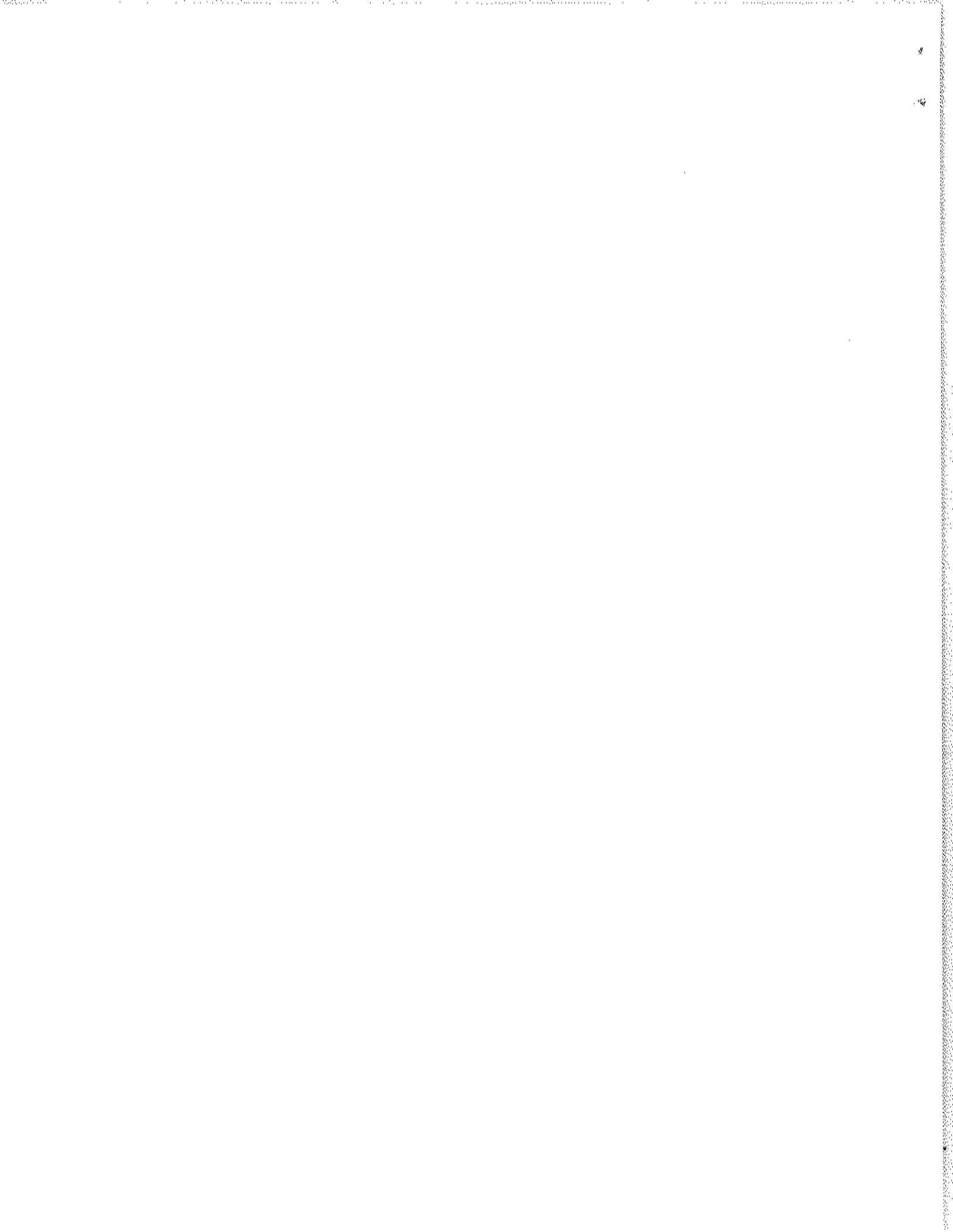


City of Burlington
COMMUNITY POOL

January 15, 2016

**WE KNOW
WATER
AND
WE KNOW
BURLINGTON!**





6. Fees

Intent and Assurance

Our team is committed to providing the highest level of quality service and design for this project. The staff assigned to this project have a documented history of providing successful aquatic facility projects to clients across the state and region. There are no workload conflicts for this group of staff, and we are willing and able to complete the scope of services described within this proposal under the given timeline.

Assumptions

Existing base map information will be provided by the City in digital format (CAD/GIS). Any required additional topographic or geotechnical exploration will be provided by the City and coordinated with Ayres. All existing utility information and prior planning studies for the site will be provided by the City to Ayres. Permit fees will be paid by Ayres and submitted as additional reimbursable expenses. Printing of additional design development plans and/or construction documents will be the responsibility of the City.

Anticipated Fees

In consideration of the preceding scope of services, our proposed fees are time and materials not to exceed as follows:

I. Site Assessment	\$ 6,016
II. Preliminary Design Development	\$ 40,468
III. Pool Management Plan	\$ 12,992
IV. Referendum Education and Assistance	\$ 10,224
V. Construction Documents	\$ 81,104
TOTAL	\$ 150,804

VI. Construction Administration 3.25% of total
..... construction cost

Reimbursable Expenses..... \$ 6,000

Reimbursable expenses, estimated at \$6,000, include permit fees, printing, supplies, and miscellaneous expenses. If additional services are requested, such services will be provided on an hourly basis, plus expenses.

PHASE BREAKDOWN

Phase 1-3 Total	\$ 59,476
Phase 4-5 Total	\$ 91,328
Phase 5 Total	3.25% of total construction cost

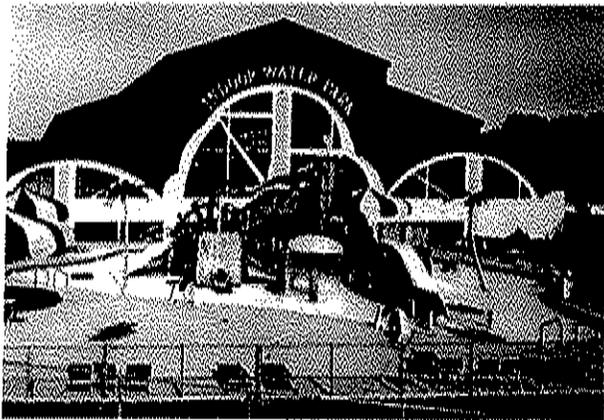


GOT WATER?

AYRES
ASSOCIATES

Blake Theisen, PLA
Project Manager
608.441.3569

TheisenB@AyresAssociates.com



Project Details:

- 50,000 sf indoor waterpark with lazy river, 10 slides, splash play areas
- 3 outdoor pools
- Concession areas
- Locker rooms



Treasure Island Bay Of Dreams
Wisconsin Dells, WI

Treasure Island Bay of Dreams Indoor Waterpark sits on a portion of the site formerly known as Family Land. Family Land featured a number of outdoor amusements along with an adjacent hotel. Iconica provided architecture, engineering and construction to add an indoor waterpark, connect to the existing hotel, and add a number of family suites to the hotel. The waterpark has a lazy river, hot tubs, slides and pools inside and out. Client goals centered around guest entertainment, schedule and cost control. Challenges included air and water quality, durability of materials and site drainage.

During the One-Year inspection at Treasure Island, Iconica identified a pressurization problem within the water park. Iconica took action to resolve this problem by analyzing solutions with the equipment and control systems manufacturers, resulting in the improved performance of the HVAC system and correct pressurization within the water park. The resolution brought to the owner's attention the importance of proper HVAC system maintenance and performance, assuring an enjoyable experience for the water park guests.

Additional References

Ayres/SAA Design Group

Blue Mound State Park Pool and Splashpad
Wisconsin Department of Natural Resources
Ken Keeley, PLA
Landscape Architect
608.267.7466
ken.keeley@wisconsin.gov

Anderson Pool and Splashpad
City of Kenosha Public Works Department
Shelly Billingsley, PE
Director of Public Works
262.653.4149
sbillingsley@kenosha.org

Riverside Park Pool and Splashpad
City of Janesville Public Works Department
Paul Woodard, PE
Director of Public Works
608.755.3182
woodardp@ci.janesville.wi.us

Carrico Aquatics

Onalaska Parks & Recreation
Dan Wick
608.781.9530

Holmen Parks & Recreation
Mike Brogan
608.526.2152

University of Wisconsin Hospitals & Clinics
Jodi Oster
608.263.7936

Village of Pleasant Prairie
Tom Patrizzi
608.620.4676

Iconica

Madison Country Day School
Barb Spurlin
Business Manager
608.850.6372
bspurlin@madisoncountryday.org

KeyLime Cove Resort
S & L Hospitality
Craig Stark
Chief Executive Officer
608.273.4677
cstark@slhosp.com

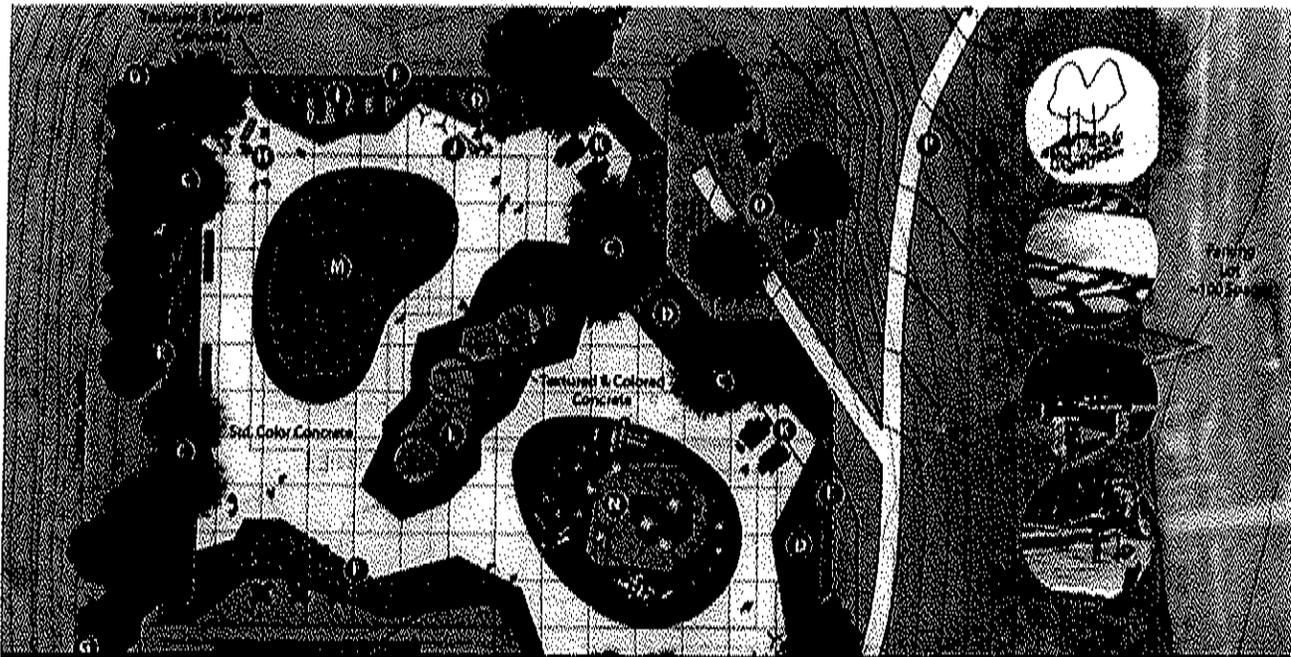
Treasure Island Bay of Dreams
Jim Mattei
Owner
608.393.9841
jim.mattei2@verizon.net

Scherrer

Aurora Health Care / Aurora Wellness Center
Brad Sabre
Burlington, WI
bradley.sabre@aurora.org
414.649.7174

Burlington Area School District
Peter Smet, Superintendent
Burlington, WI
psmet@basd.k12.wi.us
262.763.0210

5. Project Experience/References



BLUE MOUND STATE PARK POOL & SPLASHPAD Blue Mounds, WI



Ayres (formerly SAA Design Group) worked with the Wisconsin DNR to develop a feasibility study for the existing aging swimming pool complex at Blue Mound State Park as well as produce design development and construction documents for implementation. The project, a first for a Wisconsin State Park, had its grand opening on Memorial Day weekend 2015. Life cycle, operation, and maintenance costs were analyzed for the existing facility and used as a benchmark for conceptual alternative designs. The team explored various options for the site including the renovation of the existing facility to code compliance, replacing the pool in lieu of a splashpad, and a hybrid option establishing a new smaller pool and an interactive splashpad zone. Projected revenue and operation/maintenance figures were established to aid the agency in future funding allocation for the site.

Project elements included a new pool vessel, themed splashpad, bath house renovations, new parking lot, and utility infrastructure replacement.

Client: WI DNR

*Services:
Project Visioning, Design
Development,
Construction Documents,
Cost Estimating,
Construction Administration*

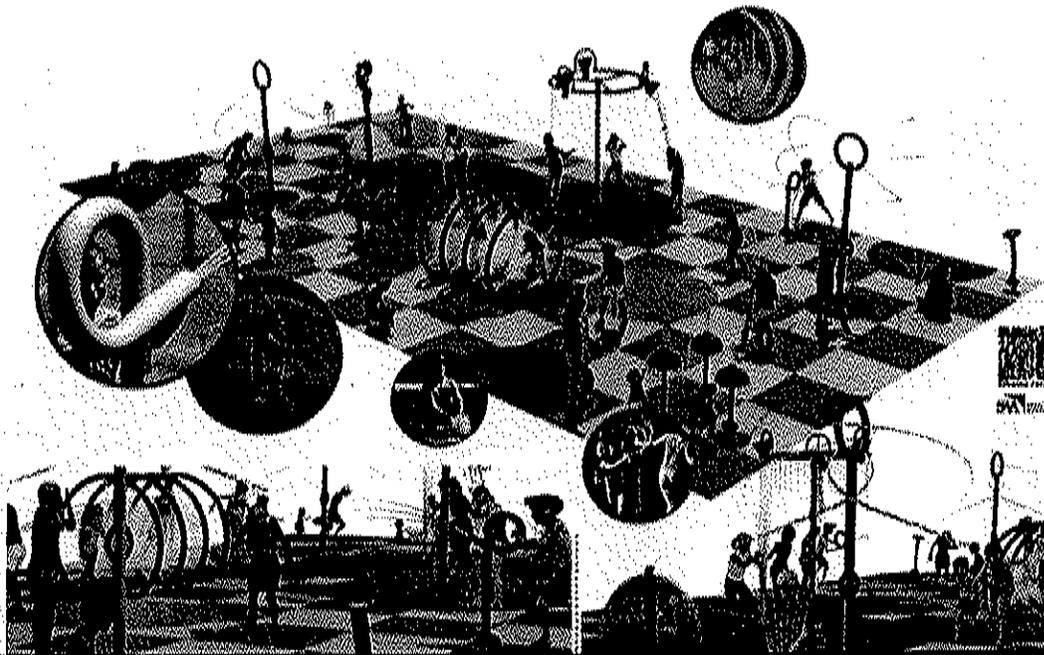
Reference:

*Ken Keeley
Project Manager
WI DNR
101 S. Webster St.
Madison, WI 53707
608.267.7466
kenneth.keeley@
wisconsin.gov*

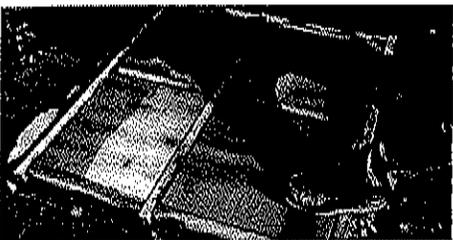
**AYRES
ASSOCIATES**



ICONICA



ANDERSON POOL SPLASHPAD, Kenosha, WI



Kevin Poirier - Kenosha News

Ayres (formerly SAA Design Group) provided concept design and construction documents for the City of Kenosha Anderson Pool complex with the addition of a 3,800-square-foot interactive splashpad. This zero depth water feature replaced the footprint of a deteriorated 33,000-gallon, aluminum-lined intermediate pool.

The concept created a playful, colorful addition that contrasted with the abundance of gray concrete decking. Circular "droplets" of color add a variation to the surface and provide added play opportunities for smaller children, while enhancing the vibrancy of the area during the off-season. Tot areas are spaced around the perimeter with larger water features focused toward the center for older children. The third bay, the family bay, is less definable in space, but exists as a transition between the two zones. Seating areas, shade structures, and improved circulation patterns further enhance this family-friendly aquatic center. Construction was completed in 2013.

Client: City of Kenosha

Services:

*Conceptual Plan,
Construction Documents,
Construction Administration*

Reference:

*Shelly Billingsley
Director of Public Works
City of Kenosha
625 52nd Street
Kenosha, WI 53140
262.653.4056
sbillingsley@kenosha.org*

AYRES
ASSOCIATES

Scherrer
CONSTRUCTION CO., INC.



Schwiebert Park Spray Ground, Rock Island, IL (Ayes/SAA Project)

Task VI. Construction Administration

(Lead – Scherrer, Support – Ayres, Iconica)

- Facilitate a preconstruction meeting on-site with general and subcontractors. The team will outline key project elements and establish detailed schedule milestones.
- Review contractor and vendor supplied shop drawings.
- Facilitate biweekly progress meetings and conduct site inspections on a weekly basis minimum and/or at key milestones.
- Schedule and attend plumbing inspections with state regulatory bodies at appropriate times during construction.
- Perform final punch list walk-through with contractor. Provide detailed punch list of incomplete/unsatisfactory items.
- Provide the City with final operations, maintenance manuals, and project closeout documents.

Deliverables for Task VI:

One 8.5x11 summary minutes from preconstruction meeting

8.5x11 meeting minutes from progress meetings

Digital site photographs

Copies of state inspection approvals

8.5x11 field inspection reports

Three as-built drawings

Completion Schedule

Proposed Meetings	2016											2017	
Proposed Project Schedule	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan-Mar	April-Oct	
Task 1													
Background research, Develop	■												
Kick off meeting (#1)	●												
Tour project site	■												
Bid analysis	■	■	■										
BiWeekly conf call(s)	■	■	■										
Task 2													
Workshop/design charrette meeting (#2)			●										
Prepare preliminary concept design drawings			■	■	■								
Preliminary cost estimate			■	■	■								
PIM						●							
Staff and committee meeting (#3)						■	■						
Refine preliminary drawings						■	■						
Review meeting with city staff (#4)						●							
BiWeekly conf call(s)			■	■	■								
Task 3													
Pool management plan						■	■	■					
Task 4													
Public engagement plan							■	■	★				
Referendum support documents							■	■	★				
Task 5													
Prepare construction plan set								■	■	■			
Prepare specifications and bid documents								■	■	■			
60% review meeting (#5)								●					
90% review meeting (#6)									●				
100% review meeting (#7)										●			
Prepare and submit permits									■	■			
Final submittal											★	■	
Bidding								■	■	■			
BiWeekly Conf Call(s)								■	■	■			
Task 6													
Construction engine												★	
Pre-construction meeting												●	
Shop drawing submittals/review												■	
Bi-weekly progress meetings												■	
State inspections												●	
Punch List												●	
Start-up training/closeout												★	

Task I. Site Assessment

(Lead – Ayres, Support – Iconica)

- Conduct background research and data collection. Acquire and review existing plans, surveys, reports, and maps related to the project.
- Attend kickoff meeting with City staff (**Meeting #1**). This meeting will address topics including:
 - Design program and budget
 - Project timeline and public meeting dates
 - Priorities and restrictions
- Tour project site. Ayres will also photo-document existing conditions during this visit. Elements to be investigated include:
 - Topography
 - Drainage patterns
 - Development limitations
 - Existing adjacent park uses
 - Connectivity patterns and circulation
 - The historic and natural environment
- Complete site analysis for project area to include building condition, mechanical components, ADA issues, utilities, drainage patterns, existing structures, and circulation patterns.
- Communicate on a regular basis (biweekly minimum) with City staff via conference call and/or email.

Deliverables for Task I (delivered electronically in PDF or native file format as requested):

One summary memo from kickoff meeting

One updated project timeline

One summary of preliminary analysis, findings, and recommendations

One Facility Analysis Plan (building and site)

Digital site photographs

Field notes and observations



Task II. Preliminary Design Development

(Lead – Ayres, Support – Iconica, Scherrer)

- Facilitate workshop meeting/design charrette (**Meeting #2**) with City staff to determine pool layout, theming, mechanical storage enclosure needs, site programming needs, maintenance responsibilities, and other desired amenities.
- Prepare three preliminary concept design plans. Elements to be addressed include:
 - Site layout
 - Site amenity layout
 - Building configuration scenarios
 - Design character images
- Prepare preliminary cost estimate for the design development drawings. Our team uses current pricing structures from other recent team project bid tabulations, DOT standard costs, and input from local contractors.
- Facilitate one public open house (**PIM #1**) to present conceptual design direction and gather stakeholder input using interactive methods such as nominal process and visual preference exercises. Topics to discuss include:
 - Theme, equipment, and materials
 - Site amenities (benches, shade structures, etc.)
 - Access and connectivity
 - Seating requirements
 - ADA accessibility
 - Safety issues
 - Environmental impacts (drainage, noise abatement, light spill, parking, etc.)
- Attend review meeting with City staff to refine final design direction (**Meeting #3**).
- Refine preliminary drawings into the preferred concept option to incorporate public comments and City staff comments.
- Present and review the final concept drawings to the City staff (**Meeting #4**). Ayres will also meet with the state pool/plumbing reviewers to secure early buy-in of the proposed features and mechanical system.
- Communicate on a regular basis (biweekly minimum) with City staff via conference call and/or email.

Deliverables for Task II:

- One summary memo from workshop meeting
- One summary memo from PIM
- PIM presentation materials (digital format)
- One summary memo from each review meeting
- Three (3) 11x17 design development plan sets
- Staff review meeting presentation materials (digital format)
- Three preliminary cost estimate
- 24x36 color renderings and perspectives of preliminary and final concept plan

**Task III. Pool Management Plan
(Lead – Carrico, Support – Ayres/Iconica)**

- Prepare a comprehensive management plan to include recommendations on staffing, operations, programming, and concessions management.

Deliverables for Task III:

- One 8.5x11 pool management plan
- One digital pool management plan (PDF)

**Task IV. Referendum Education and Assistance
(Lead – Ayres, Support – Iconica, Scherrer)**

- Assist City staff with preparation of public engagement plan and project awareness campaign.
- Prepare support graphics (paper and web) and referendum language for City staff to use in public opinion poll.

Deliverables for Task IV (delivered electronically in PDF or native file format as requested):

- One memo for referendum release
- One graphics packet (project renderings)

**Task V. Final Design and bid documents
(Lead – Iconica, Support – Ayres, Scherrer)**

- Prepare construction plan and bid documents to include:

- Demolition and erosion control
- Site layout
- Pool vessel
- Building plans
- Cross sections
- Utilities – storm, water, electrical, and sanitary
- Mechanical systems plans
- Pool piping plan
- Site construction and amenity details
- Special provision specifications and bid form documents (City to supply standard specification sections)

- Attend 50% review meeting with City staff (**Meeting #5**). All review materials will be submitted prior to meeting.
- Attend 90% review meeting with City staff (**Meeting #6**). All review materials will be submitted prior to meeting.
- Attend 100% review meeting with City staff (**Meeting #7**). All review materials will be submitted prior to meeting.
- Complete DSPS, WRAPP, and local erosion control permits.
- Assist City with public bidding process
- Communicate on a regular basis (biweekly minimum) with City staff via conference call and/or email.

Deliverables for Task V:

- Ten 11x17 review construction plan sets per meeting
- Five 11x17 final design drawings
- Three final specifications and bid documents
- One 11x17 complete permit as outlined in above scope
- 1 compact disk or DVD containing:
 - PDF format final construction plans and bid documents
 - Excel/Word format final quantity spreadsheet
 - Final plan graphics (native software-CAD/GIS)
 - Completed permit forms

4. Understanding/Scope of Services

PROJECT UNDERSTANDING

The purpose of this project is to complete a feasibility study and site assessment of the existing pool facility, create concept design, assist with public engagement and outreach, provide construction documents (plans and specifications), and provide construction administration for the Community Pool renovation project in the City of Burlington. This redevelopment project will bring the public pool into current code compliance, improve customer experience, and offer new features and amenities.

The current pool and support bath house is outdated and does not meet ADA or current pool code requirements. The City desires to follow a critical path methodology for assessment of this facility and develop a long-term sustainable model of operation and management.

We understand that aquatic facility users desire more than just a pool. The needs of different age groups must be taken into account for a facility to be attractive for multigenerational gatherings. For example, some parents/guardians may prefer to sit in a quiet shaded area out of the main activity zones. A well-designed facility will also offer interactive experiences for pool users of all abilities and interests. Examples could include a combination of lap lanes, dive well, zero depth zone, and splashpad.

PROJECT APPROACH

We believe in an open and transparent planning process with pre-established benchmarks for success. Public investment in terms of both time and dollars is respected from day one, and we pride ourselves on developing a high level of trust and confidence with our clients and their constituents. Keys to our success include:

Plan for implementation. A project's implementation begins with developing the partnerships that forge alliances and create a sense of investment in the outcome. Creating strong partnerships and identifying catalytic start-up projects are vital steps in realizing plan objectives.

Design for ease of maintenance. Ongoing maintenance of facilities requires significant resources. As a result, designing and managing public spaces intelligently can yield dramatic dividends. Through ongoing coordination with facility maintenance staff, managers, and others, Ayres designs and recommends strategies to minimize future costs while maximizing ecological value and recreational advantage.

Communicate effectively. We work collaboratively and in the trenches with staff and stakeholders to evolve meaningful plan alternatives and final plan recommendations. Communicating the vision and opportunity afforded by a plan requires verbal, written, and graphic communication to ensure project understanding and inspire imagination.

Our first priority is to listen. We want to hear the history of this facility to date so we can understand why certain decisions were made and expectations of the community and stakeholders. The project kickoff meeting should include the key City staff with the historical knowledge of the site, as well as those responsible for future programming and maintenance responsibilities for the new facilities. During this meeting we will also review existing materials, establish project goals, formulate a detailed timeline, and tour the site. In order for our team to complete a system analysis, municipal water and sewage treatment rates must be evaluated as well as a staffing level review. These factors help us understand potential costs and maintenance obligations the City will face long term. We will provide and review examples of several of the area/regional facilities of similar nature to determine successes and failures.

Our team is also in tune with the political implications of these decisions and will involve the elected City officials from the start of the discussions to establish trust in the design team and ownership of the project. We have found that this intimate, face-to-face interaction creates connections and promotes successful partnerships that are beneficial to plan implementation. Our goal is to provide you with a sound and defensible plan and set of recommendations. The results of our analysis will be

presented to City staff, with anticipated operational costs, schematic facility layout, and required support system costs. With consensus on the initial assessment, our team will begin the preliminary design phase.

A proposed design charrette/workshop will allow staff to discuss perceived opportunities and issues with us. This hands-on meeting allows the stakeholders to be a part of the design process. We can use a wide variety of options from our toolbox to engage the participants. **Sensory experiences** such as 3-D model building with the proposed pool elements illustrate spatial relationships and help participants understand opportunities and limitations. Through special design software, we are able to manipulate shapes and spaces on the presentation screen in real time. The end result is a tangible digital site model created by all meeting participants. The results of this meeting will yield design direction for the pool, bath house, and peripheral support areas.

Ayres will also facilitate a **Public Information Meeting** to present the preliminary drawings and associated character images. This open house will allow the design team and stakeholders to listen and absorb public perception and design preference. Public records from this meeting also provide the City with additional support documentation for the Pool Board and Common Council approval of layout and final project expenditures. Ayres will meet with City staff to analyze the findings and establish the final design direction.

Final design drawings, specifications, and cost estimates will be developed in preparation for bidding. We propose three design review meetings (50%, 90%, and final review) and will submit review drawings to the City one week prior in hard copy and pdf format. Layout changes and detailed design coordination will be addressed during these review sessions. We will facilitate a final public hearing for approval of final design as well as meet with review agents from the state DSPS to ensure timely permit approvals.

A large part of our success in developing feasible designs is producing accurate construction cost estimates. Because we facilitate projects across the region, we believe it is important to engage with local contractors to gauge regional pricing structures and material costs. The design team will use the strategic partnership formed with Scherrer Construction over

many years of successful project implementation in the area to complete this task. We also possess bid tabulations from several recent aquatic facility projects and will incorporate these real-world costs into the estimate.

The project manager will provide biweekly updates or as needed during this planning process. Assuming a start date of March 1, 2016, we will submit the site analysis and comparative system analysis to the City by May 1, preliminary plans by August 1, and final design drawings by January 1, 2017. We anticipate the construction documentation phase to take approximately three months to complete including permit application submittals. This schedule will ensure sufficient time for municipal and regulatory agency review and positions the City for late winter bidding and spring/summer 2017 construction.

We anticipate approximately four to six months for construction. Once bids are received and a contract is awarded, we will establish a detailed timeline with the selected contractors and set required milestones. Early coordination with the contractors will be imperative to ensure that in-ground equipment arrives on site on time. The lead time for equipment production is typically between six and eight weeks. We follow a critical path methodology for construction management, and this process will be shared with the City staff at every step. Our staff will facilitate regular construction progress meetings, photo-document the installation process, and provide the City with written field notes and meeting minutes. At the project's conclusion, record drawings and digital files will be delivered to the City for your records.

The design team and the proposed schedule are flexible, and we will modify the phased timeline at the request of the City. Our team is dedicated to producing high-quality, attainable solutions through our design process and has a proven history of delivering completed projects to clients on time and on budget.

Tom Carrico

Aquatic Specialist

Carrico Aquatic Resources

Management and operation planning

As chief poolologist, Tom teaches AFO classes for the Wisconsin Parks and Recreation Association and has served on national advisory councils to Stranco (US Filter) and Olin (Arch) Chemicals; has taught national certification courses in Wisconsin, Iowa, Illinois, Michigan, Ohio, Minnesota, California, and Texas; and last year taught the first AFO class to members of the National Spa and Pool Institute of Canada. Tom is a member of Wisconsin's HSF 172 code committee dealing with pool operational codes and the Department of Commerce Com 90 committee dealing with aquatic facility construction codes and design, as well as serving on an advisory subcommittee to Wisconsin Department of Agriculture regarding restricted pesticide licensing for swimming pools.

Related Experience:

Marcus Resort and Hotels, Milwaukee
University of Wisconsin Hospitals and Clinics
Whitewater Aquatic Center
Timber Ridge Water Park, Lake Geneva
Goodman Pool, City of Madison
Various Wading Pools, City of Green Bay
Burlington Wellness Center
Moose Mountain Water Park
Municipal Pool, City of Holmen
Municipal Pool, City of La Crosse
University of Nebraska Aquatic Center
University of Northern Iowa Aquatic Center
Pollock Water Park, City of Oshkosh

Jim Scherrer

President/CEO

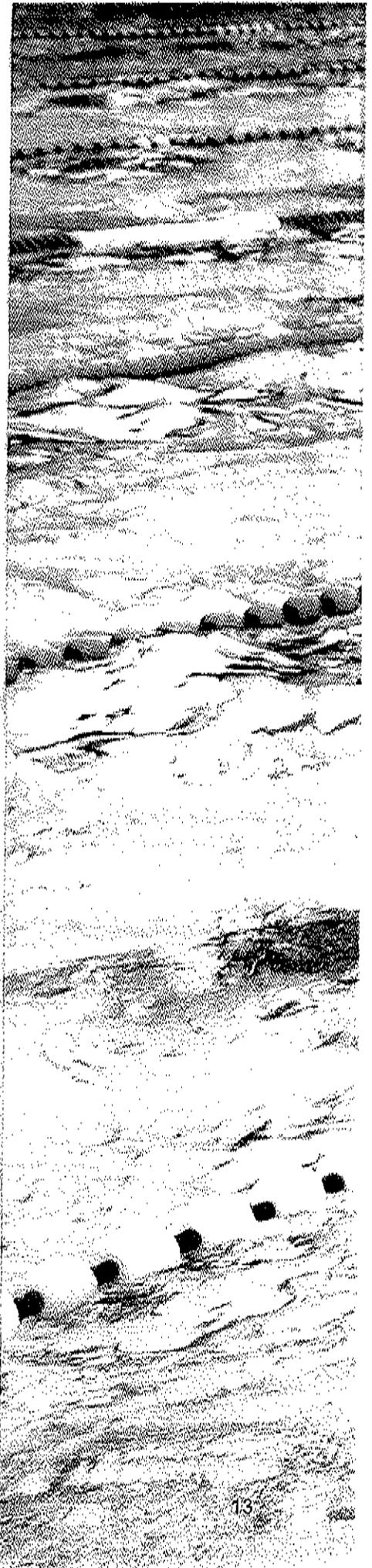
Scherrer Construction

Strategic planning

Jim has over 27 years of experience in the construction industry. The majority of his experience is with project management and coordinating project teams. Jim began his career in the field as a carpenter. He learned early the importance of completing a task correctly and thoroughly to ensure the best quality. Jim implements all of the lessons that he learned in the field throughout the company as the current president and CEO.

Related Experience:

Anderson Pool Splash Pad, Kenosha, WI
Whitewater Community Aquatic Center, Whitewater, WI
Aurora Wellness Center, Burlington, WI
Salvation Army Pool, Camp Lake, WI
Innovative Health & Fitness, Franklin, WI
Burlington Department of Public Works, Burlington, WI
Oak Creek Water & Sewer Utility Headquarters, Oak Creek, WI
Janesville Ice Arena, Janesville, WI
Aurora Health Care Remodel, Lake Geneva, WI
Burlington RV Superstore, Sturtevant, WI
WI DOT Safety Rest Areas 11 & 12, Portage, WI
Wilmot Union High School, Wilmot, WI
Golden Years Retirement Village, Walworth, WI
Williams Bay School Addition, Williams Bay, WI
Lakewood School Addition, Twin Lakes, WI
Waterford Union High School, Waterford, WI





Ben Templin, LEED AP
Vice President of
Prereferendum and
Preconstruction Services
Scherrer Construction

Ben brings over 26 years of experience to the projects he manages. His knowledge of construction is diverse and well-rounded. He is well-versed in preconstruction and project management. Planning, scheduling, estimating, and managing are the core skills that Ben has mastered over his career. Strong communication skills and flexibility help to ensure the success of each project he is involved with.

Related Experience:

- Bristol School Addition, Bristol, WI
- Palmyra-Eagle School District Building Improvements, Palmyra, WI
- Oak Creek Vet Clinic, Oak Creek, WI
- Trostel, Ltd., Addition, Lake Geneva, WI
- Hartnell Chevrolet Renovations, Salem, WI
- Plymouth Church Addition, Burlington, WI
- Lynch Interior Remodel, Burlington, WI
- Salem Grade School Building Improvements, Salem, WI
- Wadewitz Elementary School Addition, Racine, WI
- Williams Bay School Addition, Williams Bay, WI
- Westosha Central High School Building Improvements, Salem, WI

Steven Richard
Project Engineer
Scherrer Construction

As a motivated and up-and-coming project team lead, Steven meticulously supports construction project processes from initial plan procurement to project close-out. He functions as the liaison between project managers and our subcontractors by sending out bid invitations, resolving bidding questions, completing bid documents, and overall support of bid day activities. With our project management team as his mentors, Steven also runs small construction projects.

Related Experience:

- Williams Bay School Addition, Williams Bay, WI
- Big Foot High School Building Improvements, Walworth, WI
- Bristol School Addition, Bristol, WI
- Lyons Storm Shelter, Lyons, WI
- Milwaukee Public Library East-Branch Build Out, Milwaukee, WI
- Kenosha Regional Airport Electric Vault Building, Kenosha, WI
- Salem Grade School Building Improvements, Salem, WI
- Delafield Fire Station & Town Hall, Delafield, WI
- Walworth County DPW Vehicle Facility, Elkhorn, WI

Marcus Fink, PE
Engineer

Ayres Associates

Construction oversight

Marcus has specialized in urban development, municipal infrastructure design, and construction throughout his career. With his main emphasis in grading, erosion control, and stormwater management design and implementation, Marcus has designed and overseen many successful projects including street reconstructions, public parks, and industrial, commercial, and residential site construction. Marcus' preference for "green design" intertwines perfectly with the latest trends and complements aesthetic landscape designs that are both beautiful and functional.

Licensed PE: WI

Related Experience:

Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI
Tank Park Pool and Splashpad Conversion, Green Bay, WI
Calvin Moody Pool and Splashpad, Milwaukee County, WI
Riverside Park Pool and Splashpad, Janesville, WI
Wanick Park Splashpad, Sherwood, WI
Frazier Point Park, Fond du Lac, WI
Shagbark Park, Kenosha, WI
Southport Park, Kenosha, WI
Petzke Park Phase I, Kenosha, WI
Madison College Landscape Master Plan, Madison, WI
Villager Mall, Madison, WI
Richards Road Reconstruction, Town of Lodi, WI
Park Street Drainage Improvements, Town of Lodi, WI
Veteran's Park, Mercer, WI

Patrick Eagan, PE, SE
Engineer

Iconica

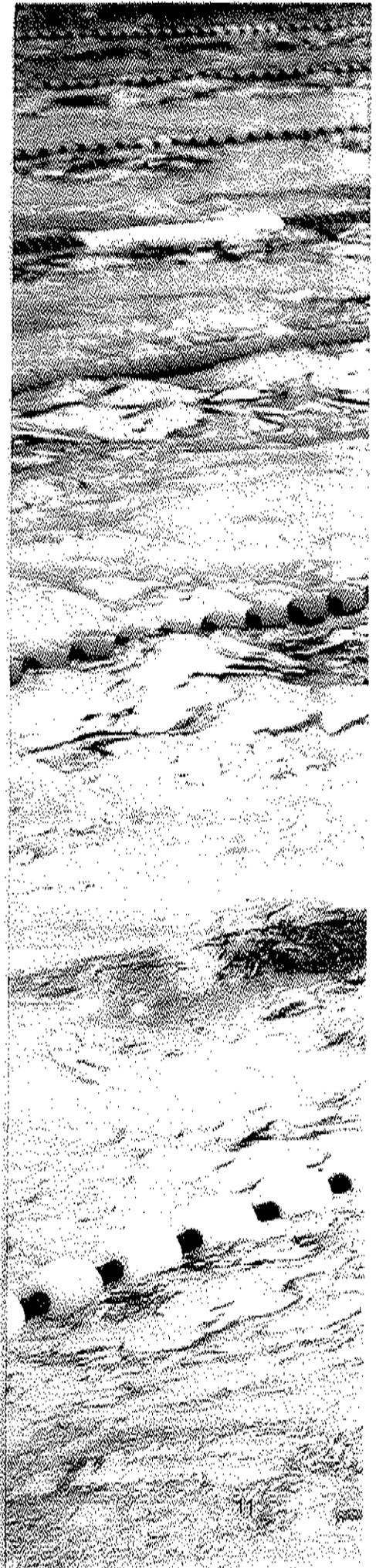
Structural engineering

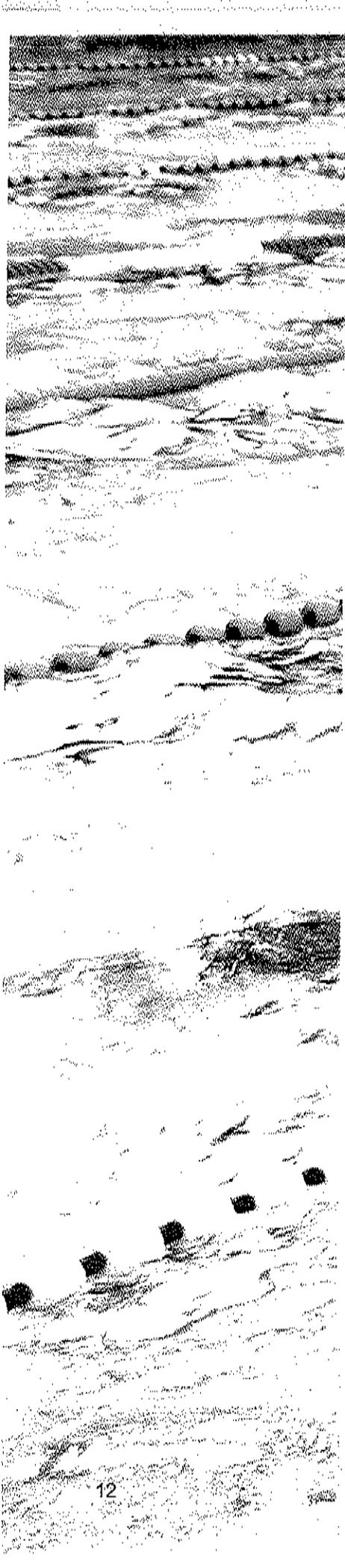
As engineering director, Patrick is responsible for overall management of Iconica's mechanical, plumbing, electrical, and structural engineering teams as well as geotechnical and civil consultants. He makes sure the underlying concepts and designs are solid for all aspects of the engineering systems. He also ensures proper detailing and application of materials and is responsible for the quality of the engineering plans and specifications. Patrick is a broad thinker and constantly looks for solutions that direct project dollars to areas that matter the most to our clients.

Licensed PE: WI

Related Experience:

Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI
Three Rivers Wellness Center, Three Rivers, MI – Structural engineer; 35,000 sf, running track, aerobic/weight-lifting area, therapy and lap pools, nutrition education wing
Pitt County Wellness Center, Greenville, NC – Structural engineer; 50,000 sf, running track, aerobic/weight-lifting area, therapy and lap pools, nutrition education wing
KeyLime Cove Resort and Waterpark, Gurnee, IL – Hotel units, food service, lobby, arcade, waterpark
Champaign Fire Station, Champaign, IL – Structural engineer; contains living quarters, call station, vehicle bays
Danville Public Safety Building, Danville, IL – Structural engineer; 50,000 sf, 5-story cast-in-place concrete building
Cass County Justice Center, Harrison Township, MO – Structural engineer; straight shaft drilled pier foundation





**Bob Fellar, AIA, LEED AP,
NCARB**

Architectural Director
Iconica

Building Evaluation, ADA ecompliance

As architectural director, Bob is responsible for leading and mentoring the design project managers and architectural team in terms of standards, quality, technical aspects, cost control, and integration so project goals are consistently met. Bob is also an asset in guiding our clients through project pre-design phases including site analysis, existing building evaluations, schematic design, programming, and space planning where his experience ensures projects can meet budgetary restrictions and achieve required agency approvals.

Licensed Architect: WI, IL, MN, NC, WA

Related Experience:

Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI
Kalahari Resort, Sandusky, OH – Hotel units; condos; indoor waterpark with splash pools, lazy river, wave pool; outdoor pools

KeyLime Cove Resort and Waterpark, Gurnee, IL – Hotel units, food service, lobby, arcade, waterpark

St. Therese Elementary School, Deephaven, MN – Lead architect and project manager; renovation and addition to existing school including code upgrades and energy improvements

Bemidji High School, Bemidji, MN – Lead architect and project manager; 400,000 sf, swimming pool, classrooms

South Milwaukee High School, South Milwaukee, WI – Lead architect and project manager; 390,000 sf of new construction plus renovation of classrooms and existing pool

Dan Dehnert, PE
MEP Engineer

Iconica

Mechanical and plumbing design

As lead MEP engineer, Dan's job is to define system concepts based on client goals, guide the project engineers in integrating with the other building systems, and review project documents throughout the design phase and before bidding. He also spends time evaluating the performance quality of MEP systems of completed and occupied projects. His graduate work in solar energy, air conditioning, and energy utilization combine with many years of experience designing and troubleshooting electrical and HVAC systems to form the foundation of his technical expertise.

Licensed PE: WI, IL, IA, MI, MN, PA, WA

Related Experience:

Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI
Kalahari Resort, Wisconsin Dells, WI – Hotel units; condos; indoor waterpark with splash pools, lazy river, wave pool; multiple outdoor pools
Kalahari Resort, Sandusky, OH – Hotel units; condos; indoor waterpark with splash pools, lazy river, wave pool; outdoor pools

Great Wolf Lodge, Wisconsin Dells, WI – Hotel units, indoor waterpark with multiple water features, outdoor pool
Madison Country Day School, Waunakee, WI – Multiple phases including pool renovation, HVAC modifications, classroom remodel and addition, gymnasium addition, athletic fields

WPPI Energy, Sun Prairie, WI – 25,000 sf remodel and 25,000 sf addition including cost assessment of existing conditions

Waunakee EMS Facility, Waunakee, WI – Plumbing, HVAC, and electrical engineer

Wonewoc Fire Department and Village Hall, Wonewoc, WI – Plumbing, HVAC, and electrical engineer

3. Team Qualifications/Resumes

Team Qualifications

Our design professionals have a documented history of delivering successful projects to clients regionwide, and we believe that a "whole" community is based on the strength of the public recreation system. To provide the highest level of service our team will include:

- **Blake Thelsen** (Project Manager – Ayres Associates) brings experience with park facility planning, universal and integrated feature design, aquatic facility design, group process, and realistic implementation strategies. Blake, a recognized expert in the field of community park and open space planning, is well trained in the latest trends, equipment, and coordinated educational programming available to the park and recreation community. He has been responsible for the design and management of 17 pool and splashpad facilities within the last five years in Wisconsin and Illinois. His organizational and public facilitation skills have delivered successful projects to clients for more than 15 years, and he has assisted municipal clients in obtaining more than \$4 million through successful fund raising strategies.
- **Katie MacDonald** (Civil Engineer – Ayres Associates) is an expert in stormwater management, green engineering techniques, and site grading. Her extensive experience with environmental and regulatory permitting will ensure hassle-free coordination with state and local review agencies. Katie also understands the structural requirements of varying soil conditions and associated site design requirements.
- **Marcus Fink** (Civil Engineer – Ayres Associates) provides our clients with expertise in on-site construction observation and management. His training as a field engineer and site superintendent in the military gives him unmatched firmness with contractors while understanding how to find pragmatic solutions with multiple parties.
- **Patrick Eagan** (Structural Engineer – Iconica) excels in technical design, graphic communication, and facility assessment. His knowledge of the latest construction techniques and material costs provides clients with accurate and dependable forecasting for bidding day. Patrick is responsible for many of the state's private aquatic facilities.
- **Bob Fellar** (Architect – Iconica) offers extensive experience with large-scale aquatic facility design, community activity spaces, and requirements such as impactful design, durability, and cost control, all while meeting needs of stakeholders. He also specializes in site narrative and barrier-free design.
- **Dan Dehnert** (Mechanical and Plumbing Engineer – Iconica) provides our team with unmatched experience in vital mechanical system design such as automated controls, first cost and operational cost considerations, maintenance, and integrated plumbing technologies.
- **Tom Carrico** (Aquatic Specialist – Carrico) is the owner of Carrico Aquatics Resources, Wisconsin's largest knowledge-based pool industry firm. Tom consults with 90% of Wisconsin municipal pool owners on operations and management strategies.
- **Jim Scherrer** (President/CEO – Scherrer Construction) is a third-generation Burlington business owner and community advocate. He provides a high level of trust and local ownership of this project to City residents. Jim has a vested interest in seeing this project succeed and will ensure responsible use of the community dollars allocated to this project. Jim also brings his wealth of experience in public facility referendum processes.
- **Ben Templin** (Preconstruction Services – Scherrer Construction) provides leadership and direction for all preconstruction activities. He will work with the design team to establish accurate and timely estimates, will provide preconstruction cost control, and will review documents for scope, constructability, and value-added alternatives.
- **Steven Richard** (Project Engineer – Scherrer Construction) will assist in cost estimation, value-engineering, and referendum outreach within the community. As a resident of Burlington, he provides insight into the desires of the City. Steven will also provide construction management and oversight during the implementation phase.

Together, our team will help the City develop an inviting and sustainable facility contextually appropriate for the community of Burlington.



For the past two years I have worked closely with Blake as his firm was hired to provide park design services for the Milwaukee County Department of Parks, Recreation, and Culture. During this time, I have appreciated Blake's professionalism and attention to detail. We have continued to hire Blake for landscape architecture and project management services because we are pleased with the products he has provided to our parks system.

**— Sarah Tompkins
Landscape Architect
Milwaukee County Department of
Parks, Recreation, and Culture**

Blake Theisen, PLA, ASLA
Project Manager/ Landscape Architect
Ayres Associates

Project management, concept graphics, site design and layout

Blake has been providing exceptional quality experience in recreational facility site analysis, planning, design and implementation since 1999. His start-to-finish involvement ensures that projects are delivered on time and as envisioned. A skilled and visionary project leader, Blake's project expertise includes comprehensive outdoor recreation plans, park master plans, athletic complexes, community water parks, skate parks, and playgrounds. With a background in botany and ecology, he promotes environmental stewardship that informs creativity and preservation throughout facility planning and design.

Registered LA: WI, IA, MI, IN, IL, and CO; NPSI Certified Playground Safety Inspector, and ISA Certified Arborist

- Related Experience:**
- Pool and Splashpad Feasibility Study, Antigo, WI
 - Turtle Island, Beloit, WI
 - Calvin Moody Pool and Splashpad, Milwaukee County, WI
 - Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI
 - Reston Heights Pool, Madison, WI
 - Conservancy Commons Spray Ground, DeForest, WI
 - Tank Park Pool and Splashpad Conversion, Green Bay, WI
 - Riverside Park Pool and Splashpad, Janesville, WI
 - McKee Farms Park Splashpad, Fitchburg, WI
 - Anderson Pool Splashpad; Petzke Park Splashpad; Strawberry Creek Park Master Plan; and Sunrise Park Master Plan, Kenosha, WI
 - Goodrich Square Splashpad, Milton, WI
 - Westlawn Splashpad, Milwaukee, WI
 - Malone Park Splashpad, New Berlin, WI
 - Wanick Park Splashpad, Sherwood, WI
 - Sholem Aquatic Center Renovations, Champaign, IL

Katie MacDonald, PE
Project Engineer
Ayres Associates

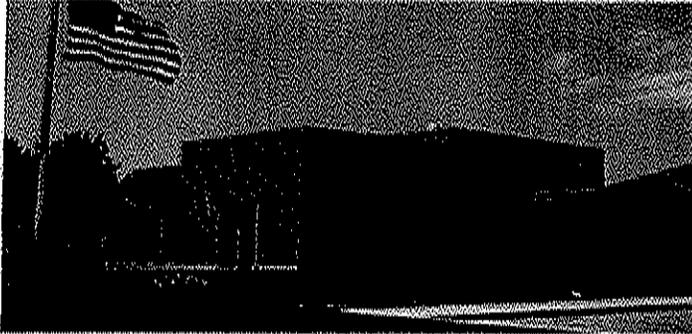
Civil engineering and site utility engineering

Katie has 13 years experience in the municipal and civil engineering fields. She has an extensive background designing and drafting parks, streets, utilities, and stormwater management systems for parks, private residential developments, municipalities, and commercial sites. Katie is also skilled at conducting traffic studies and creating traffic impact analysis reports.

Licensed PE: Wisconsin

- Related Experience:**
- Blue Mound State Park Pool and Splashpad Renovation, Blue Mound, WI
 - Calvin Moody Pool and Splashpad, Milwaukee County, WI
 - Reston Heights Pool, Madison, WI
 - Tank Park Pool and Splashpad Conversion, Green Bay, WI
 - Riverside Park Pool and Splashpad, Janesville, WI
 - McKee Farms Park Splashpad, Fitchburg, WI
 - Anderson Pool Splashpad, Kenosha, WI
 - Petzke Park Splashpad, Kenosha, WI
 - Wanick Park Splashpad, Sherwood, WI
 - Sholem Aquatic Center Renovations, Champaign, IL
 - Buckhorn State Park, Necedah, WI
 - Poerio Park, Kenosha, WI
 - Southport Park, Kenosha, WI
 - Lakeview Avenue, Mercer, WI
 - Margaret Street, Mercer, WI
 - Railroad Street, Mercer, WI
 - Goodrich Square Splashpad, Milton, WI
 - Riverside Bicycle Trail, Burlington, WI
 - Governor Thompson State Park, Crivitz, WI

COMPANY INFORMATION



Founded In 1928, Family-Owned
Incorporated In 1955
Contractor License Number 886163
Service Area: Wisconsin and Illinois

Founding Fathers / Philosophies:

In 1928, Vin and Elmer Scherrer began constructing quality buildings. They created and grew a company that was built on a foundation of superior workmanship, a team environment and a sense of pride in communities served.

Today, Vin's grandson, James E. Scherrer, is third generation President and CEO of Scherrer Construction. Jim continues the tradition of quality by following the lessons he learned from his field experience and the mentoring of his father and grandfather. Jim knows that by working together and communicating effectively, he can lead his team to succeed for our clients. As a team, Scherrer is able to offer comprehensive, turn-key construction services, is able to guarantee projects are completed on time and in the spirit of true craftsmanship, and finally, this team approach is responsible for a long history of highly satisfied clients.

Scherrer Vision:

To continue our tradition, Scherrer Construction aspires to be a prosperous, open, high energy company, working as a close-knit team who enjoy and take pride in creating and delivering superior products and services to valued clients.

Scherrer Core Values:

We Always Build Right

We Encourage Honest And Open Interaction With Our Clients

We Encourage Honest And Open Interaction Among Our Team

We Encourage Each Team Member To Truly Work As A Team And Contribute The Time, Talent And Effort Necessary To Get The Job Done Right

We Will Never Perform Actions Which Might Compromise Our Reputation



Scherrer Construction Company, Inc.
Corporate Headquarters
501 Blackhawk Drive
P.O. Box 740
Burlington, WI 53105
Phone: (262) 699-3100
Fax: (262) 699-3100

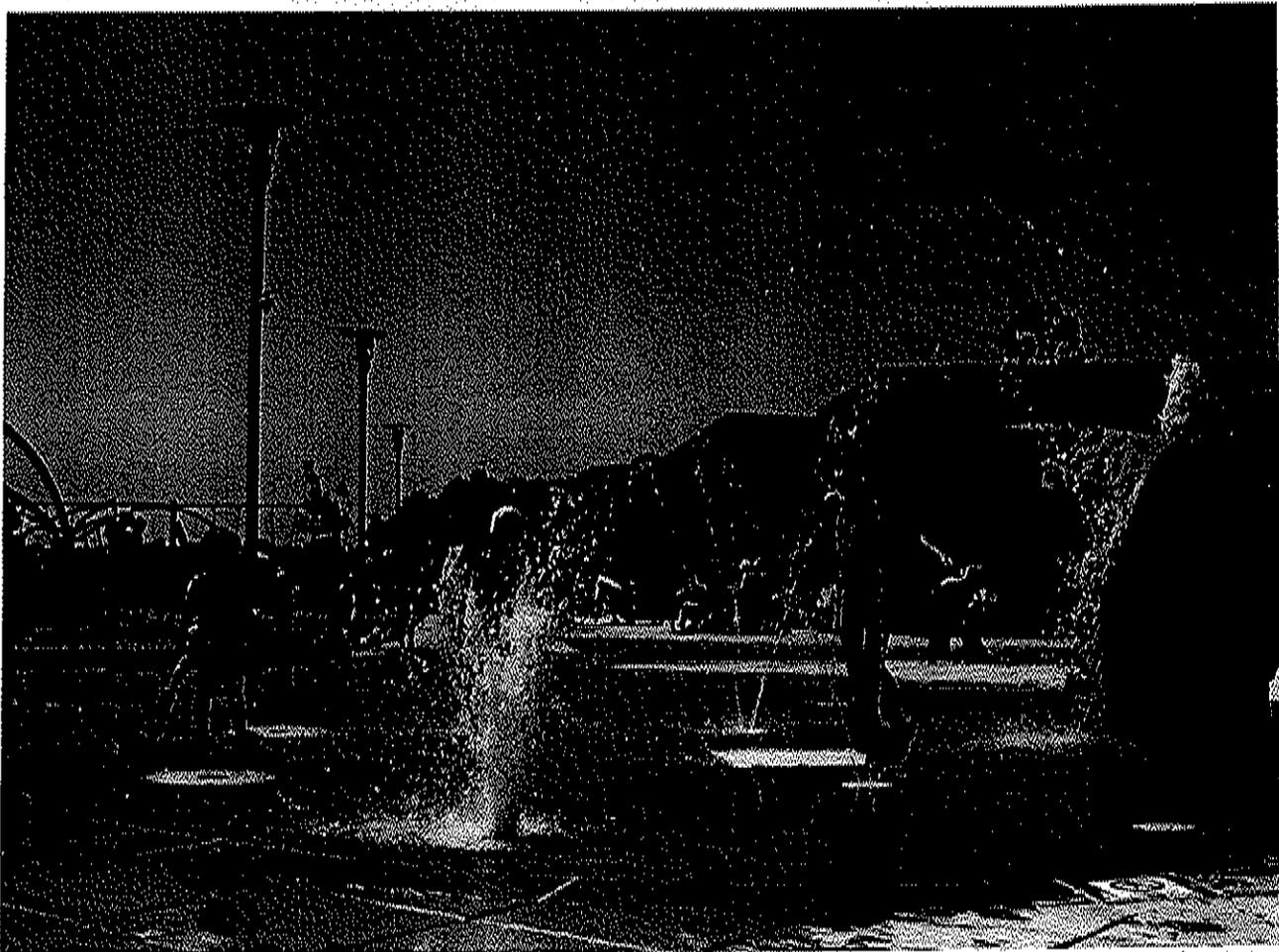
Western Office
215 South 24th Avenue
Suite 100
Waukegan, WI 54401
Phone: (715) 804-0800
Fax: (715) 804-0801
www.scherrerconstruction.com



Diverse Portfolio Experience:

- MUNICIPAL
- HEALTHCARE
- COMMERCIAL
- EDUCATIONAL
- INDUSTRIAL
- RELIGIOUS
- RESIDENTIAL

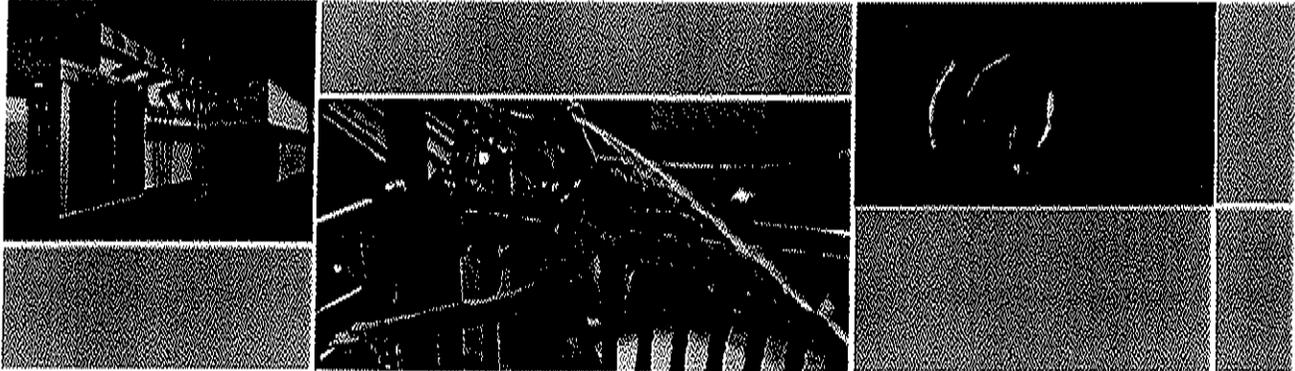
Scherrer
CONSTRUCTION CO., INC.



Conservancy Commons Sprayground, DeForest, WI (Ayes/SAA Project)

Iconica

ARCHITECTURE, ENGINEERING, CONSTRUCTION



OWNERSHIP

Iconica is a family business owned by brothers Tom and Jim Pientka. Early on, Tom focused on engineering and Jim on construction. In the years since, they both have gained invaluable experience in design, supervision, contracting and running a business, all of which serves our customers because of their overall understanding of what makes a space functional, affordable and most of all enjoyable.

HISTORY AND EXPERIENCE

Iconica's roots date back to 1973 with the founding of a small architectural firm. In later years, we added construction services. Both aspects of the business were successful, but it wasn't until we tried to truly combine the two that we found an entirely better way of doing business. We added engineers, interior designers and quality control managers and now all disciplines work together, under one roof, from start to finish. We spent countless hours perfecting our processes to take the headaches out of the building process: the delays, the finger-pointing, and the cost overruns. Now, whether we're tasked with a project piece or the whole thing, on time and on budget live in harmony.

Iconica has a diverse and expert staff including architects, interior designers, engineers (mechanical, electrical, plumbing and structural), estimators and construction personnel. We are experienced in many building types including office, bioscience, housing, healthcare, retail and hospitality. Adding it up, we have over 300 projects and 7 million square feet designed and built since 1994.

AWARDS AND HONORS

Iconica has been recognized for our creative designs both inside and out, for the value our successful design-build projects bring to our clients, and for our business practices including leadership and philanthropy.

AGC Build Wisconsin Award
AGC Environmental Excellence Award
ABC Wisconsin – Project of Distinction – Electrical Engineering
Salon of the Year – Salon Today Magazine
Best of Wisconsin Business Award- Corporate Report Magazine
Best in Business Award - In Business Magazine
ASHRAE Technology Award
WGBA SE2 Award of Merit

901 Deming Way
Madison, WI 53717
608.664.3500
www.iconicacreates.com





BACKGROUND HISTORY

In 1993 Tom and Sandy Carrico with over 50 years combined experience in the pool business as lifeguards, competitive swimmers, high school and college teachers, swim coaches and certified pool operator instructors decided the time was right to start Carrico Aquatic Training. Beginning with aquatic education training and consulting for commercial swimming pool operators and owners, Tom originally taught certification classes and focused on swimming pool operational problems and procedures. In 1998 after years of repeated requests from several of their suppliers to move into the pool management operational business in Wisconsin, the business was expanded to a commercial swimming pool company concentrating on the operational management and supplier of water treatment systems to commercial swimming pools in Wisconsin. In 1999 the company was incorporated as Carrico Aquatic Resources, Inc. In 2000 the company opened an office in Milwaukee and added a second AFO instructor to take over the business enterprise of executing water management contracts for the Marcus Corporation. Today, the business has grown to include not only an office in Iowa, but also offices in the Milwaukee and Madison areas, with ten employees.

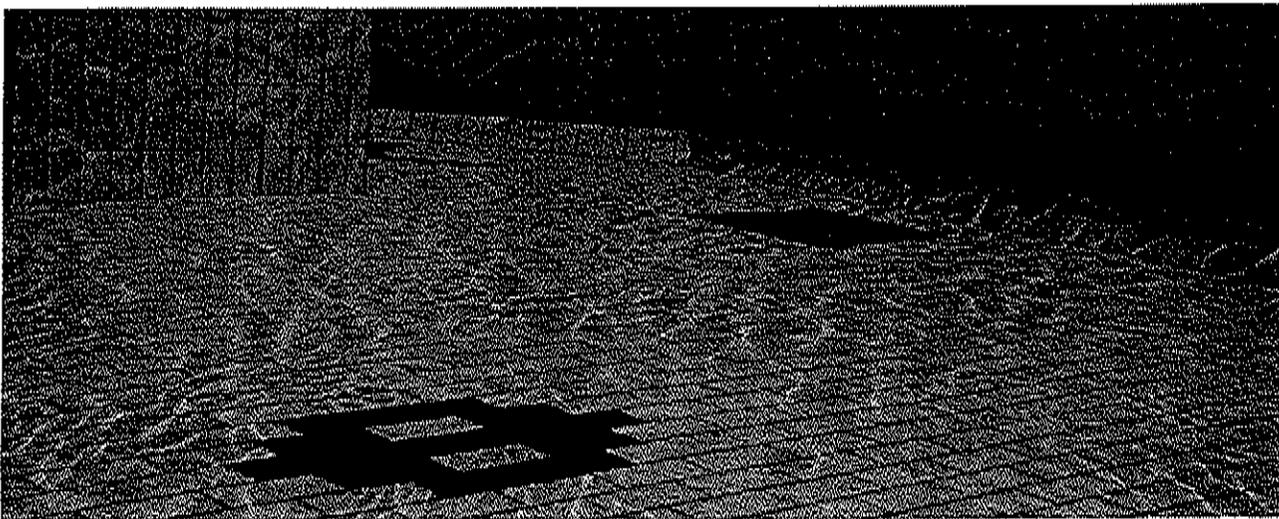
WPRA 2005 COMMERCIAL MEMBER OF YEAR

CARRICO AQUATIC RESOURCES INC.

2240 HIGHWAY AB

MCFARLAND, WI 53558

1-800-832-7147



January 15, 2016

Carina Walters, City Administrator
300 North Pine Street
Burlington, WI 53105

Re: Burlington Community Pool Design Services

Dear Ms. Walters:

Thank you for the opportunity to submit a proposal in response to the Request for Proposal for Planning and Design services for the Burlington Community Pool. We have developed a comprehensive team to address the unique and complex issues presented by this project. Iconica has extensive experience in pool and aquatic facility design and construction and is an excellent resource for evaluating existing pool facilities and providing accurate cost analysis. Carrico Aquatic Resources is the Wisconsin industry leader in aquatic facility management and operations. Scherrer Construction is a local Burlington-based general contracting firm providing assistance with cost analysis, value engineering review, and construction management. Ayres Associates (formerly SAA Design Group) brings in-depth knowledge of the latest trends in outdoor aquatic facility design as well as the local project knowledge and history of Burlington and Devour Park.

Iconica and Ayres recently completed a very similar process for the Wisconsin Department of Natural Resources. In 2013, the team developed a feasibility study for the Blue Mound State Park pool facility, and subsequently (2014-15) provided construction documents for a complete reconstruction of the pool, addition of an interactive splashpad, and interior renovation to the bath house. The goals of this project are parallel with yours and included ADA compliance upgrades, basic safety improvements, reduction in operation costs, and creation of a more inviting and aesthetically pleasing community attraction.

Our team comprises architects, engineers, landscape architects, construction professionals, and aquatic specialists. Together, we believe that the combination of Iconica, Carrico, Scherrer, and Ayres provides a strong team to address your specific planning and feasibility study needs and offers the design, estimating, and construction experience needed to enhance the Burlington Pool to make it a modern and inviting facility.

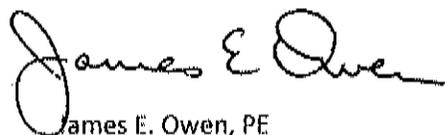
We look forward to the opportunity to further present our credentials and demonstrate our ability to help the City of Burlington find the best solution for your Community Pool. If you have any questions regarding our proposal, please contact us at your convenience to discuss.

Sincerely,

Ayres Associates Inc



Blake A. Theisen, PLA
Project Manager
608.255.0800
Direct: 608.441.3569
Cell: 608.886.6808
TheisenB@AyresAssociates.com



James E. Owen, PE
Wisconsin Regional Manager
608.255.0800
Direct: 608.441.3573
Cell: 608.963.7418
OwenJ@AyresAssociates.com

2. Firm Profiles



Recent Projects

Goodrich Park Splashpad
Milton, WI

Anderson Pool Splashpad
Kenosha, WI

Ingram Park
Pleasant Prairie, WI

McKee Farms Park
Splashpad; Fitchburg, WI

Lakeview Park Splashpad
Middleton, WI

Turtle Island Adventure
Playground
Beloit, WI

Schwiebert
Riverfront Park
Rock Island, IL

Central Park
Madison, WI

Governor Thompson State
Park; Crivitz, WI

Blue Mound State Park Pool;
Blue Mounds, WI

Clarkson Dock Recreational
Area; Ashland, WI

Introducing Ayres Associates

Ayres Associates is a multi-specialty architectural/engineering firm that has assisted public and private clients since 1959, offering transportation, traffic, civil, structural, water resources, levee, and river engineering, as well as services in landscape architecture, energy corridors, architecture, environmental science, land surveying, grants, planning, aerial mapping, and GIS. Our superb project managers build long-term relationships with clients while reliably solving their problems, stretching their dollars, and masterfully navigating regulations.

Our clients are served through 12 offices in Wisconsin, Florida, Colorado, Wyoming, and Arizona. Last year, the planning and landscape architecture experts at SAA Design Group joined the engineering and architecture professionals at Ayres Associates through Ayres' acquisition of SAA. As a result, Ayres can now deliver consultant services for the entire project cycle, from early planning through construction.

Our staff brings a reputation for leadership in planning and design of urban spaces, parks, campuses, and other open spaces, as well as providing expertise in ecology and bike/pedestrian facilities. This team of design professionals has a documented history of delivering successful projects to clients regionwide, and we believe that a "whole" community is based on the strength of the public green and open space system.

Contact Person and Address

Your main contact for the Burlington Community Pool project will be Blake Theisen, PLA, a project manager and landscape architect in our Badger Road office. His contact information follows:

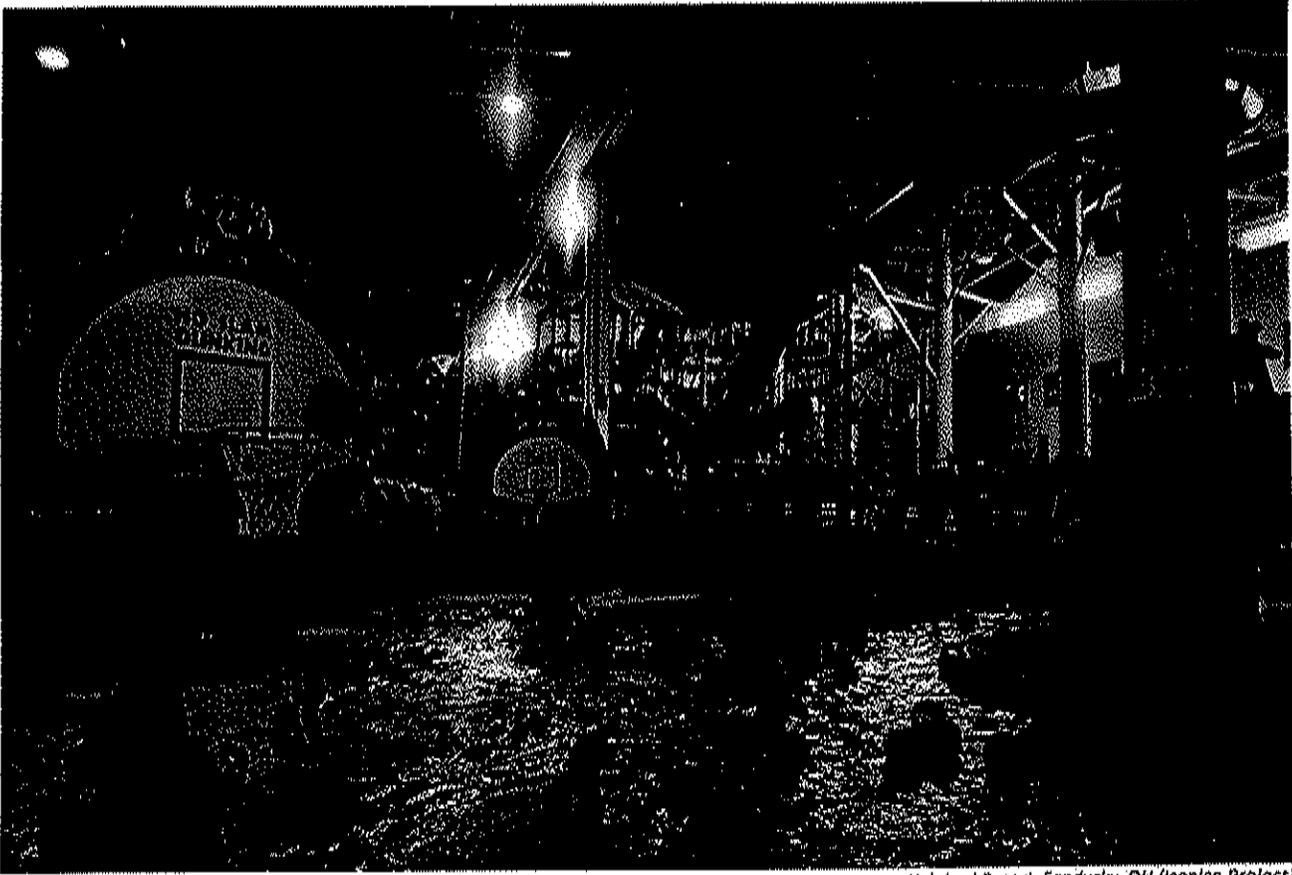
Blake Theisen, PLA
Ayres Associates
101 E. Badger Road, Madison, WI 53713
Phone: 608.441.3569
Email: TheisenB@AyresAssociates.com
Website: www.AyresAssociates.com

Table of Contents



*Lakeview Park Splashpad, Middleton, WI
(Ayes/SAA Project)*

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Kalahari Resort, Sandusky, OH (Iconica Project)