

PARK AND AQUATIC FACILITY DESIGN AND ENGINEERING SERVICES CITY OF EVANSVILLE

PROPOSAL

SUBMITTED BY
PARKITECTURE + PLANNING, LLC
MADISON, WI
March 22, 2021



March 22, 2021

Jason Sergeant
Community Development Director
City of Evansville
31 S. Madison Street
PO Box 529
Evansville, WI 53536

Dear Jason and members of the selection committee,

Thank you for the opportunity to provide this proposal for the new West Side Park development and splashpad project. We are very excited for you and the community to bring on new public assets such as these and look forward the opportunity to assist you. Our firm is dedicated to the park and recreation industry and have a long list of successful projects and happy clients. After 20 years of leading the park design studio for national level firms, Parkitecture + Planning was founded in January of 2020 to focus on what we do best, in our home state of Wisconsin. While Parkitecture is a relatively new name, our team is well seasoned in similar project experience. Our name is borrowed from the strong legacy of nature based design in the National Park System and we believe whole heartedly in this ethos. We choose to focus solely on projects that improve public access and experience in open space settings. Our work history and clients (past and current) attest to this passion and dedication. Our blend of Landscape Architecture and Engineering theories gives us a creative and grounded approach towards our design solutions.

Our long time partner Iconica is a design/build firm with decades of experience delivering similar projects. The resume of park structure and aquatic facilities includes small community park shelters to large scale waterpark resorts in the Wisconsin Dells. The MEP engineering staff have a strong emphasis on sustainable facility design and energy efficient mechanical systems. Many of these projects have achieved LEED Accreditation.

This project includes elements from every discipline of design, and it is unlikely you will find another team with all of these resources under one roof. Parkitecture and Iconica offer you this unified solution. Our design staff function as a single entity sharing the same office space, design resources, and workflow. This collective group is currently collaborating on numerous similar projects.

Our team is uniquely qualified for this project for several reasons:

- Our experience and passion for community aquatics facilities runs deep. We are currently engaged in seven pool design/renovation projects and eight splashpad design projects in Wisconsin.
- Our pool design/engineering staff are Certified Pool Operators and provide design with operations in mind.
- We understand the nuances of both large and small scale park development projects, especially those located adjacent to residential areas. See our project profiles section for a partial list of our recent park projects.
- Our firm has several current design and construction projects in and around the Evansville area including the design of the new Blanchardville pool facility. This positions us for potential trip sharing, overlap with local contractor resources, and familiarity with local regulators and utility contacts.
- We have excellent working relationships with the major contractors in this part of the State and understand the bidding climate and pricing structures. This gives us an advantage during design by soliciting feedback on design iterations, maintaining budget expectations, testing design and constructability methods and materials.
- Our team provides an enhanced ability to produce real time construction estimates and budgets due to the design/build structure of Iconica. We have a dedicated department of estimators who manage construction budgets for projects of all scales.
- We have earned the respect of the State DSPS pool code reviewers and hold frequent discussions with them.
- All of our design staff are located together streamlining project coordination and efficiency.
- Our office location is within 30 minutes of the project site.
- Several members of our design team are from in and around the Evansville community and have personal interest in seeing these improvements get completed.



We have discussed the project with you, visited the sites, and I am confident that we understand the goals of the project, various site issues, and have the extensive technical expertise to implement these plans. Our resume of similar recreation facility design is long and well proven in Wisconsin.

We are believers in creating attainable goals and finding small successes with the clients and projects we engage. The lessons learned from the countless park and open space projects we have facilitated will offer you and the facility managers a proven process, excellent track record, and the confidence that the improvements will stand the test of time and serve the Evansville community for years to come.

We look forward to the opportunity to share our perspectives with you should you select Parkitecture + Planning/Iconica.

Thank you very much for your consideration of our team.

Sincerely,

A handwritten signature in blue ink that reads "Blake Theisen". The signature is stylized and fluid.

Blake Theisen, PLA, ASLA
Principal

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Madison, WI 53717

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P 608.886.6808

SERVICES + ASSISTANCE



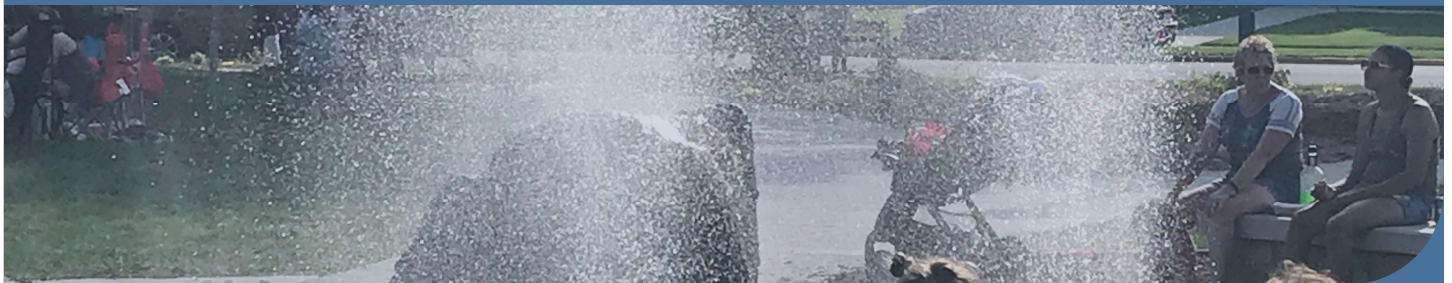
- | Landscape Architecture
- | Park and Open Space Master Planning
- | Aquatic Facility Analysis and Design
- | Athletic Facility Design
- | Recreational Waterfront Visioning
- | Public/Private Campground Design
- | Custom Theme Playscapes
- | Civil Engineering
- | Stormwater Management
- | Site Design
- | Construction Documentation
- | Construction Administration
- | Land-Use Planning
- | Public Outreach

Established in 2020, Parkitecture + Planning is a fresh start with familiar faces.

Principals Blake Theisen (Landscape Architect) and Katie MacDonald (Civil Engineer) formed the company to follow their passion, by focusing on park, open space, and aquatic based projects.

Born from the oldest Landscape Architecture firm in Wisconsin, our primary focus is on creating vibrant site design opportunities for our clients and community members.

Our approach toward park and open space design focuses on how social interaction can be stimulated through thoughtful layout and creative use of materials. We work to blend the lines of natural and built environments to enhance the user experience.



P a r k i t e c t u r e + P l a n n i n g
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www.parkitecture.org

**We are Landscape Architects.
We are Engineers.
Above all, we are
*Parkitects.***

SERVICES + ASSISTANCE



- | Preliminary Design Solutions
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- | 3D Renderings
- | Sustainable Design
- | Project Management
- | Construction Management
- | Project Scheduling

HISTORY AND EXPERIENCE

Iconica's roots began with the founding of a small architectural firm. A dozen years later, we added construction services. Both aspects of the business were successful, but it wasn't until we focused on inextricably combining the two that we found an entirely better way of doing business. Today Iconica has a diverse and expert staff including architects, interior designers, engineers (mechanical, electrical, plumbing and structural), estimators and construction personnel. We focus on making projects easy for our clients and we take the uncertainty out of commercial construction by guaranteeing results.

Adding it up, we have over 500 projects and 9 million square feet designed and built since 1994. Everybody claims they have the right way. Few deliver. Who are we to make such claims? Put us to the test. See if we won't sit down and listen to your concerns, demonstrate our expertise, and hold ourselves accountable

We will, because we don't work any other way.



ICONICA
901 Deming Way
Madison, WI 53717
608.664.3500

www.iconicacreates.com

Staff Qualifications

The **Parkitecture + Planning** core team is small and flexible. We choose to operate this way and work on the projects that are important to us and the communities in which they occur. The principal owners believe that open space reflects the soul of a community and deserves as much attention as any of the other core infrastructure in a municipal budget. We have dedicated our careers to this cause, because we are **Parkitects**.

Our partner Iconica will provide the Architectural and MEP support for the project. We have an extensive resume of joint projects.

Blake Theisen will serve as your Project Manager and primary point of contact for the design team.

We will be your team from start to finish.



Blake Theisen, PLA, ASLA

Blake is a steward of open space and draws on his background in environmental science and spatial design to influence his solutions. He is an accomplished public process facilitator, and has presented at State, Regional, and National Conferences. Blake has received numerous design awards for project work and continues to find ways to innovate new solutions to common design challenges. His passion for park and aquatic based recreational projects is unparalleled in Wisconsin.

Registered: WI, IL, IN, IA, MN, MI, AZ, TX, NE, CO

Certified: CLARB, CPO

Member: WPRA, WIASLA, ISA



Katie MacDonald, PE

Katie exhibits her expertise in park and public open spaces and focuses on contextual site grading, integration of green infrastructure, and creative material re-use in her site design approach.

With an extensive resume in water based recreation facilities, she has become one of the leading experts in Wisconsin and the upper Midwest in splashpad and pool design.

Registered: WI, IL, IA, MN, CO, WY

Certified: CPO

Member: WPRA, NASECA



Patrick Eagan, PE, SE

Patrick has a long resume of design and structural engineering for pools and support buildings in aquatic facilities in Wisconsin. He drives the programming and layout of spatial relationships in these facilities while finding a blend of contextual style and maintenance conscious durability.

Patrick will lead the engineering for the pool vessels and pump systems along with creative input for the buildings.

Registered: WI, IL, IA, MI

Certified: CPO



Brian Colby, LEED AP

As Director of Pre-construction for Iconcia, Brian's responsibilities include conceptual estimating, detailed estimating, plan review, savings opportunity identification, bidding assistance, and contractor communications.

He works directly with the design team and project owners to ensure that cost information is accurate based on the most current plans, local market conditions, and potential phasing strategies. His attention to detail, technical expertise, and experience make him an asset to any project.

Registered: LEED

Certified: AGC BIM Management

Staff Qualifications



Alan Theobald, AIA

As Project Architect, Alan's role is to hear and understand the client's intent for the project and transform those goals into a clear set of drawings and specifications. He coordinates his work with other team members including engineering, interior design, estimating and construction. With experience on both the construction and the architectural sides of the fence, Alan is very practical and detailed in the production of integrated project documents. He understands the impact of early design decisions on both budget and schedule and is quick to consult with the construction team to ensure successful results.

Registered: WI

Member: AIA



Chad Faber, PE, LEED AP BD+C

As Mechanical Engineer, Chad's focus is on air quality and occupant comfort. In making system selections, he considers first cost and operational costs, maintenance, and integration with other building systems and architecture. His experience includes budget preparation, cost control, estimating, scheduling, systems design, equipment application and selection, preparation and review of specifications, and contract administration.

Chad will oversee all MEP engineering disciplines for this project.

Registered: WI

Certified: LEED AP

Member: ASHRAE, ASPE, NCEES



Dan Dehnert, PE

As Electrical Engineer, Dan's job is to define system concepts based on client goals, coordinate with the other building systems, and review project documents for potential savings or improvements. Dan has over 40 years of problem-solving experience and easily evaluates multiple options to find the one best-suited for the project. He holds advanced education studies in Solar and Sustainable Energy Utilization.

Dan has provided sustainable energy system design for all of our past park and aquatic based team projects.

Registered: WI



Shane Buttchen, CPD

As Plumbing Designer, Shane has a strong passion and appreciation for designs and details. He is experienced with interior, residential, commercial, public, healthcare and government projects and is familiar with construction code and document preparations. As our onsite Revit Leader, he checks for interference with other systems to avoid issues with negative cost and schedule implications.

Shane understands the complex plumbing systems that come with park and aquatic support facilities and brings his expertise and lengthy resume to the team.

Certified: Autodesk REVIT and CAD Certified Professional



John Trava, EIT

As Structural designer, John works closely with the architectural designers to integrate structural support systems with the aesthetic design. He also ensures proper detailing and application of materials and is responsible for the detailing the engineering plans and specifications. John is a broad thinker and constantly looks for solutions that direct project dollars to areas that matter the most to the client.

Registered: WI (Pending)

Precedent Work



Buchner Community Pool Waukesha, WI

The Parkitecture + Planning/Iconica team worked with the City of Waukesha to develop plans for the redevelopment of the Buchner Park Community Pool and Recreation Building. The project included 3 new pools, community kitchen, 2 meeting rooms, recreation room (flexible programming), welcoming lobby and restrooms/shower facility. The new aquatic center includes a 50 meter pool, slide tower with plunge pool, current channel, and wading pool with play structure. The project is under construction and on schedule to open in 2021. Construction budget - \$6.8 Million.



Vandehey Waters Aquatic Center Marshfield, WI

The City of Marshfield and Parkitecture + Planning/Iconica continue to collaborate on the development of the Vandehey Waters Aquatic Center. This team completed an analysis of the existing Hefko Pool and subsequently created a Master Plan and construction documents for a new multi-vessel aquatic center. The team integrated the new facility into the fabric of an existing City park adjacent to a residential area. The project is under construction and on schedule to open in 2021. Construction budget - \$6.2 Million.



Kaukauna Aquatic Center Kaukauna, WI

Parkitecture + Planning/Iconica is working with the City of Kaukauna to renovate the existing City Pool complex. The master plan includes a new splashpad, slide tower, climbing wall, and bathhouse with community room. The splashpad is part of a larger family entertainment center design concept that will offer a unique recreation destination, provide a year round use of an underutilized open space, and generate revenue for the City. The project is anticipated to be open for public use in 2022. Construction budget - \$7.5 Million.

Precedent Work



SC Johnson Aquatic Center Racine, WI

The Racine County Parks Department worked with the Parkitecture + Planning staff (under prior employment) and Iconica to create design plans for a new Community Aquatic Center. The new facility was added to the existing Pritchard Park and included thoughtful connections to the adjacent uses. The building included a community room, lobby, restrooms/showers, and commercial kitchen. Two pool vessels with slide towers, lap lanes, and zero depth entry provide amenities for users of all ages and abilities. The project was completed in 2018. Construction budget - \$6.5 Million.



Burlington Family Pool Burlington, WI

The City of Burlington worked with the Parkitecture + Planning staff (under prior employment) and Iconica to develop plans for a new community aquatic center. The new facility replaced the outdated Devor Park pool with a multi-vessel pool complex complete with multi-slide tower, dive well, lap lanes, zero-depth entry, and current channel. The new bath house included state of the art concessions kitchen, 4-season community room, and spacious lobby. The project was completed in 2018. Construction budget - \$5.3 Million.



Veterans Memorial Pool LaCrosse, WI

The City of LaCrosse worked with the Parkitecture + Planning staff (under prior employment) and Iconica to redevelop the historic Veterans Memorial Pool. The new facility included a slide tower, dive well, lap lanes, swim up platform, and ramped entry. Colorful shade structures help to break up the background of the UW LaCrosse brick buildings surrounding the pool complex. The project was completed in 2019.. Construction budget - \$3.2 Million.

Precedent Work



Culver Community Park Prairie Du Sac, WI

The Sauk Prairie Recreation Commission and the Friends of Sauk Prairie Parks and Recreation retained Parkitecture + Planning/Iconica to finish the Master Plan effort and create construction drawings for a new 67 acre community park. Through an extensive community outreach and public funding campaign, resident input was infused into the final vision to establish recreation elements for patrons of all ages and abilities. P+P is currently overseeing construction of Phase 1, with Phase 2 beginning during the summer of 2021. Construction budget - \$12.5 Million.



William McFarland Park McFarland, WI

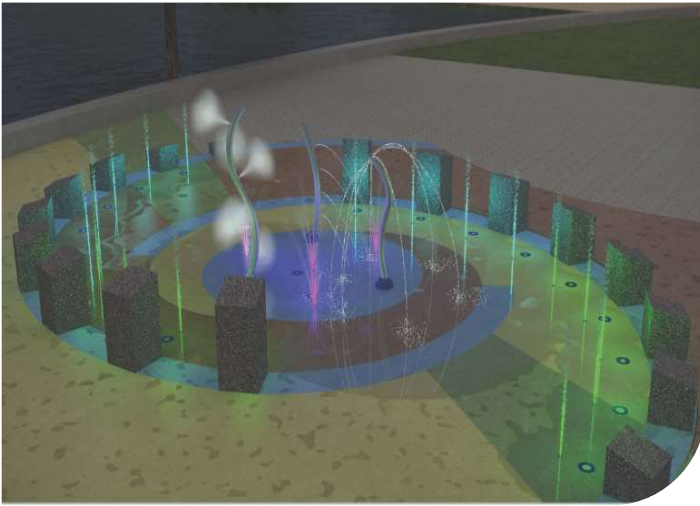
The Village of McFarland and Parkitecture + Planning are developing plans for renovation of the 25 acre William McFarland Park site. The park will include a new aquatic facility, ball diamonds, skate park, playground, bocce, and indoor/outdoor ice skating facilities. A strong emphasis on pedestrian and bicycle connectivity provides much improved access to the park as well as a loop trail system for recreational use. The first phase of improvements is anticipated in late 2021. Construction budget - \$7.5 Million.



Westside Park Grafton, WI

Parkitecture + Planning provided planning and design services to the Village of Grafton for a 14 acre community park as part of a new residential development. Careful planning for connectivity and patron access was included and screening for adjacent lot privacy was accomplished with strategic berming, tree plantings, and pocket prairie restoration. These pockets also helped to define public use areas and reduce overall mowing burden to the Village. New facilities will include sport courts, soccer fields, ball diamond, playground, and community shelter. Construction budget - \$1.9 Million.

Precedent Work



Shattuck Park Neenah, WI

Parkitecture + Planning and the City of Neenah worked together to develop a plan to renovate the civic fountain on the downtown waterfront. The new facility will replace the existing fountain with a lighted sculptural splashpad and pedestrian plaza. The location is integrated into the existing park fabric and adjacent to the summer concerts in the park, farmers market space, and harbour walk. The construction is anticipated to be completed in late 2021. Construction budget - \$0.5 Million.



Wetmore Park Sun Prairie, WI

The City of Sun Prairie retained Parkitecture + Planning to develop a plan for the new playscape within the existing Wetmore Park. The project includes a large playground and custom splashpad. A garden theme was chosen by the community members during public outreach, and the design team created an elaborate and tasteful plan in keeping with this unique concept. Construction is underway and will be completed by June of 2021. Construction budget - \$1.3 Million.



Firemans Park DeForest, WI

The Village of DeForest and Parkitecture + Planning continue collaboration on the development and implementation of the long range master plan for Firemans Park, the central community park and heart of the Village. Currently, Parkitecture is assisting with implementation of the second phase of improvements which includes a custom forest themed splashpad. This addition to the park will complete the playscape and west end of the site. Parkitecture/Iconica also assisted the Village with planning/design of a new pool & community building on the east end of the existing park. Phase 2 construction will be completed by June 2021. Construction budget - \$0.4 Million.

Additional Park/Aquatic Projects Since January 2020

Attridge Park & Splashpad, Baraboo
Community Pool, Blanchardville, WI
Buckholtz Park Swimming Facility, Clintonville, WI
DeForest Street Civic Park, DeForest, WI
Fireman's Park, DeForest, WI
Fox Hills Estates Park, DeForest, WI
Sunfish Pond Park, DeForest, WI
Equestrian Campground, G. Dodge State Park, WI
Anunson Park, Fox Crossing, WI
Firemans' Park, Germantown, WI
Westside Neighborhood Park, Grafton, WI
Lincoln Park, Kenosha, WI
Wolfenbuttel Park, Kenosha, WI
Sunset Beach Park, Kimberly, WI
Sandy Beach Park, Lake Mills, WI
Splashpad, Little Chute, WI
Door Creek Park, Madison, WI
Firemens Park, Maple Bluff, WI
Johnson Park, Maple Bluff, WI
Hefko Park & Aquatic Center, Marshfield, WI
Community Park, McFarland, WI
Lewis Park, McFarland, WI
Juniper Ridge Park, McFarland, WI
Prairie Place Park, McFarland, WI
Slggelkow Park, McFarland, WI
William McFarland Park and Pool, McFarland, WI
Aero Park, Menonmonee Falls, WI
Village Park Ph 2, Menomonee Falls, WI
Library Park, Mercer, WI
Lakeview Park Splashpad Renovation, Middleton, WI
Stonebridge Park, Monona, WI
Woodland Park, Monona, WI
Doty Park, Neenah, WI
Kimberly Pointe Park, Neenah, WI
Shattuck Park and Splashpad, Neenah, WI
Splashpad, Oregon, WI
Athletic Complex Playscape, Pewaukee, WI
Des Plaines River Greenway, Pleasant Prairie, WI
Mompers Woods, Pleasant Prairie, WI
Pleasant Prairie Park, Pleasant Prairie, WI
Culver Community Park, Sauk, WI
ARF Park, Shawano, WI
Totogatic Park Campground, Spooner WI
Community Riverwalk, Stoughton, WI
Wetmore Park, Sun Prairie, WI
Village Grove Park Splashpad, Sussex, WI
Village Park, Thiensville, WI
Central Park and Splashpad, Two Rivers, WI
Buchner Park Aquatic Center, Waukesha, WI
Allis Yards Park, West Allis, WI
Burnham Pointe Park, West Allis, WI

Aquatic Center Projects Designed by P+P staff under Prior Employment pre-2020 (Ayres Associates) with related project elements:

- *Pool/Splashpad Analysis, Antigo, WI
- *Blue Mound SP Pool & Splashpad, Blue Mounds, WI
- *Devor Park Pool, Burlington, WI
- *Conservancy Commons Park Splashpad, DeForest, WI
- *McKee Farms Park Splashpad, Fitchburg, WI
- *Tank Park Pool/Splashpad, Green Bay, WI
- *Riverside Park Splashpad, Janesville, WI
- *Anderson Park Splashpad, Kenosha, WI
- *Petzke Park Splashpad, Kenosha, WI
- *Schulte Park Splashpad, Kenosha, WI
- *Veteran's Memorial Pool, LaCrosse, WI
- *Elver Park Splashpad, Madison, WI
- *Lakeview Park Splashpad, Middleton, WI
- *Goodrich Square Splashpad, Milton, WI
- *Calvin Moody Park Splashpad Milwaukee, WI
- *Heritage Green Park Splashpad, Milwaukee, WI
- *Washington Park Splashpad, Neenah, WI
- *Elk Lake Park Splashpad, Phillips, WI
- *Village Square Park Splashpad, Pleasant Prairie, WI
- *SCJ Aquatic Center, Racine, WI
- *Franklin Park Splashpad, Shawano, WI
- *Memorial Park Splashpad, Shawano, WI
- *Wanick Choute Park Splashpad, Sherwood, WI
- *Liberty Heights Pool/Splashpad, West Allis, WI

References

Contact: John Lehan Director of Community Ed. & Rec.
Sauk Prairie School District
john.lehan@saukprairieschools.org
608-643-8386

Contact: Mike Kading Director of Parks and Recreation
City of Neenah
mkading@ci.neenah.wi.us
920.886.6062

Contact: Kristin Grissom, Dir. of Parks and Recreation
City of Sun Prairie
kgrissom@cityofsunprairie.com
608.825.1192

Contact: Matt Hendricks, Dir. of Parks and Recreation
City of Shawano
mhendricks@cityofshawano.com
715.526.6171

Contact: Matt Schuenke, Village Administrator
Village of McFarland
Matt.Schuenke@mcfarland.wi.us
608.836.3153

Contact: Mary Berg, Recreation Services Manager
City of Waukesha
mberg@waukesha-wi.gov
262-524-3718

Client Testimonials

"Parkitecture go above and beyond in their attention to detail, technical knowledge, and collaborative process to make sure client needs and questions are addressed completely and promptly. Thanks to their creative skills, design expertise, and familiarity with construction practices and State regulations, we have a project that is ready to build this spring. We would not be where we are without them."

Jean Warrior – President, Friends of Governor Dodge State Park

"Blake's practice of listening, asking thought provoking questions, and then implementing the desires of the community is second to none."

Matt Hendricks – Director of Parks, City of Shawano

"The City of Kenosha has worked with Blake Theisen over the past 10 years developing, upgrading and enhancing our extensive Park System. He is very knowledgeable in his field, is dedicated to understanding the community needs and desires, and goes above and beyond to meet our requests."

Shelly Billingsley – Director of Public Works, City of Kenosha

"Parkitecture/Iconica is working on the City of Waukesha's Buchner Park Pool and Community Center. Their vision is creative, while also being practical for the City. They are very responsive to the client's needs, meeting a tight time frame to get the project Bid according to the schedule. The anticipation for the completion of the project is heightened after seeing their renderings."

Katie Jelacic – City Engineer, City of Waukesha

"Working with Parkitecture has been a great experience. Blake's approach to designing a park is like building a house...you need to have a firm foundation and then build up from there with each room in the park supporting the overall development. If you want a holistic park development, Blake and his Parkitecture Team are what you are looking for!"

Michael Kading – Director of Parks and Recreation, City of Neenah

"Working with the Parkitecture/Iconica team has been one of the best decisions we have made for our park project. Their organization, detail, thoughtfulness, planning, and experience has helped make our planning team prepared for the road ahead."

John Lehan – Director of Community Recreation, Sauk Prairie Rec Commission

"Blake and Katie - Thank you for all that you did to make our park development project a success. You stood by us from the beginning to the end and even beyond, ensuring that we were completely happy with the final product. It was clear you both brought a wide range of knowledge and experience in bringing our concept plan to life. Thank you for making us feel that we were more than just another client. I look forward to working with Parkitecture + Planning again in the future!"

Amanda Geiser – Director of Parks and Recreation, Village of Fox Crossing

TEAM ETHOS

The **mission** of Parkitecture + Planning is to engage with stakeholders and create vibrant, creative, inviting, and inclusive public open spaces in our communities. We view the public landscape as a canvas for creativity, collaboration, and opportunity for growth and learning for residents of all ages and abilities. Our team works with groups large and small to understand the community context, project goals, and work through sustainable design solutions.

DESIGN APPROACH

We base our approach to Park Planning on three pillars: **Engagement**, **Visioning**, and **Action**.

Engagement - From day one, we **listen**. Anyone can hear, but to listen ensures that all perspectives are taken into consideration. Often the emotions and reactions are as valuable as the content. Our project engagement with clients includes not only the day-to-day decision makers, but the special interest groups and stakeholders, elected officials, and facility maintenance staff. This process includes outreach through various methods, whether it be a traditional town hall meeting, online discussion forums, social media outreach, or pop up events during community-based activities. It is vital for all of these voices to have an audience and present each angle for consideration. A truly sustainable facility will satisfy the learning and recreational objectives for the end user, while streamlining maintenance requirements for those responsible for the daily and long term care. The feedback gathered during this initial phase establishes our design program and helps us understand, **What is your Why**.



Visioning - We believe in **collaboration and consensus** building. Through interactive design charrettes and precedent imagery reviews, we can develop and define the end goal or design direction. Early schematics should be loose and flexible, giving stakeholders opportunity to think big and outside of the box. Visual stimulation with prior project imagery helps to push imagination and inspire new ideas for each project we touch. We push you to embrace the iterative process and work through the design evolution with us. **Never settle for status quo**.

Action - Our plans are **designed for implementation**. From more than twenty years of experience with park and open space planning, we understand the challenges communities face with budgets, staffing, programming, and maintenance. Our team establishes realistic design solutions and sets forth attainable phasing strategies when necessary. We also know how to leverage funding. Our staff have an excellent track record in securing grants, developing fundraising tools, and forging public/private partnerships to further the budget allocations. **Let's make this happen**.



During the initial phase of this project, we will review the existing conditions and function/flow of Leonard-Leota Park to understand the impact of removing the existing aquatic center and how to best utilize this vacated space. The siting of a new splashpad within the fabric of the existing historic park is very important and should account for patron access, flow, and availability of utilities. With the proposed relocation of the pool facility to the new West Side Park, we will take a step back to re-evaluate the early concept plans developed for the site. The aquatic center is a large footprint and will have significant traffic impacts on the new park space. We see potential to potentially combine multiple support functions into one larger building instead of bearing the cost of several ancillary buildings scattered through the park. With careful planning and realignment of the concept plan elements, we feel we can gain a better flow for pedestrians, bicyclists, and improve the overall cost efficiencies of the project.

Before any design begins however, we must establish a solid design program and operations goal. Understanding the operational needs of this type of park project (especially an aquatic facility) is important to long term maintenance, and we will provide a projection of water usage and energy consumption.

Graphic presentation boards with precedent imagery will be assembled for aid in gathering public feedback in the final design direction, theming, and layout. This is an important step in the process and will help to build consensus and support with community members and elected officials.

Selecting the proper size and scale of the new aquatic facility will be a very important factor on day 1. Staffing can be a challenge to any public pool and the availability of lifeguards in a small community can be very difficult. The new facility should be designed with this in mind and allow you flexibility to operate with various staffing levels. For example, careful layout of the pool vessel will allow for a partial closure of the pool during staffing shortages, being able to focus on lessons vs. open swim. We must also understand the budget limitations and expectations of the community. Pools are not an inexpensive amenity and we have history with a wide range of aquatic complex design. Thought needs to be placed on future flexibility of the park spaces and the increased need for appropriate social distance between play areas, seating etc. Our team is well versed in the Wisconsin Pool Code and understands all facets of a well run aquatic facility. Because we are both designers and operators, our layout of mechanical systems, vessels, building interiors, and pool deck, happens with your operators in mind.

We have a reputation for adding unique and customized appearances to our park projects, and have excellent working relationships with the major manufacturers of playground and splashpad equipment. We work with their designers to bring the project to life and have designed several custom features that are now adopted into their catalog lines. We feel strongly that the plan should also evaluate the long term operations and maintenance costs of developing a new facility. As part of our process, we will work with your maintenance staff to assemble a projection of additional requirements placed on the City. This tool can be very useful when seeking to secure funding for the plan recommendations.

As we progress through the schematic design phase, the conceptual plans will be accompanied by an opinion of probable construction costs. We have extensive internal resources from our construction estimating staff drawing on years of similar project work and current construction activity to provide accurate drawing analysis and up to date construction cost forecasting. Regular review discussions with your steering committee, staff, and community members will help to solidify support and consensus for the park. This is paramount to project success especially with renovation of an already well used park. The final graphic plans and recommendations will be presented to the City for approval prior to beginning the detailed design and engineering phase.

We are very familiar with assisting clients through this process and understand the key steps. We are fully prepared to assist you with all project components from conceptual planning, design/ engineering, construction document preparation, bidding, and construction oversight. We have provided these services for many municipalities in Wisconsin. A partial list is included on prior pages.



Design Concepts for Well-being & Equitable Experience

The Parkitecture + Planning team understand first hand the importance of an equitable experience within our recreation spaces. We don't just understand it, we live it. With siblings, parents, and loved ones who are differently abled, equity and wellness is in our nature. Designing a facility for accessibility is not an option or goal, it is standard care and practice.

As we think through design of public space, we must consider more than simply flow and function. Patrons and visitors may not realize on the surface the subtleties of a well designed facility but elements such as color, texture, lighting, sounds, and ambiance are what makes the experience memorable and desirable for your community members. The images below represent some of these concepts infused into our prior projects.



Scope Outline

Public Engagement

- Facilitate kick-off Meeting with City staff and steering committee.
- Complete site review and order topographic survey/soil borings (by others) to assess current conditions.
- Assess early concepts and project goals to develop program statement and vision plan direction.
- Conduct public outreach process to include two (2) listening sessions and on-line questionnaire.
- Work with City staff to review public feedback and establish final design recommendations.

Schematic Design

- Develop conceptual design plans for new park amenities (aquatic center, roadway, parking areas, sports fields, support buildings, gathering area, etc.) and produce graphic renderings.
- Develop conceptual plans for new splashpad at Leonard-Leota Park
- Compile opinion of probable construction costs.
- Present design drawings to City staff and steering committee.
- Present final Plan graphics to City Council/Plan Commission.

Design Development

- Develop design development plans for new park and Leonard-Leota Park. Plans to include site and building elements. Drawing iterations will be reviewed with City staff on a regular basis.
- Facilitate bi-weekly design review meetings.
- Update opinion of probable construction costs.
- Submit DD plan review set at 30% completion.

Construction Documents

- Refine preliminary DD plans into final construction plans.
- Assemble construction details, front end specifications, technical specifications and bid forms.
- Compile all working drawings into bid documents and Project Manual.

Bidding/Permitting

- Complete erosion control permit application.
- Complete DSPS building and plumbing permit submittals.
- Assist City with solicitation of bids utilizing Quest CDN.
- Answer bidder questions and issue addenda as needed.
- Facilitate bid opening and provide recommendation memo.
- Attend City Council or Finance Committee meeting to discuss results.

Post Design Assistance

- Provide construction administration services and facilitate regular progress meetings (9 months estimated).
- Respond to RFI and issue Construction Bulletins as needed.
- Attend final walk through and contractor commissioning of pool mechanical and building energy systems.
- Provide final punchlist and sign-off post construction.
- Provide substantial completion and project closeout documents.

Outcomes and Deliverables

- 2-3 Concept Plans
- SD and DD Plans at key benchmarks
- Opinion of Probable Construction Costs
- Construction Plans
- PDF of Final Plans and Specifications
- Digital Construction photographs, meeting notes, submittals, Contractor mark-up asbuilt drawings

Assumptions

- City to provide topo survey, wetland delineations, soil borings, and any legal parcel boundary work.
- Design for both parks will happen simultaneously but bidding/construction may be phased to minimize disruption to existing programming and revenue streams.

DeForest - Firemans Park



Schedule and Fee

TEAM LOCATION

The Parkitecture/Iconica joint office is less than 30 minutes from the project site.

PROJECTED SCHEDULE

We are flexible on schedule and scope deliverables and will work with the City to accomplish the project goals. Due to our combined company structure, we can adapt to owner request and schedule changes with ease. We understand project delivery can be iterative and can have tangential paths.

We anticipate a 9-12 month process to complete the design and engineering effort for the project and will position the City for bidding and construction during 2022/23. We will plan to sequence activity to minimize the loss of revenue generating seasons for the existing facilities. A tentative schedule is proposed as follows:

TASK	TIME FRAME
Kick-off Meeting	April, 2021
Site Review and Survey	April-May, 2021
Public Comment	May-June, 2021
Development of Concepts	June, 2021
Schematic Design	July-Aug., 2021
Design Development	Aug.-Sept, 2021
Construction Documents	Sept.-Dec., 2021
PD Assistance/Construction	2022-2023

SUPPLEMENTAL INFORMATION

Please do not hesitate to contact us with any further questions on our team capabilities or passion for the park and recreation industry. Our team is fully licensed and insured to provide the services outlined in this RFP. Our references from past work will confirm our abilities and performance track record. We have not engaged in any unethical practices, nor have had any substandard work. The FEIN for Parkitecture+ Planning, LLC. is 81-3682969.

PROPOSED FEE

We have provided a phased breakdown for our proposed fee structure. This is correlated to the scope outline illustrated on the prior pages. Should this need to be amended, we will work with you to adapt the scope/schedule, and budget. Our projected hours are summarized by task as follows:

PHASE	FEE
Public Engagement	\$8,688
Schematic Design	\$73,212
Design Development	\$131,222
Construction Documents	\$161,074
Bidding/Permitting	\$19,136
Post Design Assistance	\$84,476
TOTAL	\$477,808

Staff rates vary from \$95-\$200/hour.

Rendering - Buchner Pool



During Construction - Buchner Pool





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/05/2021

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

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

PRODUCER Neckerman Insurance Services 6200 Mineral Point Road Madison WI 53705-4582		CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): (608) 238-2686 FAX (A/C, No): (608) 238-7798 E-MAIL ADDRESS: certificate@neckerman.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Ace Property and Casualty Ins Co	
		INSURER B: Hanover Insurance Company	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 21-22

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			D95497627	01/06/2021	01/06/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			D95497627	01/06/2021	01/06/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			UMBWID954803913N	01/06/2021	01/06/2022	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liability			LH1H138913	01/06/2021	01/06/2022	General Aggregate 1,000,000 Each Occurrence 1,000,000

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

THIS CERTIFICATE IS FOR INFORMATIONAL PURPOSES ONLY AND CONVEYS NO RIGHTS TO ANYONE WHO HAS IT OR A COPY OF IT IN THEIR POSSESSION. THIS SAMPLE IS NOT A PROMISE OR GUARANTEE THAT INSURANCE COVERAGE IS IN PLACE.

CERTIFICATE HOLDER

CANCELLATION

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

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