solutions that served both the Library and the Park District. Options included renovation, expansion and replacement in place. Cost models and operation budgets were established for each scenario. An extensive community engagement program was included in the Master Plan study to support a referendum anticipated for November of 2016.

**Waukesha Public Library, Waukesha, WI**  
Children’s Remodel  
10,000 sf renovation and 5,000 sf addition to the Children’s Department, extensive first floor remodel including maker space, expanded meeting facilities and demonstration kitchen, renovation of Carnegie Local History Room, and renovation of exterior entrance, canopy and sun shades.

**1st Floor Remodel**  
Engberg Anderson developed a space plan for the most efficient utilization and modernization of the Library’s current first floor. Planning and detailed cost estimates for the complete renovation take into account final design and updating both the interior and exterior structure, building systems, and interior.
Eric Blowers has started out his career strong with responsibilities for co-leading projects from Preliminary Design through Construction Administration. This includes design, overseeing the coordination of structural, mechanical, electrical, civil, and AV/L aspects of each project and leading routine client meetings throughout the design, construction document, and construction process.

RELEVANT EXPERIENCE

**Neenah Public Library, Neenah, WI**
Interior Space Planning Analysis and Conceptual Design

**Menomonee Falls Public Library, Menomonee Falls, WI**
Creation of new Teen Center, relocation of local history and staff spaces, and improved tech lounge and maker lab, along with future upgrades to Children’s department and Story Room, and finish and furniture upgrades to 53,000 sf library.

**UW Milwaukee Golda Meir Archives & Special Collections, Milwaukee, WI**
12,800 sf interior renovation composed of Collections storage space, Reading Room, staff workspace and Gallery

**McMillan Memorial Library, Wisconsin Rapids, WI**
A 10,800 sf renovation of adult services within an existing library. [In progress]

**Waukesha Public Library, Waukesha, WI**
1st Floor Remodel
Engberg Anderson developed a space plan for the most efficient utilization and modernization of the Library’s current first floor. Planning and detailed cost estimates for the complete renovation take into account final design and updating both the interior and exterior structure, building systems, and interior.

**University of Wisconsin – Green Bay**
Cofrin Library + Campus Master Plan Update
Facility condition analysis, programming and concept design for a 163,000 sf, nine story mixed use building including the 89,200 sf library. Cofrin is being reimagined as northeast Wisconsin’s regional hub of research, collaborative learning, and partnership. It offers technology, workspace, and staff expertise to support students, faculty, industry, business and community leader’s economic development and academic advancement. [In Progress]

**Joliet Public Library, Joliet, IL**
Masterplan
Engberg Anderson will restore the original historic building, provide access to new Library services, house the expanded local history area, and modernize buildings systems seamlessly into the existing design. The prior addition will be transformed into a contemporary Library with an entire floor devoted to early literacy and learning, separate industrial and recording studios, and a collaborative learning environment surrounded by collections, study spaces, and integrated technology.

**EDUCATION**
Judson University
Masters of Architecture 2015

Judson University
Bachelor of Arts - Architecture 2013
Nathan Van Zuidam
SENIOR ASSOCIATE | PROJECT DESIGNER

Nathan is an architectural designer at Engberg Anderson and has experience across multiple disciplines including commercial, cultural, financial, and residential design. Nathan has an innate ability to visualize abstract project concepts into a documented aesthetic reality. Nathan holds undergraduate and graduate degrees in architecture from the University of Illinois at Urbana Champaign.

RELEVANT EXPERIENCE

Cary Area Library, Cary, IL
Reimagined space repositioned collections, creating clear pathways through the library. Market Place, four study rooms and a Marker Space/Flex Zone were added. Staff space was rearranged to increase efficiency, make room for a new automated sorting machine, and drive through book drop/service window.

Gail Borden Public Library, Elgin, IL
Rakow Branch Library
New LEED Gold Certified 10,000 sf branch library. Circulation & Popular Materials
Renovation of Circulation, New Books, Media and an Art Wall lighting display at the Main Library.

Rockford Public Library, Rockford, IL
Interim and Replacement Library
Flexible space supports small group gatherings, instruction, maker programs, and, when not otherwise programed, individual use. Open on multiple sides, the room can connect to the marketplace, media, special collections, technology and teen zones, supporting each adjacent space in a different manner. 47,480 sf

Round Lake Area Public Library, Round Lake, IL
Capital Repairs Plan for 35,000 sf library

Palatine Public Library, Palatine, IL
Capital Improvements + Master Plan Studies

Helen Plum Public Library, Lombard, IL
Strategic Facility Plan
Strategic Facility Plan focused on defining strategically viable solutions that served both the Library and the neighboring Park District. Options included renovation, expansion and replacement with corresponding cost models and operation budgets.

New Building
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Stichweld, Milwaukee, WI
Consists of four separate buildings with green space in between. When completed this development will provide 291 market-rate units, complete with a diverse mix of amenities and parking options

Element 84, West Allis, WI
Element 84 is a mixed-use development that features 209 units of market rate housing four story buildings.

EDUCATION
University of Illinois Urbana
Masters of Architecture, 2008
B.S. - Architectural Studies, 2006

ACTIVITIES | AFFILIATIONS
Francis J. Plym Graduate Fellowship 2006-2007
Edwin A. Horner Fellowship 2007-2008
inform Studio, MOCAPE Shenzhen, Top 16 Honorable Mention, 2007
GA Houses 109 - P+D Residence, Randy Brown Architects, 2009
AIA National Award for Interior Architecture - Kent Bellows Foundation, Randy Brown Architecture, 2012

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Element 84, West Allis, WI
Element 84 is a mixed-use development that features 209 units of market rate housing four story buildings.
Erin received a bachelor’s degree in Interior Architecture from the University of Wisconsin-Madison. She uses her experience to create inspiring, functional, and accessible spaces used by all ages and abilities, and has a specific interest in historic preservation projects.

**ERIN O’KEEFE**  
INTERIOR DESIGNER

**EDUCATION**
Madison College  
Liberal Arts Studies, 2015

University of Wisconsin-Madison  
Bachelors of Science in Interior Architecture, 2018

**RELEVANT EXPERIENCE**

**University of Wisconsin - Milwaukee**
Golda Meir Library Archives  
Pre-design services for the renovation of 10,000 sf within an existing library to consolidate campus archives.

**Marathon County Public Library System, Wausau, WI**
System-wide master plan and design for renovation of the central library and 8 branches.

**McMillan Memorial Library, Wisconsin Rapids, WI**
A 10,800 sf renovation of adult services within an existing library. [In progress]

**Talcott Free Library, Rockton, IL**
Renovation and expansion of a 12,000 sf library to 14,000 sf. [In progress]

**Black Twig Bakery, Wauwatosa, WI**
New 1600 sf boutique production and retail bakery with two-level seating and outdoor terrace.

**Dye House, Milwaukee, WI**
Exterior and interior redesign of existing historic 9-story mixed use building including exterior canopies, entrances, lobby and common area finishes, and tenant amenity spaces, as well as numerous tenant fitouts listed here separately.

**Madison Metropolitan Sewerage District, Madison, WI**
Operations Building First Floor Remodel  
Engberg Anderson was hired to program and design a partial remodel of MMSD’s first floor of their existing Operations Building on their Blooming Grove campus. With the goal to develop a more efficient layout, enhanced security and separation between daily operations and the public, the design area includes realignment of a mixture of Laboratory spaces, Wastewater Operations support rooms and office spaces.

**HUB 640, Milwaukee, WI**
Space planning studies for multiple tenant types on 290,000 sf corporate office space in a historic building.

**Gold Medal Lofts, Racine, WI**
Engberg Anderson transformed the former historic Gold Medal Furniture manufacturing plant and gave it a fresh and urban feel. With new architectural features, modern amenities and community-building gathering spaces, $18 million development for mixed-income renters features an industrial style with exposed brick and high ceilings.
Project Understanding

AN INTEGRATED DESIGN PROCESS

Engberg Anderson believes in an interactive and reiterative model of design. Our process encourages all stakeholders to become participants in a multi-step process. Each of the steps in this sequence combines the expertise of all those assembled: Librarians and Designers, Board and Foundation members, as well as Citizens and Community Leaders. Together we will identify the parameters within which a solution must be found, create a series of potential solutions, apply a systematic set of measures to evaluate options, and progressively develop the ultimate solution to the particular needs of the community. The effort is focused on the multi-dimensional challenges of the project in a creative, rational manner. This process as we imagine it has five distinct phases:

REVIEW | LISTEN | EXPLORE | TEST | REFINE

The Building Context
A number of Engberg Anderson team members will inspect the existing library facility looking at different aspects including structure, exterior shell, building systems and site connections. Any portion of the existing building that has the potential to be reused and/or expanded will be examined from an engineering perspective, from an architectural perspective and from a library service efficiency and effectiveness perspective. Our team is very aware of the need to create facilities that are efficient both in terms of energy efficiency/sustainability as well as staff efficiency/sustainability. It is with that critical eye that we will approach the evaluation of the existing building, recognizing the sense in the community that to reuse all or some of the existing structure represents the value placed on that prior investment. We also recognize that over time, it costs more to operate a library facility than it does to build one. Our dedication to sustainability will be evident in designs that maximize the patron experience and staff effectiveness.

The Planning Context
We know via the RFP process and through prior experience that the Library has been through multiple iterations of a programming process, some of which we helped to lead. While the existing efforts are not to be tossed out and recreated from whole cloth, we recognize that the intervening years of ongoing use, changes in programs and offerings, innovations in library service delivery and even the past 11 months spent in varying forms of lockdown will all impact adjustments to the program, from collection sizes and focus to programming, technology and approaches to staff service. We will build our explorations on your list of desired improvements, looking for synergies and other potentials. Commonalities in use patterns, activity levels, technology needs and focus form a structure for investigations and planning concepts.
<table>
<thead>
<tr>
<th>Support Emerging Services: Places to DO things</th>
<th>Locate and allocate space based on need</th>
<th>Enhance public/staff interaction</th>
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<tr>
<td>Collaborative, technology advanced spaces for both small and large groups</td>
<td>An additional large meeting and performance space, technologically nimble, ready for digital creation</td>
<td>Finding balance between being welcoming and open while also safe and secure</td>
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<td>Distributed computer access in lieu of traditional “lab” spaces</td>
<td>Increased space for Teen Services and collections: Open? Closed? Distributed?</td>
<td>Reimagined Public Service and Concierge desks or touch-points</td>
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<tr>
<td>Digital media learning/content creation</td>
<td>Variety of meeting spaces – sizes, locations, technology</td>
<td>No large centralized desk – service finds the patron, not the other way-round</td>
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<td>Small business resources</td>
<td>Reimagined staff work spaces/locations</td>
<td>Consider new approaches to support patron self-service</td>
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<td>Flexible spaces for social resources</td>
<td>Rethinking Material Handling (and as it relates to Technical Services)</td>
<td>Outreach to specific service populations incl. Hmong, Latinx</td>
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<td>Spaces and resources to support local organizations</td>
<td>Relocation of Reference collections from the third floor to the second floor</td>
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<td>Flexible and available technology</td>
<td>Support for Community Partnership programming/resources</td>
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<td>Support for maker and STEM activities but without dedication of permanent space</td>
<td>Potential reductions in some collections, including some media</td>
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<tr>
<td>Support for new generations of content curators</td>
<td>Homes for special local collections</td>
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Existing Facility Effectiveness
An evaluation of existing space in the current facilities with recommendations for possible re-purposing

- We will review the existing layout, condition, character and effectiveness of the library building to determine the how the current facility, or more likely portions of it, can be better adapted to Appleton’s future service needs. The evaluation will include flexibility, technology, programming spaces for all age groups and key interior design components. Not all program spaces imagined for the new building will be appropriately housed in existing spaces, but there may be opportunities for some reuse.

- The assessment will identify near term low-cost, high impact improvements that might be appropriate investments in anticipation of larger scale renovations, expansions or replacements. These may be ways to help balance the available resources so that they can stretch further in any new construction addition that might be needed.

- Shared service elements that support the library will be considered to maximize operational effectiveness and to repurpose duplicative space and create more or more efficient public or staff zones.

Physical Integrity
Building Systems are evaluated to better understand the condition of the building, prioritize needed updates, or more likely, replacements, with an eye toward full integration of any existing components into an efficient new system, with central control and efficient operation.

- We will review available documentation including construction or record drawings and specifications as provided by the Library.

- We will convene our team of engineers and architects familiar with library building systems for a walk-through and inspection of the facility. As part of this effort we will meet with building maintenance personnel and management staff to identify areas of known or suspected issues related to building performance and to better understand their goals for the operation and care of any proposed new systems.

- The results of these conversations, inspection, and the walk through will form a building conditions report that will become part of the predesign package and provided to City and Library staff to help better communicate the condition of the existing building, the needs it presents, and any opportunities for stewardship of resources through any reuse.
A Note on documenting the Existing Building:
Given the limitations of existing drawings and documentation of the current library, one way to provide a higher level of detail in documenting the existing structure is for SEH to capture all existing conditions and as-built measurements using their Trimble SX10 total station scanner which combines geo-positioned surveying, imaging and high speed 3D LiDAR scanning. The output obtained from these devices not only includes full photographic documentation and survey information, but highly accurate point cloud data that can be linked into our Revit and Civil 3D models. At this time, and given that we do not yet know if a renovation/expansion will be the chosen path for the next APL, we have listed this as an optional additional service on both our hours and fee models.

Building Form, and Community Aesthetic
The building is a single (important) player in an ensemble that defines the user experience, it needs to be special but remain a part of that larger whole. Finding the means to establish a physical expression of this relationship requires a careful assessment of what exists, the activities to be supported and the experience that is desired. Only then can we begin the explorations of what should come next.

- We will identify the primary aesthetic of the building, the patterns of movement and public spaces.
- We will define clues that the existing building affords as a possible framework for modification, and study the site for relationships, paths of travel (both pedestrian and by various means of transportation) and linkages to adjacent sites.
- We will evaluate transitional areas between the public spaces, the primary public arrival spaces and the points of service – what is the experience of arrival, and how does it differ from one to another patron.
- We will work with the library’s planning team to define spatial characteristics associated with intended uses and user groups.
- Our intent is not to replicate nor to ignore and thereby devalue the original, but to extend the integrity of the whole in a thoughtful, respectful way that enhances both service and experience. If a part of the existing building is to be reused, we will use this process to improve or enhance what value it brings.

We will also assess what it means to be a good neighbor in downtown Appleton, and in this neighborhood just one block from the primary arterial street. Massing, materials, fenestration patterns and the linkages between building and street and street to neighborhood determine how comfortably the building will sit in its environs.

Encouraging and reinforcing a walkable community will dictate how the building engages the sidewalks and nearby public spaces, and the new Library and its site development will have a role in helping to create a new neighborhood fabric and to connect it with the surrounding block. Respecting historic forms, acknowledging local heritage, embracing continuity with our shared architectural past while recognizing and expressing the forward-looking role of the Library can be a powerful statement in the community, and make this building a civic icon that will be cherished, and well used, for many years to come.

LISTEN | INTERACTIVE DESIGN
With a completed program in hand, representing the fullest possible description of the building to be designed, we will set out on To that end, we propose a series of five workshops.

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Goals + Priorities
With the initial investigations defining project parameters we will turn our attention to the series of expectations that will define success for the project. We will, as a group exercise, define the expectations that the library board, the staff and others have for the project. Part of this discussion must be an assessment of the financial resources available to the project. If there are likely limits to the overall project costs, those should be factored into the design evaluations from the beginning. These expectations are prioritized to form a measure against which subsequent design options can be evaluated. All the stakeholders agree that these priorities define the desired balance between quality, quantity and cost.

Program Statement
Through a review process meeting with key staff representing all service areas, other stakeholders including but not limited to administration, city staff and civic leaders and representative members of the community to garner patron viewpoints, we will revisit each element of the most recent program document. Space requirements for the various components of the project will be developed and include physical collections; allocations for user spaces including access to collaborative and interactive technology, group and individual activities; staff-patron service points; meetings/programs or events; specialty services; and staff work spaces. Within each of these groups, we will establish the performance standards the architect must meet with the building design. It is both a narrative and quantitative summary of the facility required to support the library’s service and operational program. It is the standard against which each design concept must be measured. As such a measure, the program focuses on and enumerates the spaces required to provide and support quality library service. Detailed information concerning size, configurations, adjacencies and contents of the public and staff spaces necessary to support the library’s activities.

The program also establishes the other physical qualities each of the spaces will need in order to support the library’s mission. Critical elements such as power, data, lighting, safety, security, control and workflow have significant impact on patron satisfaction and staffing efficiency. Adjacencies, zones, the layering of space from public to private, wayfinding, collection merchandising and display, and descriptions of the character of key spaces in the building are all as important as making sure there is room for all the “stuff”. Finally, the document should capture the aspirations of key stakeholders and the community. What kind of character and image should the building project? How will it fit into its context? What will define success for the project on the day you cut the ribbon and invite in the public?

Even with the most thorough consideration and preparation, however, the program is not a fixed set of requirements. It is a reference document that will be refined by the design process. In order to maintain our collective reference and hold true to the realities of library service, we will identify any variation from the program required as options are developed and decisions are made.

The Operations Plan
The program definitions for adjacencies, connections, control and workflow all dramatically impact the level of staffing needed to operate a building. Operation expenses far exceed capital costs over the life of a library building and the major component of those operating costs is staffing Careful definition of service goals and proper planning can ensure that cross training and support expenses are anticipated properly. Programming and designing the facility to use current staffing can contribute to economic sustainability over a twenty-year period. Careful planning of the staffing levels in general needed to deliver the quality of service desired is an essential element of sound programming.
WORKSHOP 2 | CONCEPTUAL OPTIONS
There are many possible solutions to the issues at hand, and those identified in the programming effort. Many concepts will be discussed with you before focusing on the two or three most appropriate directions for the project. The primary goal at this stage will be the evaluation of remodeling and expansion vs a new building, but multiple options for one or both may present themselves. We will prepare:

- Conceptual site and building plans, covering both building expansion and new construction
- Conceptual floor plans for each
- 3D renderings of interior features suitable for internal review
- Recommendations on which alternates (wants) can be included in the base plan, based on the fit of the various alternates into the building design and the estimated cost of the alternates.

WORKSHOP 3 | EVALUATIONS + COST MODELS
Each concept will have worthy components that are identified and collected by the larger group assembled. This identification is based on the goals and priorities set by the group. Once collected these worthy components are analyzed for their performance potential. Key planning issues are addressed including (but not limited to):

These issues become the basis of a Performance Evaluation which is then compared to a Cost of Development. The ratio of performance to cost defines a Value Index that allows quick, rational considerations of the multiple design options.

At this point the Library can be confident in its selection of a preferred direction. Cost and performance data support the direction decision, and the result is clear and defensible. Once this process is complete, it is time to move to the next levels of schematic design.

This may also be an ideal time to insert visits to other facilities. As discussed elsewhere in this document, we will review trends in library design, service delivery and use, and help your team to weigh which are good fits for the patrons in Appleton, and which are likely
options to pass by. With the basic direction of the project chosen and the next steps involving higher levels of design and detail, one way to best accomplish this is through visits to recently completed libraries, ideally of similar size, scale and where possible, community. In small enough groups it is likely these could be done in-person, with accompanying video documentation done to permit a larger group of stakeholders to experience these second-hand, and perhaps for the members of the public to weigh in and comment as well. If in-person tours are not comfortable to key members of your planning team, or if a facility you most desire to visit is not willing to host at this time, we will endeavor to find a way to collect and share images and video to fill that gap.

**TEST | DESIGN SPECIFICS, AESTHETICS, ENGINEERING**

Once a conceptual design direction has been chosen for the library, the design will be further refined. The implication of these arrangements on site development and image potential will be considered. Consideration will be given to the operational costs of the possible arrangements, including estimates of building system costs and long term operations.

**WORKSHOP 4 – A SERIES DEVOTED TO DETAIL**

**Workshop 4.1** Furnishings will be inserted into the preferred concept to further test the plan’s ability to accommodate the program.

**Workshop 4.2** Mechanical and electrical systems will be evaluated for their fit with the project goals, existing infrastructure (if any) and budget. These systems will include fire protection (sprinklers), plumbing, heating, ventilating, air conditioning, humidification, power, lighting, data, and life safety systems.

**Workshop 4.3** Interior finish and initial furnishings options will be developed and discussed. Again, multiple variations will be studied within the framework of the selected approach and the successful features of these options will be developed toward the optimum solution.

Deliverables for this phase include:
- Estimate of project costs including line-by-line breakout of all fees, architectural costs, construction costs, furnishings, technology and contingencies.
- Preliminary sections and internal elevations
- Preliminary floor plans and interior concepts (including lighting and furnishings)
- Preliminary assessment of mechanical and electrical requirements
- Suggested external and internal materials
- 3d renderings of the exterior, and of internal features suitable for public viewing

**TEST | public discussions**

This is a key step is building a wider level of support for funding the project. Every public event is an opportunity to inform the public and garner both input and support. Defining a project that provides a vital service, adds to the vitality and downtown growth of the City of Appleton, and enhances public’s enthusiasm for the project is essential if it is to be a success. These public events are essential tests to verify that the efforts are meeting this challenge.

**Community Based Design**

Issues that are of top priority to the community rise to the surface during public forums. These meetings blend the direct input from the community with the expertise of the library staff and the creativity of the design team. In addition to resolving programmatic issues, these community sessions build support for the project and can be key to support, and additional public funding if needed. The three most common public meeting sessions we use are:
Public Meeting 1 A Listening Session
- An opportunity to hear the expectations and concerns for the new library including services, technology, design and any other topics of interest to the community. Goals and priorities are established.

Public Meeting 2 Concept Options
- This is the evaluation of multiple options for arrangement of services and aesthetic opportunities.

Public Meeting 3 Refine Options
- Refined building design is reviewed. The cost analysis is presented and discussed. The evaluation of return on investment is made in the context of the initial goals established for the project.

In addition to these public meetings, specific focus groups may sometimes be appropriate to target the program or design elements to particular user groups such as area residents, teens, university students, seniors or downtown businesses.

Community input is reviewed with the Board and Staff prior to incorporating the comments into the design. Special care is taken to listen to all points of view and to respond in a way that balances all aspects of the project including cost, mission, image and longevity.

**REFINE | DEFINING THE VISION**

**WORKSHOP 5 | APPROVED SCHEMATIC DESIGN**
The detailed information developed in the preceding workshops and the public discussions will be used to prepare a refined design and detailed cost estimates for the various components of the project. Estimates will include primary and ancillary construction costs, furnishings, equipment identified in the program and scope of services as well as other potential expenses related to the project including relocation to interim library operations (discussed elsewhere) and related infrastructure costs.

- Estimate of project costs including line-by-line breakout of all fees, architectural costs, construction costs, furnishings, technology and contingencies.
- Preliminary sections and external elevations
- Preliminary floor plans and interior concepts
- Preliminary assessment of mechanical and electrical
- Suggested external and internal materials with samples
- Renderings of external and internal features suitable for public viewing
- A three-dimensional physical scale model suitable for public viewing is available if desired, at an additional cost

At this point the participants will have a clear understanding of how the building will function, what it will look like, and what it will cost to build, furnish and operate.
PRESENTATIONS
Using the tools developed for Workshop five, the project will be presented the principal participants for their approval. The assent of these groups is determined by the extent to which each has been an active participant in the process. The project is now ready for the next steps, design development, and additional fundraising, if needed and identified.

Design Development
After the Schematic Design Report has been approved, the emphasis shifts from broad-brush planning and design issues to the detailed effort of making everything work. This phase features more intensive review meetings with designated Library representatives to focus on the intricacies of building components. The Library will be asked to comment on elements relating directly to operational and aesthetic requirements and to confirm that the detailed design is consistent with the global decisions made in the schematic design phase. We will also focus on image development as it relates both to the exterior of the building and interior finishes. Coincident with the beginning of the Design Development phase, the design team will begin to engage the various governmental regulatory agencies required to review the building to head off any potential project delays or change orders due to inconsistencies in code interpretation or enforcement.

Interaction during this phase is organized into a series of narrowly focused meetings to verify precise arrangement of program elements, and review detailed interior and exterior elevations and enclosure systems plus technical discussions of power, lighting, and mechanical components, and voice, data, AV, fire protection and security systems.

Finish and furnishings options will be developed and presented to the Library during this phase to ensure successful integration with the overall building design aesthetic and systems. Ergonomics, comfort, seamless integration of technology and adaptability will be coordinated to enhance the overall design and to make certain no single component of the design becomes over or underdeveloped.

Information developed during this phase will be used to prepare a detailed, line-item estimate of probable costs. Estimates will include primary and ancillary construction costs, equipment identified in the program as well as other potential expenses related to the project, and separate budget for furnishings. We will work hand in hand with you to provide numbers needed by the Library for your own tracking of project related expenses that fall outside the scope of construction. We will also develop a separate budget for the temporary library facility being planned on a parallel track.

At the conclusion of the Design Development phase, the design team will present a coordinated documentation package and estimate of probable costs to the Library and City for review and approval, or for comments requiring additional modification prior to sign-off. Presentation drawings will be refined to reflect changes made as the design has progressed.

Construction Documents
The Construction Document phase emphasizes coordination between the various specialty disciplines, in particular the building engineers for structural, mechanical, electrical systems, telecommunications, audio-visual, site and landscape design, and furnishings. In our project scheduling, we include the necessary time throughout the process for review and coordination of consultant’s drawings and specifications.

During this phase, the design team will be in frequent contact with Library and City staff to resolve remaining design issues, fabrication details and specification language. Draft sets of Construction Documents along with updated cost estimates will be reviewed with the Library and City, utilizing the room data sheets and documentation prepared during programming at 50% and 90% phases of completion to verify that all identified items have been included. The design team will also prepare final documents and material boards for interior and exterior finishes to aid the Library in communicating design aspects of the project to Library donors, administrators, staff, and most especially the public.
**Bidding**

The EA design team will fully participate in the process of advertising, administering and concluding the bidding phase of the work as set forth in the Agreement Between the Architect and Owner. This will include organization and participation in a pre-bid conference, processing of all bidder questions and preparation of any needed addenda, participating in the opening and tabulating of bids and recommendation of a preferred bid for award by the Library.

**Construction administration**

Engberg Anderson will fully represent the interests of the Library and City during construction of the project. Beginning with a pre-construction conference organized by EA and/or the contractor, we can handle all project progress documentation and review, coordinating with the Library’s construction representative for all owner required decisions. Our services include:

- Review of shop drawings and submittals
- Participation in regularly scheduled jobsite meetings, including participation of subconsultants at project milestones
- Regular construction site field observation and documentation in the form of field reports and photography, and other jobsite visits with State and local officials as may be needed
- Tracking of all project issues, questions and requests for information (RFI)
- Issuance of changes to the project documentation in the form of Project Memos, Architect’s Supplemental Instructions as appropriate
- Tracking of proposed changes to project scope and related costs as well as tracking of project contingency
- Issuance of Construction Change Directives only with Library and City approval
- Review of contractor applications for payment
- Preparation and issuance of logs of open RFI, issued project changes, shop drawing review status, Change Order and contingency balance status
- Conduct of Substantial Completion inspection and issuance of certification of Substantial Completion and associated punch lists.
- Final Inspection and review of completed punch lists.
- Coordination of warranty and maintenance documentation and training of Library facility staff by appropriate subcontractors or manufacturers’ representatives
- Coordination and preparation of AutoCAD based record drawings and specifications for final issuance to the Library.
- Warranty inspection 13 months prior to expiration of two-year warranty period.
Our work begins at the beginning: this is a library, a 21st Century Library, and any successful design must have that essential understanding.

**LIBRARY TRENDS**

**A Library is a Place for People**

Libraries are about connections perhaps even more than they are about collections. Linking people to people, be it staff, outside experts, fellow citizens, is the essence of the modern library. These linkages, focused on ideas, on interaction, creation or collaboration, recreation or inspiration, can be fostered by good design. Buildings shape behavior: open engaging comfortable buildings with strong connections to the surrounding neighborhoods foster a higher level of participation and user satisfaction. The library is, quite literally, the heart of an interconnected community, and the most public and most civic building type that exists.

The quality of the library experience is inextricably linked to both the services available and the architectural design of the spaces, and the later is key to the usability and functionality of the building. Those elements that people touch, feel and use become their criteria for measuring a building’s success, far more than the building exterior and shell. While the later is important to civic identity, and whether a building fits the character and context where it finds itself, personal user experience, both by patrons and staff, will determine its success.

**A New Model of Collaborative Service**

Evolving Public Service Models focus on the end result of the library visit, the added value. This becomes less transactional and more collaborative, a hip-to-hip interaction rather than face-to-face across a counter. The quality of the visit most often depends on the end experience: “I was informed,” “I was entertained,” “I was inspired” rather than “sure... I found a book.” To support this evolution many libraries are implementing the concept of the “roving librarian” who will assist library users from within the collections rather than from behind a service desk. These side-by-side interactions are supported by technologies that include portable tablet PCs, wireless communication systems and widely dispersed OPACs. Staff is actively engaged and the architecture reflects and supports this level of service.

**Toolbox for Modern Life**

We look to libraries to help us in all aspects of life. Be it a quite refuge, an escape from the realities of the day, a place to focus and concentrate, or a place to let loose, our library allows us to engage our neighbors in serious work, in recreation or in simple spontaneous dialog. The Library depends on its staff, its collections, its activity zones and its quiet places to meet the wide range of expectations and needs of the community served. To be successful, the library needs to be different things to different people on different visits, and must adapt from day to day, and in some cases hour to hour, to changing needs, programming and use.

**Retail Behaviors and the Library as a Store**

Successful retailers have demonstrated that along with a product, customers expect convenient, knowledgeable service and appreciate an enjoyable, self-directed shopping experience. Borrowing from these successful retail experiences (Underhill, “Why We Buy”), libraries are updating and expanding collections and media formats, displaying collections to better merchandize their offerings and encouraging a more serendipitous experience. Aisle width, stack height, shelf geometry all contribute to a customer’s ability to happen upon something interesting. Interspersing seating, display, and collections to create topical neighborhoods promotes ease and intensity of use.

**Community Living Room**

The Library as the ‘Third Place’: People want a place to go that isn’t home or work (Oldenburg “The Great Good Place”) – the library has become this ‘third place’ by offering book discussion groups, community events and a place to generally gather and interact. Some of the amenities that reinforce this idea are cafes, “Friends of the Library” stores, and quiet
reading rooms that can be turned into places for events in a non-traditional meeting setting, complete with fireplaces, public art, comfortable seating, etc. To meet this demand the Library must be inviting, it must offer different experiences, and it must ‘belong’ to the users. The Library is the community living room.

Active Places: These are places where group interaction is possible and encouraged. A range of activities and scales require accommodation and flexibility. The shift toward content creation, be it in media labs, maker places, or hacker spaces add a dynamic over and above the typical place and certainly foster a broader range of opportunities but in essence they remain simple small rooms set aside for active pursuits. This is the core function that underlies the more transient nature of specific uses. The library can be for many a place to grow and support a new business, to collaborate and communicate both across a table or across the globe, an extension of the classroom, or the center of learning a new skill. Flexible furnishings, ample storage and ubiquitous technology support these ever changing uses.

Quiet Places: Getting away is important, too. Multiple user groups including Young Adults have identified one of their primary purposes in going to the library is to escape the distractions found elsewhere. They can focus and undertake more complex work. Focus is the key to a successful library experience, and different users find it in differing ways.

Multi-functional Spaces: Because the library is serving a greater role, the need for multi-functional spaces is growing. Rooms, spaces, zones have to be versatile enough to transform. Be it from a meeting space, to computer instruction area, to room for a gaming or anime event, features like sliding doors/partitions and mobile furniture make it possible for a wider range of uses over a greater period of time. No space can sit empty half of the day. Each square foot needs to earn its keep on a daily basis.

Smart Work Place
Buildings need to support the staff in their efforts to serve the public. This begins with service points and extends through self-serve venues to the staff work spaces. Technology can support staff in their efforts but at some point there is no substitute for carefully organized flexible space to support material handling, off-desk activities, and program development. Adequate space, with critical adjacencies and infrastructure are the framework upon which daily routines hinge.

A Library is a Technology Hub
Providing the latest in the delivery of library service is key to user satisfaction. The key is flexible, adaptable, and if necessary, expandable space and infrastructure. Oh, and power: close at hand and easy to access.

EMERGING TRENDS
It is essential to take advantage of this opportunity to incorporate the most effective service and support technology available. Technology plays a central role in the modern world and the library can use technology to bridge the digital divides within a community, providing the opportunity to enrich and empower. Over the past 11 months, we have all learned the extent to which technology can both support and sustain our economy, our communications and our lives. While we will one day look back on this time, some aspects of what we have learned together will continue, and remain part of our expectations and daily existence.
Our team will meet with library representatives to examine the potential impact of new and emerging technologies and service delivery mechanisms. Concepts such as “maker spaces,” “the information kitchen,” and tech-incubators can be explored along with other service mechanisms such as the use of retail based arrangements for shelving materials. This discussion will specifically explore potential space implications of the incorporation of new technologies and methodologies on the library facility. In all such discussions, the need for flexibility is always front of mind.

Infrastructure issues focus on the capacity of the hardware pathway between the information source and the user, and the ease and cost of adding to, deleting from or changing the route of this pathway. We will consider the following components of technology necessary for the modern library:

- **Robust**: The size and type of pathway (conduit, cable tray, in-slab raceways) and its corresponding element within furniture needed to accommodate both initial and long-term load capacity, requirements for multiple conductor types (twisted pair, optical fiber, coaxial cable), and isolation from sources of electronic interference or cross talk.

- **Flexible**: Since no one can predict with certainty what future technological requirements may be, plan for the most flexible infrastructure you can afford but wire only what you currently need.

- **Accessible**: The need to accommodate changes in technology demands that the infrastructure be accessible. Removable access plates, lay-in ceilings, hollow wall and ceiling cavities, and in-slab raceways, all allow for quick, lower cost access to the various pathways throughout the building and makes incorporating new items and new technologies more achievable.

- **Wireless**: Bringing technology to the user revolves around ergonomics and the fit between the user and the desired technology. These characteristics must be brought to multiple aspects of the IT environment.

- **Convenience**: Ubiquitous and configured to support customer use patterns, convenient technologies include quick-hit internet and email, remote catalog access, focused research workstations, group activity spaces, places for staff-customer interaction, and of course easy access to power.

- **Audio/Visual Opportunities**: Our range of sensory inputs is greatly expanding and the impact that this has on our ability to learn, retain and relate is tremendous. Multi-media is not an anomaly nor is it strictly for entertainment. Distance learning, large format display and projection, broadcast capabilities, interactive overlay presentations, are among the tools available to support engaged, participatory learning. Audio components can be individual, small group or large gathering in their range. Specific content can be viewed, edited or created in many of today’s libraries.

- **Automated Sorting, RFID, Self-check and Vending**: Keep your options open!
Anticipating the future requires buildings to be flexible enough to accept frequent and perhaps irregular changes in use patterns and specific functional requirements. They must be adaptable to allow more significant modifications without undue expense, and expandable to meet the needs of a growing population and growing service expectations.

- **Expandability** hinges on careful evaluation and selection of the more permanent, often immovable aspects of a design. Site and structure are the most difficult parameters of a building to modify in the future and as such are the key components to longevity.

- **Adaptability** relies most heavily on interior building systems design. Building systems must meet initial efficiency and budget constraints while accommodating possible expansion and integration into a larger operating system. Lighting systems need to be general and appropriate for a variety of uses. Interior construction should be hollow to allow pathways for various power and data systems. This includes walls, ceilings and to the extent possible even floor assemblies. Conduit, raceways and cable trays need plenty of room now and in the future. Partitions should be non-load bearing to facilitate alteration.

- **Flexibility** is most often defined by furnishings. Mobile modular units, rather than fixed permanent structures provide the best integration of power and data, ergonomics and flexibility. Overly specific pieces should be avoided as these are often the first to become obsolete.

**A LIBRARY IS A COMMUNITY ICON**

Libraries speak to the essential spirit of a community. They balance history and aspiration. They are simultaneously our link to our heritage and our door to our future. They are places we know to belong to everyone and places that we think of as our very own. The forms we give our libraries need to embrace this complex identity and create something of our time, and yet also timeless.

That expression will vary from one community to another. We seek to understand what defines your community to its citizens. Architecture that takes form in this way has a natural fit into its surroundings and into the psyche of the city. The form and detail of a building become guided by essential principles rather than passing styles.

**The essential principles begin outside the building.**
- Buildings exist in and must respond to/resonate with their surroundings
- Buildings are perceived at multiple scales and must work well at a distance as well as up close
- There is a hierarchy of design which determines the emotional responses it evokes. This is true for someone sitting in the library or sitting in the park looking at the library
- Architecture is about evoking these responses. Good architecture starts by defining the emotion response desired: warm, welcoming, comfortable or impressive, institutional, monumental sympathetic to the past or a break with the past open, inviting, connected or enclosed, sheltered, a refuge

Libraries often want to be all of this and there certainly are nuances to all of it. Finding the balance that resonates with the citizens of Appleton is, for our team, the art of architecture.
DESIGN IN THE PRESENT REALITY

We would be remiss if we did not address more directly the role that the world we find ourselves in currently affects the design of a new library for the City of Appleton. While most libraries are currently closed to the kind of interaction, collaboration and community gathering imagined in this document, reopening is in our future. But we need to imagine what effects the year plus isolation of a pandemic will have on the ways in which your patrons, and your staff, will use your library, and the resources you offer them as we return to a new, and likely altered, “normal”.

Some things, such as user territoriality - the need to provide separation in everything from seating to circulation - and the ease with which spaces and surfaces can be sanitized and made ready for the next thing will take on new importance with patrons and staff. Models of service delivery the public may not be ready to let go of, and the overall ability of your new facility to adapt to these various changes as they happen will be both hard to predict, and litmus tests for the success of this project, whether they can reasonably be anticipated or not.

At the same time, people are starved for social interaction (even when it has been against their own best interests) and when the world returns to whatever next passes for normal, the library may take on a new role as a place of true “gathering as community” the likes of which we have not experienced in some time. Recent social struggles, from the Black Lives Matter movement, to political uncertainty and economic hardship have raised the stakes for spaces that engender diversity and support true public discourse in the most neutral of settings. Like any community, Appleton may turn to its library as a place for resources, communication and collaboration. How will the work of this project help you to be ready?

Temporary Library Accommodations

Our team understands the importance of a well-planned, well executed strategy for the construction of the library. We are also committed to helping you maintain needed library services during the transformation of the library and the site. With either the construction of a new facility or the renovation/addition strategy, a temporary library will be needed to maintain adequate library services for at least large portions of a likely 1.5 year construction timeframe, allowing the project to proceed in the most efficient and cost effective manner.

Describing and detailing the events that need to take place in a library relocation, along with their sequence and duration, will help the facility users understand the scope of the work and what they can expect while the renovation and expansion is being completed. The possible development of “swing space” would need to be determined and a move sequence may be necessary to keep people out of construction areas and keep the progress of the work on schedule. These on-site swing spaces are likely not practical under current COVID-19 conditions, hence the need for temporary off site relocation of personnel and collections. Giving the contractors full access to the site will speed construction, saving money for the City, and also eliminate these safety risks to patrons and staff alike.

To facilitate the smoothest possible relocation to an offsite facility, we have partnered with local architects SEH. Using their knowledge of local real estate opportunities, our team has developed a detailed transition plan to address the temporary relocation of the library. We have identified a flexible facility that will accommodate the program space necessary for the library to function as well as provide ADA accessibility, adequate parking, access to public transportation and offer the opportunity to utilize outdoor space for library programming and patron use. We are ready to hit the ground running with the planning of this temporary library, working on this in parallel with design of the future facility, so that a relocation can happen in a timely and efficient manner.
The team identified to assist with the design of temporary space and the physical relocation of library operations has decades of experience in coordinating complex relocations of libraries, research facilities, and office environments. Over the past 25 years, SEH has planned and executed the relocation of millions of square feet of floorplate either to internal swing space or offsite temporary locations.

**Telling Your Story: Videography and Documentation Approach**

One of the things Appleton Public Library has done well throughout the time that expansion or relocation options have been studied, is keeping the public well informed and clearly documenting the process and results as time has passed. For this project which will replace the existing facility with a new state-of-the-art Library, it is critically important that we document the process from start to finish, through words, images and video, clearly documenting the path from where Appleton Public Library is today, to its bright future in a new building. That kind of story telling is hard to do well as an afterthought – pulling together whatever images and perhaps video may be captured along the way and assembling it at the end. Our team felt it important that dedicated staff and project time be devoted to this important part of the effort, in the truest sense of curating history- a central role of every Library. To that end, members of the SEH team will be focused on this effort as the project proceeds, and will collaborate with library staff on the story they would like to share with the public about the creation of their new Library.

To be sure we capture the full story, we propose to designate a kickoff meeting as a first visit with introductions and as an opportunity to become familiar with the existing library and site. This will give us the opportunity to memorialize the existing facilities so they can be used as before and after images, as we tell the story of the library’s transformation. The second meeting, which would occur once programming begins, would enable us to capture the first design team and public input sessions on video. Along the way, it is hoped that library staff and the lead architect are able to get video footage of the periodic programming and design meetings and input sessions throughout design, and we can edit that footage offsite to provide historic documentation of the programming, design and public input process.

Images taken during construction will be added to complete the transformation story, and SEH would also provide videography services to document the ribbon cutting and the public’s initial reaction to the new facility at the community’s open house upon completion the City’s new 21st Century Library and Community resource. This effort as described is included as part of our basic project services. To give you a sense of the capabilities of this team to produce a professional video to document this story, we suggest visiting [https://vimeo.com/482828145](https://vimeo.com/482828145) to see a sample of their work.

**Potential Additional Services: Time-Lapse and Drone Videography**

As a potential enhancement to the video production, our team is able to provide monthly time-lapse videography services. We recommend mounting a camera at a birds eye elevation- perhaps mounting it on the nearby parking garage. This will capture the entire demolition and construction process with a deliverable that includes a photo every 15 minutes, as well as a 60-second monthly time-lapse compilation video. Upon completion of the project, the photos and videos will be edited to produce a time lapse video memorializing the dramatic changes to the library and site, which can either be separate from the project story video, or included, all or in part.

SEH also has the capability to produce professional drone photography of the project either before or during construction, or at project completion. A sample of that work is seen at the beginning of the video above. Again, this effort could be stand alone or added to the overall video story. The cost of these possible additional service is listed in our fee breakdown for future discussion.
**Expertise + Success in Construction Cost Estimating**

Middleton Construction Consulting was founded in 2012 in order to provide cost estimating and scheduling services for commercial federal, state, and municipal projects. We are certified as a Service Disabled Veteran Owned Small Business with the federal government, as well as in the state of Wisconsin. Over the past eight years, MCC has developed a vast and diverse project portfolio which has facilitated MCC having the knowledge base and expertise to provide the most accurate construction cost estimates. With every project possessing its own unique characteristics and needs, it is of the utmost importance that we develop an intimate understanding of the project at the commencement of design. To date, MCC has worked on over 200 projects throughout Wisconsin, including libraries in Madison, Waunakee, Janesville, and Steven’s Point.

From the initial project kick-off meeting, MCC will participate in design charettes and other design meeting with the project A/E team to gain the necessary understanding required to prepare construction cost estimates that are representative of the project vision. We actively engage members of the design team by asking detailed questions, providing past project cost data, identifying potential budget issues, collaborating on design options, and providing value engineering suggestions in the event of budget overruns. We feel that it is important to allocate time and resources at the conceptual design phases so as to establish a construction budget that remains fluid all of the way through final construction documents.

By providing cost estimates at the key design milestones and staying actively engaged with the design team, MCC has been able to create a consistent track record of final accepted bids coming in on target of the construction budgets that they established. Having worked on the most complex and unique projects, both large and small, MCC’s estimating track record when comparing against the final accepted bid estimates demonstrates their intimate knowledge of construction costs.

Middleton Construction Consulting (MCC) will use its proprietary MC2 estimating program along with On-Screen Takeoff to provide cost estimates at the various levels of design for the project. Over the last six years, MCC has developed a cost data base made up of over 10,000 construction cost items that allows us to provide the most accurate of cost estimates to our clients. Our cost database was developed through years of historical data obtained from contractors, material suppliers and other sources. Our estimating software allows us to provide cost estimates for projects in all regions throughout the United States by applying the appropriate local labor wages to our base unit costs.

During the Preliminary Design Phase, Middleton Consulting will work with the project team to ensure that realistic expectations for the project scope align with the project budget. We will also seek to identify site specific issues that may impact the overall costs. At this stage we usually begin to identify and prioritize items to be included in the schematic design phase of the project.

At Schematic Design we will utilize square foot benchmarked comparable projects, along with our knowledge of this type of project, and the local market to produce accurate production-based budgets. Additional items that will need to be considered and accounted for while producing this level of estimate include phasing, access to the work-site, additional coordination with the end-users, SBE/MBE requirements, and of course the local bidding market. In this phase we help the project team identify and prepare cost options for different systems that may be incorporated into the project, and assist with life cycle costing of the different components if applicable.

As the project moves into the Design Development phase, Middleton Consulting will apply actual take-off quantities, and more refined levels of estimating to the project. Various alternatives, or options are usually being considered, and stand-alone estimates for these options are developed.
for consideration by the owner. If needed, MCC can assists in value engineering exercises to ensure that the project fits within the desired budget.

In the construction document phase Middleton Consulting typically prepares estimates in some combination at 50%, 75% and 90-95%. At this point all items on the drawings are quantified and priced in accordance with the expected crew productions for the type of work being installed. Additionally, we solicit pricing and lead times from manufacturers on large quantity materials and other specialty items such as high-end finishes, HVAC equipment, light fixtures, etc..

In addition to our cost estimates, we work with the design team to make sure that the specifications and designs are complete and easy to follow for the bidding general contractors. As all of our estimates are production based, a realistic construction schedule can be quickly developed for the project based upon the labor needs for each division of work.

**Urban Intervention**

Our team understands the many intricacies of urban infill projects, particularly in neighborhoods or districts where the project is viewed as a potential catalyst for urban renewal. These project types are challenged to balance durability, budget and aesthetic improvement and respond to additional challenges associated with integrating new buildings into urban infrastructure systems that may have evolved over decades. Publicly accessible urban spaces and buildings are tasked with attracting a diversity of users in new and inclusive ways but they are also often presented with social challenges from transient populations, defining the blurred vision between public vs private space, providing safety and security for all users, and encouraging and enhancing pedestrian mobility while at the same time providing parking within the dense urban fabric. All of these pieces are part of the conversation we have during the design process to understand how the very specific nuances of your individual, unique project can and should manifest itself in the design response.
We work closely with our public and private clients to integrate their project into the urban fabric or neighborhood surrounding each site. This library can be built on the shoulders of your specific community priorities, establish a neutral ground for neighborliness, and become an enduring reflection of the community of Appleton. We intend to explore connections and synergies between this project site and other areas within downtown Appleton, taking a 10,000 foot view and exploring how the site and building can respond to the underserved neighborhoods to the north, what synergies it has with some of the other community-oriented downtown destinations like the Building for Kids and The Trout Museum, and whether there are opportunities to create physical connections between the Library and nearby open spaces and parks like Jones Park and the riverfront bluffs. We’re also excited to explore other connections that may not be so obvious in this moment but could be driving forces for renewing other nearby properties or creating stronger urban connections that can be envisioned in this moment and brought to life as your downtown continues to develop and evolve.

We’ve created successful pocket parks and urban pedestrian corridors in Menasha, Madison and across the upper Midwest and those spaces are enlivened with programming and events that draw a diversity of users. The spaces themselves becomes the backdrop to the expression of community and neighborhood and they also venture to create a more tactile, experiential place for people to spend time in on a more regular and un-programmed basis. Delivering an approachable, exciting and energizing project is an assignment that we take very seriously because we understand the value and opportunity and because we realize the complexity involved from our other recent project work.

Our project team brings decades of experience in similar project types, with resulting spaces that are uniquely derivative of their place and people. The design of public places like the Appleton Public Library is a significant opportunity to create meaningful, impactful, social space and change in the downtown area. We look forward to a participatory, goal-focused design process to address the myriad of site and social challenges and opportunities of this specific project.

**Sustainability Charrette**

Public projects of the scale you are undertaking will be faced with many decisions regarding what levels of sustainability to include in the project, and how best to balance first costs with long term costs given the fixed budget limitations on the project. What kind of thermal performance do I want in the building envelope? What type of mechanical system will give us the lowest operating cost? Should we look into generating energy on site, or using the thermal mass of the site to lower heating and cooling costs? Can we afford to do any of this? Can we (and the planet) afford not too? And often the biggest question of all: Should we pursue some form of energy and sustainability certification, such as LEED or Green Globes?

You are not alone in these kinds of questions – every project faces them, whether privately funded, or built using scarce public dollars. To address these questions and help you make some solid and defensible decisions early in the process, we have teamed with Sol Consulting to conduct a “Sustainability Charrette" as the first step towards establishing basic choices about performance and features in this new library and on a suitable green certification path for the project. The Sustainability Charrette is a brainstorming workshop with key stakeholders affecting the life-cycle of the project. Participation by all- City and Library staff, Design team, Estimating team, Facilities and Maintenance Staff, and potentially representative members of the public – is encouraged to gain the best outcome. Participation by an Integrative Team will ensure a building life-cycle approach that goes beyond delivery at project completion. Following are key elements of the Sustainability Charrette:
**Vision, Aspirations, Goal-Setting**
The intent of this step is to understand the project’s vision and guide the outcome of the charrette towards establishing clear and measurable sustainability goals.

Green Building Programs
Provide an overview of different green building programs and evaluate which one aligns best with project vision and goals.

Green Building Strategies
Discuss sustainability principles, benchmarks, metrics and performance targets; discuss potential strategies for achieving targets; discuss any challenges in way of achieving prerequisites and credits; and identify desire path and level for certification.

After the completion of the charrette, Sol will remain an integral part of the team, assisting the designers and estimator in evaluating the decisions made on an ongoing basis, and adjusting as needed. If a form of certification is chosen as a desired outcome for the project, Sol has identified additional services related to documentation and filing as needed to secure it. Note too that registration and certification fees charged by organizations such as LEED are not included in our base fee, since LEED was not a foregone conclusion. These typically run in the range of $0.63/sf of the finished project, so for APL, this might add an expense in the range of $75,000. Sol will work with IMEG to handle Fundamental Commissioning as part of our base fee, but have provided additional fees related to extensive commissioning and modeling associated with LEED certification. Fees for other programs would be similar, though possibly lower. Overall, a basic structure for their work in support of this project includes some or all of these components.
Quality Assurance

Designing buildings that stand the test of time requires a collective commitment to both design aesthetic and technical rigor. As a team that understands the complexity of modern building assemblies and the careful coordination necessary to translate drawings into a working building, we use the following Quality Control Process.

DEFINE A PLAN
Establish goals and priorities. We will provide a clear definition of the basics of proper building function, including service, circulation, wayfinding and control, security, flexibility, safety, ease of maintenance, and the integration of technology. Develop quality expectations. Using an established and approved workplan, we define a series of quality expectations for each phase. These include:

- Analysis of envelope performance and coordination of the envelope with MEP designs;
- Identification of material performance and cost;
- Integration of new materials or systems;
- Evaluation of finish renovation options in the case of partial building adaptation;
- Integration of MEP systems into existing structure.

Collaborate on an overall approach and deliverables. All parties must fully understand their obligations and formally accept the workplan as the road map for our efforts. Issues are identified, reviewed and guided by our experience. All team members work with a shared Revit model, used to coordinate the work of each discipline. One of the primary tools used is the collision detection function inherent in our design software. Documents, notes and checklists of elements yet to be completed are shared via an MS Teams site dedicated to the project. This site also gives the Owner access to the in progress effort that is immediate and useful.

Define checkpoints. Quality and timely performance are served by an incremental verification of the work’s conformance to the established parameters. These verification points will coincide with incremental cost estimates at the end of each design phase, and at the 90% completion point in the development of CDs. At each of these incremental steps, we will also look back to the requirements of the program document to ensure that decisions made to that point are true to the identified goals and parameters defined there.

VERIFY DESIGN COMPLIANCE
Regularly scheduled team reviews are used to monitor quality on a day-to-day basis. At critical points in the design and production process, we will employ one or more formal review methods:

Objective Others are individuals of extensive relevant experience who are not working directly on the project. Such reviews typically occur at 90% completion of Design Development and at the 50% and 90% complete points in Contract Documents.

Constructability Review often takes advantage of a construction manager when that is the owner’s preferred delivery method to help review. As this project will use a design-bid-build method of delivery, the option exists to add such a service from an outside vendor, a function usually funded outside the contract to maintain independence.

Peer Reviews are part of our process for specific design elements that are outside the norm—whether for special local issues such as seismic or hurricane requirements, or specific building systems such as acoustic, building envelope, unusual structural systems, complex sustainable systems and even life safety issues. Also, we will frequently consult with installers, artisans and restoration specialists as part of the design process on renovation and reuse projects.
In the case of all of these, the review includes conformance with project goals, suitability of specific design elements, constructability, phasing, economy and durability.

**MONITOR CONSTRUCTION QUALITY**

With this groundwork in place, quality control during construction is a matter of process and diligence, along with a detailed system of issue and document tracking. In addition, EA, and our teaming consultants, all work with the same philosophy that the team that designs and documents the building is the team who will see it through Construction Administration.

**CHANGES DURING CONSTRUCTION**

No project is ever completed, especially ones of the scale and complexity imagined for APL, without some surprises occurring during construction. To spite all the focus on quality control, clash detection, independent review and documentation processes, the fact remains that there is no such thing as a perfect set of documents. Even if such a thing were possible, the potential exists in the event of either renovation and expansion of the existing building, or site discoveries after its removal, that unexpected things may be uncovered which will require in-field decisions to resolve in the best interests of the Library and City. And inevitably, something may be omitted from the drawings or specifications, or a conflict between the documents may occur. So how is this best resolved when it occurs – and the question at the heart of that: who absorbs the cost?

In-field discoveries which require changes to the design or construction sometimes result in additional cost. A healthy construction contingency should be in place as part of the overall project budget to leave room for these likely expenses. In the case of items omitted from the documents, the cost of their addition will depend on when their absence is discovered. As an example, a light fixture shown on the reflected ceiling plan is missing on the lighting plan and therefore not counted during bidding. If this is identified early, say in the review of shop drawings or before the ceiling has been completed, then the cost of adding this fixture would be the same as if it had been on the drawings, and the Owner should pay for the items they benefit from in the final building. The cost would be the same as if the fixture had been included in the original bid. If, however, the missing fixture is discovered after the wiring is in place and the ceiling finished, and remedial work is required to reopen that ceiling, or modify raceways and wiring to accommodate it, the cost of the fixture remains an Owner cost, but the cost of remediation that could have been avoided falls to the design team.
## Hours + Tasks

We have provided detailed tasks and hours for each team member below. Please see the enclosed Fee envelope for a larger copy.

### BASIC SERVICES INCLUDED IN LUMP SUM FEE

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### OPTIONAL ADDITIONAL SERVICES

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<th>DESIGN DEVELOPMENT</th>
<th>CONSTRUCTION DOCS</th>
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## Schedule

### Estimated Workplan + Schedule

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Construction beginning: 15 months  
Closeout as built documents: 3 weeks following construction

### SCHEDULE KEY

- **WORKSHOP/MEETING:** ●  
- **ESTIMATE:** ○  
- **CITY/LIBRARY REVIEW:** ◆
Additional Information

TEAM RESUMES
Ms. Frecska is responsible for project engineering and management, directing and providing technical expertise and creative solutions for project team members on all phases of the project. She is adept at providing cost effective, constructible solutions to complex engineering challenges. Ms. Frecska has a strong background in designs with structural steel framed systems, seismic design, as well as experience in reinforced and precast concrete, cold formed metal framing, masonry, wood and mass timber design. She also has experience with vibration monitoring during construction, demolition, and excavation. She has been a project manager and lead engineer on a variety of projects in various market sectors, including adaptive reuse and historic renovation, educational, commercial, hospitality, industrial, municipal, multi-family residential, long term care and medical building projects.

She is also active within the local education community, serving as a Senior Design Project Juror at the Milwaukee School of Engineering and providing structural advising for the IP-BIM Studio for University of Wisconsin-Milwaukee school of Architecture and Urban Planning. She is an active member of the Architectural Drafting/Construction Technology Advisory Committee at Waukesha County Technical College.

**Professional Affiliations:**
- Structural Engineers Association of Wisconsin – member, and serves the Continuing Education Committee, past Chapter President, past Continuing Education Committee Chair
- American Institute of Steel Construction
- WCTC Architectural Drafting/Construction Technology Advisory Committee

**Registrations**
- Professional Engineer – CA, GA, IA, MS, ND, SD, TX, VT, WA, WV, WI
- Structural Engineer – AZ, ID, IL, NM, UT
- LEED AP – National CalOES Certified Disaster Service Worker

**Professional Awards & Publications:**
- 2006 Excellence in Structural Engineering Award of Merit – The Prairie School Johnson Athletic Center, The Structural Engineers Association of Illinois
Kris, the Client Executive of the Madison office, serves as Principal-in-Charge on projects. She is well-versed in leading multi-discipline teams, identifying system options, and coordinating construction budgets. As a licensed professional engineer, Kris is experienced in fire protection, heating, ventilation, air conditioning (HVAC), piping, heat recovery, humidification, and special environmental plumbing systems. She is also adept at facility assessments, feasibility studies, cost estimating, systems comparisons, life-cycle costing, and energy analysis. As a LEED AP, Kris has led the sustainable efforts for projects, identifying energy savings opportunities.

RELEVANT EXPERIENCE

Waunakee Public Library, Waunakee, WI
39,500-sf New Library

Madison Public Library, Madison, WI
20,000-sf Pinney Neighborhood Library
Tenant Fit-Out

City of Madison, Madison, WI
Public Library Maintenance and Support Center Remodel

City of Watertown, WI, Watertown, WI
Watertown Public Library 15,000-sf Renovation and 13,000-sf Addition

McMillan Memorial Library, Wisconsin Rapids, WI
15,000-sf Renovation of Adult and Theater Spaces

L.E. Phillips Memorial Public Library, Eau Claire, WI
10,000-sf Public Library Remodel

La Crosse Public Library, La Crosse, WI
Feasibility Study

Mukwonago Community Library, Mukwonago, WI
15,000-sf Library Expansion
Taylor has developed a broad background of engineering experience including plumbing, heating, ventilating, air conditioning (HVAC), chilled and hot water distribution, piping, and fire protection systems. Taylor is WELL certified and is part of IMEG’s sustainability group, leading efforts in sustainable practice design and has experience in energy efficient systems.

RELEVANT EXPERIENCE

**McMillan Memorial Library, Wisconsin Rapids, WI**
15,000-sf Renovation of Adult and Theater Spaces

**Milwaukee Public Library Central Library, Milwaukee, WI**
Community Room Renovation - Structural

**Verona Area School District, Verona, WI**
585,000-sf New High School, including Library Area

**Platteville Public Schools, Platteville, WI**
Neal Wilkins Early Learning Center Renovation

**University of Wisconsin - Madison, Madison, WI**
34,000-sf School of Business
Grainger Learning Commons Renovation

**Lakeland University, Milwaukee, WI**
30,000-sf Campus Center Renovation

**Steamfitters Local 601, Madison, WI**
58,450-sf New Training Center, LEED Certified

**City of Madison, Madison, WI**
Building Renovation

**Adams County - Wisconsin, Friendship, WI**
Phase 2 and 3 - 84,000-sf Health and Human Services New Building and 24,000-sf Annex Renovation

**Adams County - Wisconsin, Friendship, WI**
4,000-sf Lobby Addition and 15,000-sf Courthouse Renovation

**State of Wisconsin DFD, Appleton, WI**
28,079-sf Armory Renovation and 25,006-sf Addition
Corey Sanders
P.E. | ELECTRICAL ENGINEER

Corey has spent his entire career with IMEG. He is experienced in design of energy distribution, power generating, fire alarm, and lighting systems for commercial, industrial, healthcare, and government facilities. He has served as a lead electrical design engineer on municipal, educational, office, healthcare, and industrial projects. He spent six years in the Wisconsin Army National Guard serving in an engineering company specializing in construction and demolition using

### RELEVANT EXPERIENCE

**City of Watertown, WI, Watertown, WI**
- Watertown Public Library 15,000-sf Renovation and 13,000-sf Addition

**L.E. Phillips Memorial Public Library, Eau Claire, WI**
- 10,000-SF Public Library Remodel

**City of Madison, Madison, WI**
- Public Library Maintenance and Support Center Remodel

**Southwest Technical College, Fennimore, WI**
- 13,000-sf Building 300 Library Renovation

**City of Madison, Madison, WI**
- Public Library Maintenance & Support Center Remodel

**Lussier Community Education Center, Madison, WI**
- 12,400-sf New Community Center with Geothermal

**City of Fitchburg, Fitchburg, WI**
- 6,000-sf Community Center Expansion

**University of Wisconsin - Madison, Madison, WI**
- 34,000-sf School of Business Grainger Learning Commons Renovation

**Madison College, Portage, WI**
- 5,000-sf Active Learning Classroom Renovation-Portage Campus

**State of Wisconsin DFD, Appleton, WI**
- 28,079-sf Armory Renovation and 25,006-sf Addition
Ryan Jester
PE | MECHANICAL ENGINEER

Ryan has a Master’s degree in mechanical engineering, specializing in thermodynamics and heat transfer. He has developed a broad background of engineering experience in design of AHUs, steam systems, chillers, boilers, heat recovery, renewable energy systems, and building automation control systems for commercial, educational, and government facilities. He has energy modeling experience including life cycle cost analysis, HVAC system comparisons, and modeling for ASHRAE 90.1 and LEED compliance. Ryan also has experience serving as a commissioning agent on new and existing educational and government facilities. He is skilled in acoustic analysis, planning and design of system layout and selection, cost estimating, and system evaluations.

RELEVANT EXPERIENCE

City of Watertown, WI, Watertown, WI
Watertown Public Library 15,000-sf Renovation and 13,000-sf Addition

L.E. Phillips Memorial Public Library, Eau Claire, WI
10,000-SF Public Library Remodel

City of Madison, Madison, WI
Public Library Maintenance and Support Center Remodel

Southwest Technical College, Fennimore, WI
13,000-sf Building 300 Library Renovation

City of Madison, Madison, WI
Public Library Maintenance & Support Center Remodel

Lussier Community Education Center, Madison, WI
12,400-sf New Community Center with Geothermal

City of Fitchburg, Fitchburg, WI
6,000-sf Community Center Expansion

University of Wisconsin - Madison, Madison, WI
34,000-sf School of Business Grainger Learning Commons Renovation
Barbara is experienced in interior lighting design and specializes in lighting for architectural spaces including corporate office, healthcare, educational, retail, hospitality and religious projects. Her sensitivity to the work of interior designers and architects is expressed by careful attention to rendering materials’ color and texture and how light reveals space. Barbara’s experience includes interior and exterior lighting.

**RELEVANT EXPERIENCE**

**Waunakee Public Library, Waunakee, WI**
39,500-sf New Library

**Byron Public Library, Byron, IL**
24,000-sf New Library with Geothermal - LEED Gold

**Madison Public Library, Madison, WI**
20,000-sf Pinney Neighborhood Library Tenant Fit-Out

**St. Louis County Library, St. Louis, MO**
20,000-SF New Thornhill Public Library

**McMillan Memorial Library, Wisconsin Rapids, WI**
15,000-sf Renovation of Adult and Theater Spaces

**Mukwonago Community Library, Mukwonago, WI**
15,000-sf Library Expansion

**L.E. Phillips Memorial Public Library, Eau Claire, WI**
10,000-sf Public Library Remodel

**Milwaukee Public Library Central Library, Milwaukee, WI**
Community Room Renovation

**Tomah VA Medical Center, Tomah, WI**
4,750-sf Library and Conference Room Renovation

**Elgin Community College, Elgin, IL**
58,000-sf Library and Student Resource Center Expansion & 132,000-sf Renovation - LEED Silver

**Madison College, Madison, WI**
80,000-sf Gateway and Student Achievement Center Expansion

**Lussier Community Education Center, Madison, WI,**
12,400-sf New Community Center with Geothermal

**Carver Community Center, Peoria, IL**
15,000-sf Community Center Renovation

**City of Fitchburg, Fitchburg, WI**
6,000-sf Community Center Expansion
Russ Hoppel  
CTS-D | AV/Technology Conceptual Consultant

Russ is the Technology Team Supervisor in the Indianapolis office. His experience includes project management at IMEG where he is responsible for the design and specification of Telecommunications, Security, Audio-Visual and Acoustical systems. Russ is passionate about providing clients with the best experience possible with a focus on facilitating effective communication in commercial facilities including, but not limited to, healthcare, government, K-12 schools, higher education universities, office buildings, sports arenas, churches and auditoriums. Russ has extensive experience in total system design, from preliminary conversations and initial technology infrastructure layouts, to final system designs and operation, ensuring that clients excel with their high-performing telecommunication systems. Russ was also a worship director for contemporary christian music at his home church and an active musician. Projects include large and critical access hospitals, clinics and assisted living, education facilities, hospitality and corporate office.

RELEVANT EXPERIENCE

City of Carmel, Carmel, IN  
Carmel Public Library Facility Assessment and Master Plan

East Moline Public Library, East Moline, IL  
Library Expansion and Renovation

Indianapolis Public Library, Indianapolis, IN  
Acoustics Study

State Center Community College District, Fresno, CA  
115,064-sf New Community College Campus, including Library Area

University of Wisconsin - Madison, Madison, WI  
60,000-sf New Meat Science Facility including offices, lecture halls, and innovative meat processing laboratory

Palmer College, Davenport, IA  
115,000-sf Multi-Campus Renovation and New Building Addition for lecture halls, labs, training, conference, and office space

Palmer College of Chiropractic, Davenport, IA  
38,000-sf Renovation of Existing Clinics to Learning Commons, New Stair, and Classroom Updates

Latin School of Chicago, Chicago, IL  
16,500-sf Learning Commons Renovation, New 4th Floor Bridge, and New IDF Closet

Indiana University - Bloomington, Bloomington, IN  
40,000-sf four-story international building addition including integrated av system design and acoustical and mechanical noise abatement review

Ball State University, Muncie IN  
Emens Auditorium AV and Acoustics Engineering Remediations

Ball State University, Muncie IN  
AV Commissioning for AV Systems Performance
Joe Kowols
RCDD | TECHNOLOGY ENGINEER

Joe is a Registered Communications Distribution Designer with more than 15 years of experience in the design of technology and communications systems for healthcare, academic, and corporate clients. Joe’s experience also includes estimating, planning, spec review, and project close-out. He has a solid background in structured cabling design based on real-world experience and design standards. He also served one year in Iraq from 2005 to 2006.

RELEVANT EXPERIENCE

Palatine Public Library, Palatine, IL
Library Renovations for Additional Study Rooms and Meeting Spaces

Flint Public Library, Flint, MI
91,185-sf Library Renovation

St. Charles Public Library, St. Charles, IL
56,700-sf Library Renovation
7,300-sf Addition

Joliet Public Library, Joliet, IL
56,000-sf Library Renovations

Joliet Public Library, Joliet, IL
Public Library Facility Assessment

Helen Plum Public Library, Lombard, IL
52,000-sf New Public Library

Villa Park Public Library, Villa Park, IL
22,000-sf Library Renovation and 9,000-sf Addition

Prairie Trails Library, Burbank, IL
11,300-sf Study Room Additions and AHU Replacement

Lawrence County Public Library, Louisa, KY
5,000-sf Public Library Addition and 10,000-sf Renovation

Keeneyville School District 20, Batavia, IL
4,000-sf Greenbook Elementary School Library Renovation

Vernon Area Public Library, Lincolnshire, IL
3,000-sf Entry Addition

Wilmette Public Library, Wilmette, IL
2021 Electrical and Technology Upgrades

Kankakee Community College, Kankakee, IL
21,000-sf Library Remodel into Student Success Center
Rebecca de Boer is a licensed landscape architect, LEED Accredited Professional and certified master gardener with experience in master planning, site planning, green roof design, planting design and community sensitive design. Rebecca excels at interpersonal communication, organizing often competing project goals and priorities, and fostering a collaborative approach that is unique to each project. She holds a degree in landscape architecture from the University of Wisconsin-Madison and is a licensed landscape architect in the States of Wisconsin and Colorado.

**RELEVANT EXPERIENCE**

**Cuna Mutual Group, Madison, WI**
- Campus Expansion LEED Certification

**Mercyhealth Riverside Hospital Campus, Rockford, IL**

**Kaukauna Public Library, Kaukauna, WI**
- Children’s Reading Garden

**Fitchburg Public Library, Fitchburg, WI**

**Rock County Library, UW-Rock County, Janesville, WI**
- Renovation

**McFarland Library, McFarland, WI**
- Children’s Discovery Garden Master Plan

**Kimberly-Clark, Neenah, WI**
- West Office 1 Parking Lot Expansion Phase 2

**Kimberly-Clark West, Neenah, WI**
- Research & Engineering Parking Reconstruction

**Comiskey Park, Dubuque, IA**
- Redevelopment Grant Coordination

**The Village, Wauwatosa, WI**
- Redevelopment Phase IV

**Downtown Public Plaza, Middleton, WI**

**Durand Avenue Reconstruction, Racine, WI**

**Monroe Street Plaza and Wingra Park Entry Renovations, Madison, WI**

**Carroll University, Waukesha, WI**
- Lowry and Hastad Hall LEED Certification

**Madison Municipal Building, Madison, WI**
- Reconstruction and LEED Certification

**The Village, Wauwatosa, WI**
- Redevelopment Streetscape and Park Design Phase I and II

**USH 41 Brown and Winnebago Counties, Wisconsin**
- Community Sensitive Design

**Pedestrian Walkway and Street Improvements, Menasha, WI**

**Bee Branch Creek, Dubuque, IA**
- Restoration Master Plan

**UW-Madison, Madison, WI**
- Picnic Point Site Renovations

**STH 57 Reconstruction, De Pere and Allouez, WI**

**UW-Green Bay University, Green Bay, WI**
- Union Addition
Jared Vincent is a landscape architect and project manager with Saiki Design. Jared has experience working in both the public and private sector on a wide variety of projects including master planning, site planning, concept design, planting design, nature-based playground design, and residential design, and construction documentation and administration. He values a collaborative design process and finds that working holistically is essential to understand the unique challenges and opportunities associated with each project. Jared holds a degree in landscape architecture from the University of Wisconsin-Madison and is a licensed landscape architect in the State of Wisconsin.

RELEVANT EXPERIENCE

**Oshkosh Public Museum, Oshkosh, WI**
Expansion Site and Planting Design

**UW Madison, Madison, WI**
Ag Deans Residence Renovation

**UW Green Bay, Green Bay, WI**
Campus Master Plan Update

**Mendota Mental Health Juvenile Treatment Center, Madison, WI**
Expansion

**Governor’s Mansion Inn and Café, Madison, WI**
Site Master Planning

**UW Arts Lofts Expansion, Madison, WI**
Feasibility Study

**OM Station, Madison, WI**
Site Planning and Plaza Design

**Park and Open Space Planning, Wisconsin Rapids, WI**

**UW Green Bay, Green Bay, WI**
Residence Life Master Plan

**Town Hall and Fire Station Site and Planting Design, Freedom, WI**

**Upper Bee Branch Creek Restoration, Dubuque, IA**
Railroad Culvert Crossing

**Lower Bee Branch Creek Restoration, Dubuque, IA**
Water Feature Renovation
**Sanyog Rathod**  
AIA, CPHC, LEED AP | PRINCIPAL

Sanyog Rathod is the founder of Sol design + consulting, a Cincinnati-based firm which provides sustainability consulting and green building certification services for Net-Zero, Passive House, and LEED buildings. He is a certified Performance Testing Agent for the WELL program. Sanyog Rathod is a Licensed Architect with a Master’s degree in Architecture, and brings 30 years of international design and construction experience of working on large complex projects. His active involvement in the profession, academia and community has led to following awards: Business Courier’s Top 20 People in Green Business; Cincinnati Preservation Association Award; Habitat for Humanity Recognition for Service.

**EDUCATION**
- M.Arch, Architecture and Environmental Behavior Studies, University of Wisconsin - Milwaukee, 1996
- B.Arch, Architecture, J.J. School of Architecture, India, 1993

**REGISTRATIONS**

**RELEVANT EXPERIENCE**

**GE Global Operations Headquarters, Cincinnati, OH**  
LEED Core and Shell

**Denver Premium Outlets, Denver, CO**  
LEED BD&C

**Mequon Spur 16, Mequon, WI**  
LEED BD&C, Housing

**Kimpton Hotel Cincinnati, Cincinnati, OH**  
LEED BD&C

**Findlay Offices, Cincinnati, OH**  
LEED BD&C

**AWARDS**
- USGBC Ohio - 2020 Leadership Award
- Over-the-Rhine Infill Design Award 2018
- USGBC Ohio - 2018 Community Sustainability Advocate Award
- USGBC Ohio - 2018 Sustainability & Energy Project Award
- Business Courier’s Top Environmental Firms 2015
- Business Courier’s Top 20 People in Green Business 2015
- Five green concepts of Future article in Business Courier 2015
- View on Vine Project Recognition for Service 2015
- Hindu Temple of Central Indiana Recognition for Service 2015
- Cincinnati Preservation Association Award 2014
- Green Business Award Nomination 2014
- Habitat for Humanity Recognition for Service 2013
- Green Business Award recipient 2013
Brad L. Hartjes  
P.E., CFM | Stormwater Lead

With 25 years of civil engineering experience, Brad has specialized in water resource, municipal, and site development projects. He has focused extensively on water resource aspects, such as hydrologic and hydraulic analysis, comprehensive watershed studies, stormwater management reviews, flood control and flood improvement, and stormwater detention and compensatory storage determination.

From a site development perspective, Brad’s projects have included the residential, commercial and industrial markets for both the public and private sectors. He uses his skills in site plan development, stormwater management permitting, grading and earthwork analysis, plan and profiles, utility layout and design, wetland coordination and geotechnical coordination to ensure success for his clients’ projects.

RELEVANT EXPERIENCE

- Evergreen Credit Union, Appleton, WI
- City of Appleton Stormwater Reviews, Appleton, WI
- Town of Freedom Fire Station, Town of Freedom, WI
- City of Kaukauna Public Works Building Renovation, Kaukauna, WI
- Lemont Business Park, Lemont, IL
- Evergreen Farm Grand Entrance, Kenosha County, WI
- Green Bay Drainage Study, City of Green Bay, Green Bay, WI
- Greenway Court Culvert Replacement, Kenosha County, WI
- CTH CE Culvert Study, Outagamie County Highway Department, Outagamie County, WI
- Lower Des Plaines River Detailed Watershed Plan, Metropolitan Water Reclamation District of Greater Chicago (MWRDGC), Cook County, IL
- Illiana Corridor, IDOT/INDOT, Will and Kankakee Counties, IL, and Lake County, IN
- I-90 (Jane Addams Tollway), Illinois State Toll Highway Authority, (ISTHA), US 20 to Elgin Plaza, Kane County, IL
- US 45 Bypass over Millburn Creek, IDOT, Gurnee, IL
- Review of Upper Salt Creek Watershed Analysis, MWRDGC, Cook County, IL
- Des Plaines River Tributary A LOMR, City of Countryside, IL
- West Branch of DuPage River Wetland Restoration, Forest Preserve District of DuPage County, DuPage County, IL
- Addison Creek Flood Control Reservoir, MWRDGC, Bellwood, IL
- Fox Crossing Drainage Study, Village of Fox Crossing, Fox Crossing, WI
- River Forest Flood Mitigation Study, Village of River Forest, IL
- Forest Park Sewer Separation Evaluation, Village of Forest Park, IL
John has more than 30 years of experience on a wide range of surveying projects, including boundary, aerial, construction, topographic, and control surveying. John is responsible for project management, project research and setup, calculations, plan review, and quality control. In addition, John prepares subdivision and condominium plats, certified survey maps and ALTA/NSPS Land Title Surveys. He is very experienced in the use of AutoCAD, Civil 3D, Land Development Desktop, and Microsoft Office software.

RELEVANT EXPERIENCE

- City of New London Library, New London, WI
- Marquette University, Milwaukee WI
- Aurora Hospital, Oconomowoc, WI
- Village of Greendale Library, Greendale, WI
- Town of Salem Town Hall, Salem, WI
- Howell Avenue, City of Oak Creek, WI
- Consaul Commons, Village of Whitefish Bay, WI
- Grafton Little League, Grafton, WI
- Ice Age Park & Trail, Hartland, WI
- Pugh Marina, Racine, WI
- Tosa Baseball League, Wauwatosa, WI
- Wanaki Golf Course Culvert Replacement, Menomonee Falls, WI
- Business Park of Kenosha, Kenosha, WI
- Franklin Business Park, Franklin, WI
- Milwaukee County Research Park, Wauwatosa, WI
- New Berlin Business Park, New Berlin, WI
- Pabst Farms, Oconomowoc, WI
- Towne Corporate Park of Granville, Milwaukee, WI
- Towne Corporate Park, New Berlin, WI
- A-C Equipment Services, Milwaukee, WI
- Actuant Corporation Facilities & Headquarters, Menomonee Falls, WI
- General Screw Products, New Berlin, WI
- Harley-Davidson Motor Company, Milwaukee, WI
- Harley-Davidson Motor Company Capitol Drive Plant, Wauwatosa, WI
- Reinhart Industrial Foods, Oak Creek, WI
- Roughy's, Pabst Farms, Oconomowoc, WI
- Roughy's Distribution Center, Oconomowoc, WI
- Southwest Metal Finishing, New Berlin, WI
- Summit City Real Estate/Allis-Chalmers Factory, West Allis, WI
- Aldridge Chemical, Milwaukee, WI
- Cera-Mite Corporation, Grafton, WI
- Delphi Automotive Systems, Oak Creek, WI
- Menards, Inc., Oak Creek, WI
- Waukesha Foundry, Waukesha, WI
Trevor Frank
AIA, LEED AP®, PMP, NCARB | PROJECT ARCHITECT

Trevor will bring his knowledge of libraries and design best practices to his role as move management facilitator. Trevor has devoted the majority of his career to renovating millions of square feet of office, laboratory, public facilities and libraries. He has been responsible for the planning and execution of relocating materials, furnishings and personnel as required by these large renovation projects.

RELEVANT EXPERIENCE

**New Public Library and Historic Mill Renovation – Kaukauna, WI**
Project manager/senior project architect responsible for completing the design to retrofit an 1800s paper mill into a 21st century library. This involved meeting the needs of the library while also preserving the historical integrity of the existing mill structure. The new 32,000 sq.ft. facility accommodates the library collections as well as provides an interactive learning garden, teen room and a multi-purpose multi-media conference room as a community resource.

**Discovery Center, Osceola, WI**
New Library and Village Hall
Trevor was the lead design architect and project manager for an $8 million village hall, library and police station. The new facility is designed to fit the context of the Downtown.

**Mixed Use Library Feasibility Study/Vacant Land Development – New London, WI**
SEH and SEH|DB are working with a developer to design a 21,000 sq.ft. public library and multi-use commercial development in the downtown. The new library will include community resource facilities, maker space and private study/tutor rooms.

**MOVE MANAGEMENT AND RELOCATION EXPERIENCE**

**WOF 2 Office Renovation (Kimberly-Clark) – Appleton, WI**
Move management and relocation coordination of more than 112,000 sq.ft. of office, meeting, conference and food service amenities along with personnel and resource moves.

**WRE Phase Office Renovation (Kimberly-Clark) – Appleton, WI**
Move management and relocation coordination of more than 357,000 sq.ft. of office, meeting, conference and research laboratory amenities along with personnel and resource moves over a 3 year period.

**Ballard Operations Office Renovation (Thrivent) – Appleton, WI**
Sequencing and relocation coordination for an ongoing multi-year multi-phase renovation project that will eventually upgrade all 800,000 sq.ft. of the facility.
Tom has 22 years in the commercial construction industry leading many major projects to successful completion. His experience ranges from healthcare to commercial buildings to schools and corporate headquarters. Tom has worked in both direct, hands-on, field roles as well as project leadership roles. Based on his intimate knowledge of the construction process he understands the nuances of taking an idea from concept to completion. Tom is a Certified Professional Estimator with the American Society of Professional Estimators. He is an active member of the Society of American Engineers (SAME), and the American Society of Professional Estimators (ASPE). Tom served in the United States Army for over 22 years and retired in 2011 from the Wisconsin Army National Guard. During his time in the armed forces, Tom oversaw the personnel and training needs for large combat units. He served in the Middle East, Korea and Haiti.

EDUCATION
Bachelor of Arts International Business
Frostburg State University
Masters Level Course Work
Defense Language Institute

PROFESSIONAL AFFILIATIONS
Service Disabled Veteran - SDVOS B
American Society of Professional Estimators (CPE)
American Institute of Constructors (CPC)

RELEVANT EXPERIENCE

City of Waunakee Library
Provided Cost Estimating services for the new city Library.

City of Madison Pinney Library
Provided Cost Estimating services for the new library facility.

University of Wisconsin Madison
Library Consolidation Provided Cost Estimating services and construction phasing review for the consolidation of the campus’s (23) libraries.

University of Wisconsin Milwaukee
Golda Meir Library Renovations
Provided Cost Estimating services for the multi-phased renovation of the existing library.

University of Wisconsin at Madison
Meat Science & Muscle Biology Laboratory
Provided Cost Estimating services for the construction of the new 68,000 GSF USDA certified meat, poultry and pork processing facility, which also contained BSL 2 and BSL laboratories.

University of Illinois at Chicago
College of Engineering Modular Design Building
Provided Cost Estimating services for the construction of the new 57,500 GSF building for multiple disciplines in the engineering department.

University of Wisconsin at Madison
Veterinary Medicine Addition & Renovation
Provided Cost Estimating services for the construction of the 142,000 GSF addition and 31,000 GSF renovation, which included surgical suites, BSL 2 and BSL 3 laboratories.

University of Wisconsin at Madison
Chemistry Tower Addition
Provided Cost Estimating services for the construction of the new ten-story chemistry building and renovation of the existing adjacent building.
Josh Houston
CPE | Cost Estimator

Josh has over sixteen years of experience in the construction industry. His experience includes Cost Estimating and Project Managing for a variety of construction projects throughout multiple location in the United States. His current responsibilities with Middleton Construction Consulting include the preparation of cost estimates in all areas of construction, with an emphasis on mechanical, plumbing, fire protection, electrical, low voltage and site/civil. He has prepared numerous cost estimates for higher education, medical, and municipal facilities from conceptual design through the construction document level. He utilizes the experience gained over fifteen years to support and advise clients for the success of their construction and renovation projects. His experience provides a base of information to establish contract values from the early design phases through construction documents including value engineering and bid reconciliation.

EDUCATION
Master’s Degree, Political Psychology
Stony Brook University, Stony Brook, NY , 2015
Bachelor of Science, Political Science & Criminal Justice
State University of New York at Fredonia, Fredonia, NY , 2002

PROFESSIONAL AFFILIATIONS(S)
Certified Professional Estimator
American Society of Professional Estimators

RELEVANT EXPERIENCE

City of Waunakee, Waunakee, WI
Waunakee Public Library
Provided Cost Estimating services for the construction of the new library.

City of Madison, Madison, WI
Pinney Library
Provided Cost Estimating services for the buildout of the new library.

Olbrich Botanical Gardens
Provided Cost Estimating services for the classroom/public learning center addition and construction of the new production greenhouse, including surrounding site work and landscaping.

Madison Public Market
Provided Cost Estimating services for the renovation of the existing vehicle maintenance garage into a new public market.