



# PROPOSAL FOR THE DESIGN & CONSTRUCTION OF Park Improvements to West Side Park and Leonard-Leota Park

**Prepared for:**  
City of Evansville  
March 22, 2021



- in partnership with -







- in partnership with -



March 22, 2021

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

Re: Proposal for the Design & Construction of Park Improvements to West Side Park and Leonard-Leota Park

Dear Mr. Sergeant,

MSA Professional Services, Inc. (MSA) is excited for the opportunity to serve as a partner to the City of Evansville for this dynamic park and recreation project—one that will serve and support the community for generations to come. The City's vision for a new multi-purpose aquatics facility and West Side Park improvements is gaining momentum, and our creative and energetic team is here to help. In addition, the transition of the aquatics amenities at Leonard-Leota Park will revitalize the park and create a new and exciting attraction for the community at that location. MSA strongly believes that with our dedicated MSA staff and our teaming with Water Technology, Incorporated (WTI) and Rettler Corporation, we are uniquely positioned to support your efforts and make certain the City's goals are not only met, but exceeded. With a desire to open in the spring/summer of 2023, we are experienced in and geared to offer the full suite of comprehensive services needed to facilitate this project and fit the City's goals.

Projects like this are nothing new for us. For the past 25 years, MSA and WTI have partnered to successfully complete a number of aquatics-related projects in the Midwest. WTI is a Wisconsin-based firm with a great wealth of local, national and international experience in the aquatics industry. MSA has also teamed with Rettler Corporation to bolster our projects with their in-depth athletic field expertise. MSA has recently worked with Rettler on a large park master plan, converting and concepting new athletic fields for the beloved Carson Park in Eau Claire. Another opportunity to work hand in hand with Rettler would be a meaningful partnership—one that will improve the West Side Park's athletics to help maximize space of and meet the City's goals of creating competitive sports opportunities.

As you review our qualifications, please consider the following attributes that we feel make the MSA/WTI/Rettler team the best fit for your project.

## RIGHT PROFESSIONALS

- **We know aquatics.** Senior Project Manager, Carter Arndt, AIA, has personally led over \$40 million of outdoor and indoor aquatics improvements throughout his career, and our aquatics design team has extensive national experience. From cost creativity and user satisfaction to staffing and operations, we will develop a practical solution to meet the project's full potential. Carter will serve as the Project Manager for this project and be the single point of contact.
- **We know municipal projects.** We specialize in serving public clients and have done so for more than 50 years. From the project implementation process to the long-term maintenance goals, we will serve your needs. Our Parks and Recreation team at MSA, led by Raine Gardner, has worked on a variety of public space projects that link together aquatics facilities and parks in order to enhance communities as great places to live, work and play.
- **We know the City of Evansville.** As a firm that serves Wisconsin communities and clients, we have come to understand and respect Evansville's values and aspirations. Local liaison and Sr. Planner, Jason Valerius, leads MSA's Planning + Design Studio team and excels at providing sound communication throughout a project's development. Jason will provide that same level of expertise to the City to draw out much-needed voices during public engagement sessions and surveys to enhance and provide the community with a park that meets the ideas of the local residents while drawing upon innovations of surrounding areas. Our understanding of the area provides us with insights and perspectives that we will use to advocate for the good of this project, and its significance to the community.



## RIGHT APPROACH

- **Our professional parks and recreation focus.** This expertise will display itself through a process that explores creative site and facility developments. Options ranging from competitive swimming, to recreation/fitness pools and dynamic park and recreation features with community gathering spaces, can help leverage your investment to its full potential. Whether through seasonal transformation or dedicated uses, a perfect combination of indoor and outdoor amenities will be explored.
- **We're experienced public project leaders.** We carefully listen to stakeholder needs and desires to develop the best facility. We collaborate with you to meet your project and facility needs through sound design recommendations and support from the community. This is your vision—we're here to help make it the best it can be and facilitate it into reality.
- **We're seasoned public engagement facilitators.** The MSA team will foster thoughtful public interaction that will openly communicate vision, gather input and convey a transparent and positive decision-making process. Our public engagement toolbox allows us to craft a plan that fits your stakeholders' unique needs and rally support from the community.
- **This is your project—we're here to make it a success.** This is a true opportunity for us to deliver on our commitment and purpose. MSA exists to enable people to positively impact the lives of others. To that end, our relationship with our clients is more than a singular project – it's a commitment to your entire community.

Overall, our team wants the City to see our passion for parks, recreation and aquatics. At MSA, we have an internal Community of Practice (CoP) specializing in Parks and Recreation. This dynamic group is composed of architects, landscape architects, planners, engineers and design specialists who collaborate on these specialized design projects, but also enjoy these same sports and recreational activities in their daily lives. WTI specializes in aquatics planning and design throughout the Midwest, also having passionate staff who are committed to bringing client visions to life. Rettler is a leader in the state on athletic fields and knows them best, which can position the City for success with their growth into competitive sports.

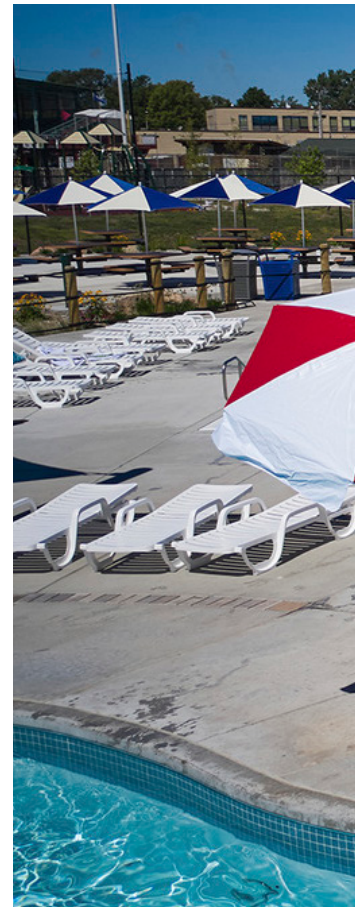
We look forward to collaborating with the City to review, dream, and plan the right solution for your aquatic and park projects. The collective vision we will foster looks to positively impact the Evansville area, and beyond, for generations to come. Should you have any questions pertaining to our qualifications, please feel free to call me any time at (608) 355-8884 or connect with me via email at [carndt@msa-ps.com](mailto:carndt@msa-ps.com).

Sincerely,  
MSA Professional Services, Inc.



E. Carter Arndt, AIA, MSA  
Project Manager





## MSA PROFESSIONAL SERVICES, INC.

1702 Pankratz Street, Madison, WI 53704

Contact: E. Carter Arndt, AIA | Project Manager  
Phone: (608) 355-8884  
Email: [carndt@msa-ps.com](mailto:carndt@msa-ps.com)  
Website: [www.msa-ps.com](http://www.msa-ps.com)



## TABLE OF CONTENTS

### COVER LETTER

---

<b>FIRM QUALIFICATIONS</b>	An introduction to our team and qualifications	<b>1</b>
<b>EXAMPLES OF PRIOR WORK &amp; REFERENCES</b>	Past successful projects like yours that we've completed	<b>7</b>
<b>STAFF MEMBERS</b>	Resumes for key staff	<b>23</b>
<b>PROJECT APPROACH &amp; SCHEDULE</b>	Our plan to complete your project	<b>31</b>
<b>ESTIMATED COSTS</b>	A breakdown of anticipated fees	<b>45</b>
<b>INSURANCE COVERAGE</b>	Insurance certificates	<b>49</b>
<b>STATEMENTS OF CONFIRMATION</b>	Meet state licensing, superior work, ethical practices	<b>53</b>





## FIRM QUALIFICATIONS

---



## CLIENT EXPERIENCE.


Percentage of clients who say MSA met or exceeded their expectations based on the following categories.



## FIRM PROFILE.

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

MSA's roots reach back to the 1930s. Once a rural land survey company, our firm now consists of approximately 350 engineers, architects, planners, funding experts, surveyors, GIS experts and environmental scientists. MSA excels at helping clients identify grant and funding sources and then delivering high-quality, cost-effective solutions.

 <p><b>63</b></p> <p>INDUSTRY AWARDS EARNED SINCE 2010</p>	<p><b>350+</b> TEAM MEMBERS</p>   <p><b>17 OFFICE LOCATIONS</b></p>	<p>WE'RE PROUD TO BE 100% <b>EMPLOYEE-OWNED</b></p> <p><b>\$500+ MILLION</b> GRANTS &amp; LOW-INTEREST LOANS We've helped our clients secure to help offset the cost of infrastructure projects</p>  <p>ENABLING PEOPLE TO <b>POSITIVELY IMPACT</b> THE LIVES OF OTHERS SINCE 1962</p>
---	---	---



**MSA’S PARKS AND RECREATION COMMUNITY OF PRACTICE.**

Within MSA, our professionals are part of a Community of Practice (CoP) related to their area of expertise. A CoP is a group of MSA employees who share a common set of job performance and/or client service responsibilities. They deepen their knowledge and expertise by meeting on an ongoing basis, both face-to-face and virtually. MSA’s Parks and Recreation CoP is comprised of planners, architects, engineers and funding professionals throughout our offices who share a passion for improving community parks and recreation facilities.

**OUR EXPERTISE—WHAT WE DO**

- ADA Audits for Park & Recreational Facilities
- Architecture Design (*Shelters, Bandshells, Restrooms, etc.*)
- Campground Development and Infrastructure
- Community/Recreation Centers
- Comprehensive Park and Recreation Plans (Municipal, County, Regional)
- Conceptual Site Plans and 3-D Renderings
- Indoor and Outdoor Aquatic Facilities
- Infrastructure Survey and Design (*Parking, Stormwater, Sewer, Water, etc.*)
- Landscaping Plans
- Park and Recreational Fundraising and Fundraising Plan Development
- Park Master Plans
- Playground Safety Audits
- Public Opinion Surveys and Visioning
- Recreational Trails, Bridges and Boardwalks
- Skate Parks
- Tree Inventories and Assessments
- Waterfront Improvements (*Boat Launches, Piers, etc.*)
- Recreational/Sports Design, Courts, Fields, Playgrounds, Equipment





MADISON, WISCONSIN



MERRILL, WISCONSIN



APPLETON, WISCONSIN



WISCONSIN RAPIDS, WISCONSIN



## WTI Firm Overview

The WTI team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics. Together, we combine our talents to develop original, aquatic facilities from concept to reality. In addition, WTI maintains solid relationships with other consultants and contractors and continues to set the standards in the aquatic industry across the United States and around the world.

### PHILOSOPHY

Water Technology, Inc.'s (WTI) creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live.

### COMPANY DETAILS

- Established in 1983
- Largest Aquatic Design Firm in North America, Staff of 60+
- Quality Control Implementation
- Collaborative Team Process
- International Portfolio
- Specialized Aquatic Professionals on Staff:
  - Executive Team (5)
  - Project Development (4)
  - Architects (4)
  - Landscape Architects (2)
  - Engineers (6): Civil (2), Mechanical (3), Structural (1)
  - Artistic / Creative Design (3)
  - Site Planners / Designers (3)
  - Technical Designers (7)
  - Mechanical Designers (6)
  - Project Managers (8)
  - Administrative (7)

### WTI ADVANTAGES

- Solution driven planning and philosophy
- Two-way sharing process between WTI and client
- Forward-looking designs that support dynamic community programs
- 150+ AQUATIC Projects Per Year
- Historical database of cost estimates and realistic timelines

### EXTENSIVE PORTFOLIO OF PROJECTS OF VARYING VENUES

- Waterparks
- Resort and Hotel Pools
- Competition Pools
- Faith Based Community Centers
- Water Playgrounds
- Public Facilities

WORLD LEADERS IN AQUATIC PLANNING, DESIGN AND ENGINEERING



## Rettler Firm Overview

Rettler Corporation is a progressive firm specializing in site design and development. Our comprehensive range of services and our commitment to building partnerships provide clients with the expertise they need to turn their visions into reality.

Rettler Corporation has provided clients with a variety of design services for over 30 years. Our services include landscape architecture, civil engineering and land surveying. Within these disciplines, we provide site survey, master planning, site planning, utility and street design, storm water analysis and management, irrigation design, landscape and streetscape design, downtown redevelopment, shoreline restoration, sports architecture and construction management. Our firm employs 20 people including two Professional Land Surveyors, four Professional Engineers and four Professional Landscape Architects.

Rettler Corporation stands out for several reasons. Our comprehensive range of services provides greater opportunities for clients, saving time and money. Our multidisciplinary staff has extensive experience and the most up-to-date technology to creatively design projects that meet the aesthetic and functional needs of each client. We insist on quality and clarity. Equally important, we have a passionate commitment to creating solid partnerships with our clients. We strive to understand their needs and work closely together to address them. Many new clients meet existing ones to better understand processes and successful outcomes.

This conscientious, thorough approach, coupled with a sensitivity to offer several design options, makes us a strong partner on any design team. Our goal is simple: to satisfy our client. We welcome the opportunity to serve you with unique freshness in each design.





## PRIOR AQUATICS EXPERIENCE



PROJECT	LOCATION
Wisconsin Rapids Recreation Complex <b>(completed in partnership with WTI)</b>	Wisconsin Rapids, WI
Appleton Erb Park and Pool <b>(completed in partnership with WTI)</b>	Appleton, WI
Lodi Municipal Pool Facility <b>(completed in partnership with WTI)</b>	Lodi, WI
Muscoda Municipal Pool Facility <b>(completed in partnership with WTI)</b>	Muscoda, WI
Sunset Pool Facility <b>(completed in partnership with WTI)</b>	Elkhorn, WI
Frederic Aquatics Center Conceptual Study <b>(completed in partnership with WTI)</b>	Frederic, WI
Baraboo School District Indoor Pool Addition <b>(completed in partnership with WTI)</b>	Baraboo, WI
Municipal Pool/Bathhouse Addition & Renovation <b>(completed in partnership with WTI)</b>	Baraboo, WI
Christmas Mountain Village Check in/Pool Building <b>(completed in partnership with WTI)</b>	Wisconsin Dells, WI



PROJECT	LOCATION
Irwin A. Goodman & Robert D. Goodman Community Swimming Pool at Goodman Park <b>(completed in partnership with MSA)</b>	Madison, WI
Columbus Area Aquatic Center <b>(completed in partnership with MSA)</b>	Columbus, WI
Aldergrove Credit Union Community Centre	Langley, British Columbia, Canada
Clarksville Cover Aquatic Center Renovation	Clarksville, IN
Veterans Memorial Pool	Walla Walla, WA
Manitowoc Family Aquatic Center	Manitowoc, WI
O'Neil Park Planning Study	Bloomington, IL
Cottage Grove WI Bakken Park <b>(completed in partnership with MSA)</b>	Cottage Grove, WI
Sunset Pool Replacement <b>(completed in partnership with MSA)</b>	Elkhorn, WI
Splash Pad at Red Smith Park	Green Bay, WI
Ray and Joan Kroc Cops Community Center	Green Bay, WI
Joannes Park Family Aquatic Center	Green Bay, WI
Colburn Aquatic Center 2016	Green Bay, WI
Cooper Park Wading Pool Filter Replacement	Milwaukee, WI
David F. Schulz Aquatic Center in Lincoln Park	Milwaukee, WI
Greenfield WI Cool Waters Slide Replacement	Greenfield, WI

## **EXAMPLES OF PRIOR WORK & REFERENCES**

---



PANORAMAS

Entry



Pool:  
Deep End



Pool:  
Accessible Entry



## RECREATION COMPLEX AND AQUATIC CENTER

WISCONSIN RAPIDS, WI



Home to 20 city parks, six golf courses, seven area lakes and an abundance of biking, hiking, birding and watersport opportunities, Wisconsin Rapids is finding itself emerging as a recreation hot spot—not to mention, a premier destination for all-season aquatic activity. The community’s 2012 Comprehensive Outdoor Recreation Plan (CORP) identified a three-phase approach to expanding its recreational programming. Phase three — and perhaps the city’s crowning achievement to date — was the development of a \$12 million regional aquatic center and recreational park complex at Witter Field.

MSA was chosen to lead the design of the facility—a complex and ambitious project that was completed just over one year later, in June of 2020. The WRCC offers something for everyone: three pools including a tot pool with two water slides, spray features and a tot lazy river; a leisure pool with play area, basketball hoops, water walk, lazy river with a “rapids” action channel, tube water slide, plunge pool and body water slide; and a recreation pool that features basketball hoops, lap swimming, a zip line feature, diving board and climbing wall.

The main aquatic center building and bath house is a clean, modern design—home to an admissions lobby, concessions, community gathering room and changing rooms. Outside, visitors can stroll the well-lit, landscaped property on pedestrian paths, lounge along the pool deck under colorful shade structures, sun themselves on a grass sunbathing berm or picnic within an airy park shelter. For those looking for more activity, a new zero-depth splash pad, tennis and pickleball courts, playground and skate park provide plentiful opportunities.

The park was also designed to accommodate winter use, with the bath house lobby converting into a warming shelter in cold weather, the circular vehicular drop-off zone transforming into a recreational ice skating venue, and a separate area designated as a place to host low-board hockey. The community celebrated the grand opening of the Wisconsin Rapids Recreation Complex (WRCC) and Aquatic Center on July 1, 2020, and invited very enthusiastic guests into the facility in limited numbers on July 6.





**CARSON PARK MASTER PLAN**  
EAU CLAIRE, WI



Carson Park is approximately 134 acres surrounded by Half Moon Lake on three sides. The lake forms a peninsula that creates the park. The park was named in honor of Williams E. Carson, one of the wealthiest lumbermen in the Chippewa Valley. Carson's heirs donated the land to the City of Eau Claire posthumously in their father's name in 1914. Remnants of the history of logging and the lumber industry remain today, visible with the prominent stands of pine trees throughout the park.

There are several unique facilities in the park that were built during the Works Progress Administration (WPA) in the 1930s. The baseball and football stadiums and the tennis courts' construction started in 1935. Several baseball players who went on to have notable careers debuted at Carson Park Baseball Stadium. Among those players were Hank Aaron, Billy Burton, Wes Covington, Joe Torre, Bob Uecker and Andy Pafko. Hank Aaron, the most recognized player, was honored in 1994 with a statue and plaza at the stadium.

*“MSA has been extremely helpful and knowledgeable navigating all the user groups through the planning process. The staff at MSA coordinated all the meetings with the user groups and listened to their views...they even took calls from individuals who felt they needed to be heard a little more.”*

*- Steve Plaza, City Parks, Forestry & Cemetery Manager*

MSA teamed with Rettler Corporation to prepare a Master Plan for Carson Park as a framework for improvements to update the facility over the next 20 years. Renovated or replacement shelters, added trail systems and innovative stormwater management are the highlights of future park improvements. The reorganization of the fields and courts around the historic Carson Park Baseball Stadium will create a more flexible and sustainable sports complex for area schools and professional sports organizations' use. The Master Plan for this cherished park was well received by the community.



## FIREMAN'S PARK

VERONA, WI

Reclaiming the reclaimed. It may not be uncommon for a former industrial site such as a rock quarry to be repurposed for community green space. But to be repurposed and revitalized a second time is something special. The City of Verona recognized their opportunity to create a true community centerpiece with the second revitalization of Fireman's Park on the shores of Quarry Lake.

The former amenities at Fireman's Park served their purpose, no doubt. It had been a place of public gathering for soccer, picnics and refreshing summer swims for decades. Yet, the buildings and restrooms were in a state of steady deterioration. An overgrown chain-link fence surrounded the beach in a somewhat unwelcoming fashion, and trail connections to and from park amenities were in poor repair, largely inaccessible to anyone with mobility restrictions—as was much of the playground equipment.

The City partnered with MSA to create a Master Plan for Fireman's Park and to present solutions to all the aforementioned issues — and then some — with the goal of creating a flagship community park to serve as a model for safe, inclusive, sustainable design. Now, more than ever, individuals and families are looking to a community's park, recreation and outdoor spaces when making decisions about where to visit, vacation or relocate. Those communities who are successful have elected to make these assets as visible, accessible and interactive as possible.



Fireman's Park retains its connection to the old community swimming hole and waterslide of Quarry Lake, but with new site grading, welcoming terraces, a sunbathing deck and umbrellas poised along the beach to provide shade to visitors and their picnics on hot summer days. Concrete steps lead up a stamped architectural concrete retaining wall to a circular, elevated splash pad and zero-depth aquatic play area, both of which can be reached by an arching ADA-accessible ramp.

The splash pad design itself is cheery, with swirls of sky blue and spring green concrete underfoot, complemented by matching blue and green leaf-shaped shade canopies above. Designed to be circular in nature and to encourage open vantage points and views of other play areas within the park, the splashpad is accented with nature-based water features depicting cat tails, flowers, fish, plant life and butterflies in an array of vivid prime colors. At the center is a gigantic, orange and white water pinwheel that dumps a cascade of water onto both eagerly awaiting and unsuspecting kids and adults beneath.

Adjoining to the splash pad is another circular area where visitors will find a "dancing water" journey area for younger children, or those looking for a quieter play experience. Here, children are encouraged to be curious and interact with the water features from beneath two giant blue shade canopies. Benches invite parents to watch, relax or play along.

**IRWIN A. & ROBERT D. GOODMAN COMMUNITY POOL**  
MADISON, WI



The City's new Goodman Pool, designed for 1,000 users, is a walk-in entry swimming pool with water slides, spray park features, and a lap pool. The pool complex required 300-car parking and is located in a site known for high ground water and poor sub soils. MSA and WTI led the project to find solutions that would address the soils and ground water, parking lot runoff, pool deck runoff, and pool filter discharge, and regulate the ground water elevations surrounding the pool. The Parks Department also wanted to prevent vehicular traffic from speeding through the parking and pedestrian areas, and to include bike/pedestrian paths to reduce the need for parking.

To accommodate the new impervious area, MSA prepared a low-impact design that would provide a high level of water quality treatment and promote infiltration. The developed site discharges less stormwater than the original site, and the effluent that reaches Wingra Creek carries a lower nutrient load. The original site had vast areas of lawn clippings and fertilizer requirements. The bioswales we designed greatly reduce the nutrients using natural biological processes.

Additional features include the primary treatment ponds as wet basins with emergent vegetation shorelines that remove solids and pre-treat the stormwater before entering a large bioswale. The bioswale is downstream of two separate treatment ponds and will remove nutrient loads from the stormwater prior to discharging into Wingra Creek.



Click the image above to see MSA's StoryMap for Goodman Pool.



**SUNSET POOL**  
ELKHORN, WI



The existing aged Elkhorn Municipal Swimming Pool was in need of replacement. The City decided to replace the pool in the same park location. MSA prepared an all new facility design to reinvigorate Sunset Park and serve the area residents. Since its reopening in 2015 it has been a popular summer attraction with high regular attendance.

MSA designed and prepared plans and specifications for an all new facility consisting of a 5,200-square-foot Bathhouse/Admission/Concessions/Equipment building. The pool has over a 500-person patron load with an overall area of 7,413 square feet. Features of the pool include shade structures, a zero-depth area with geysers, shallow play features, drop slide, diving boards, six swim lanes, kiddie slide and basketball hoops. The total project cost was \$3.6 million including A/E fees and furniture.



## SELAH AQUATIC CENTER

SELAH, WA

The Selah Aquatic Center was made possible through the support of voters in the area who approved a \$6.2 million bond to replace the existing 70-year-old pool with a more robust aquatic complex. Alongside the project team, Water Technology, Inc. (WTI) worked with city planners to reduce costs of the initially envisioned three-pool complex to a simpler single-pool design that reduced construction costs while maintaining play value and space for programming options.

Although there is only one body of water at the Selah Aquatic Center, it packs a lot of action with amenities and features for everyone. Families with toddlers will appreciate the zero-depth entry tot section of 6,978-square-foot leisure pool complete with

geysers and floral themed spray features. One of the most multi-generational amenities is the current channel, across from the tot area, with spray features and space for a float or some resistance walking. Near the current channel is a flat, 4-foot-deep exercise space designed for water aerobics and active adult programming. Adjoining the exercise space is the eight-lane lap area, for lap swimmers and the Selah Dolphins Swim Team, which plans to host their practices and swim meets here.

The new Selah Aquatic Center will serve as a community activity hub for years to come as family members of all ages benefit from a healthier lifestyle from community aquatics.



**DOVE WATERPARK**  
GRAPEVINE, TX



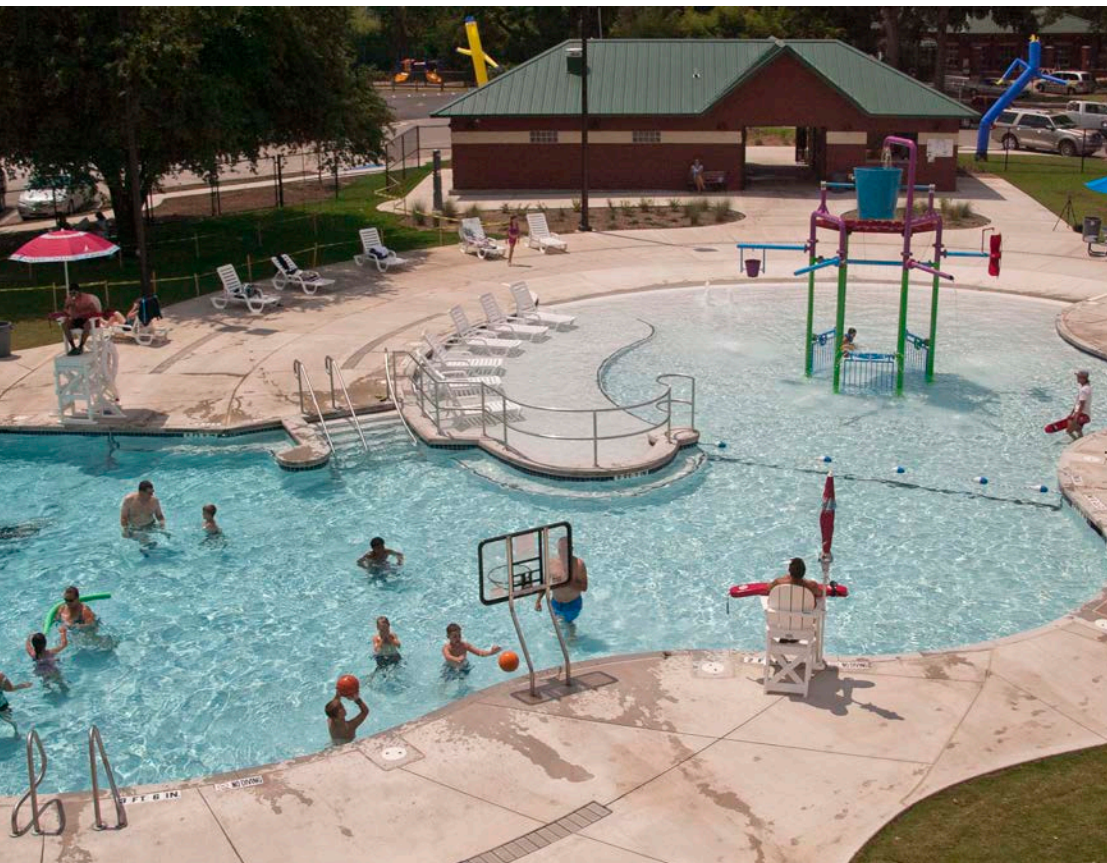
Water Technology, Inc. (WTI) was hired by the City of Grapevine in 2012 for the renovation of its existing pool located in Dove Park. The six lane, L-shaped swimming pool with attached diving and a small children’s pool no longer met the needs of the growing community of Grapevine. Grapevine, Texas, located between Dallas and Fort Worth, has a population of 50,514, grows to over 120,000 people during the day time and encompasses an area of approximately 35.85 square miles.

The new pool opened May 25, 2013, to a full crowd despite the cloudy weather. The \$2.7-million renovation rivals neighboring pools with an expanded swimming area, zero-depth entry with interactive play structure and shade, water spray tunnel, and geysers; activity pool with floatable play features, water walk, aqua climbing wall, a drop slide and runout side. The pool also has plenty of shade and lounge opportunities for guests including underwater bench seating, a wet deck lounge with chairs.

The pool renovation was part of a greater park renovation initiative which included updated basketball, volleyball and tennis courts.



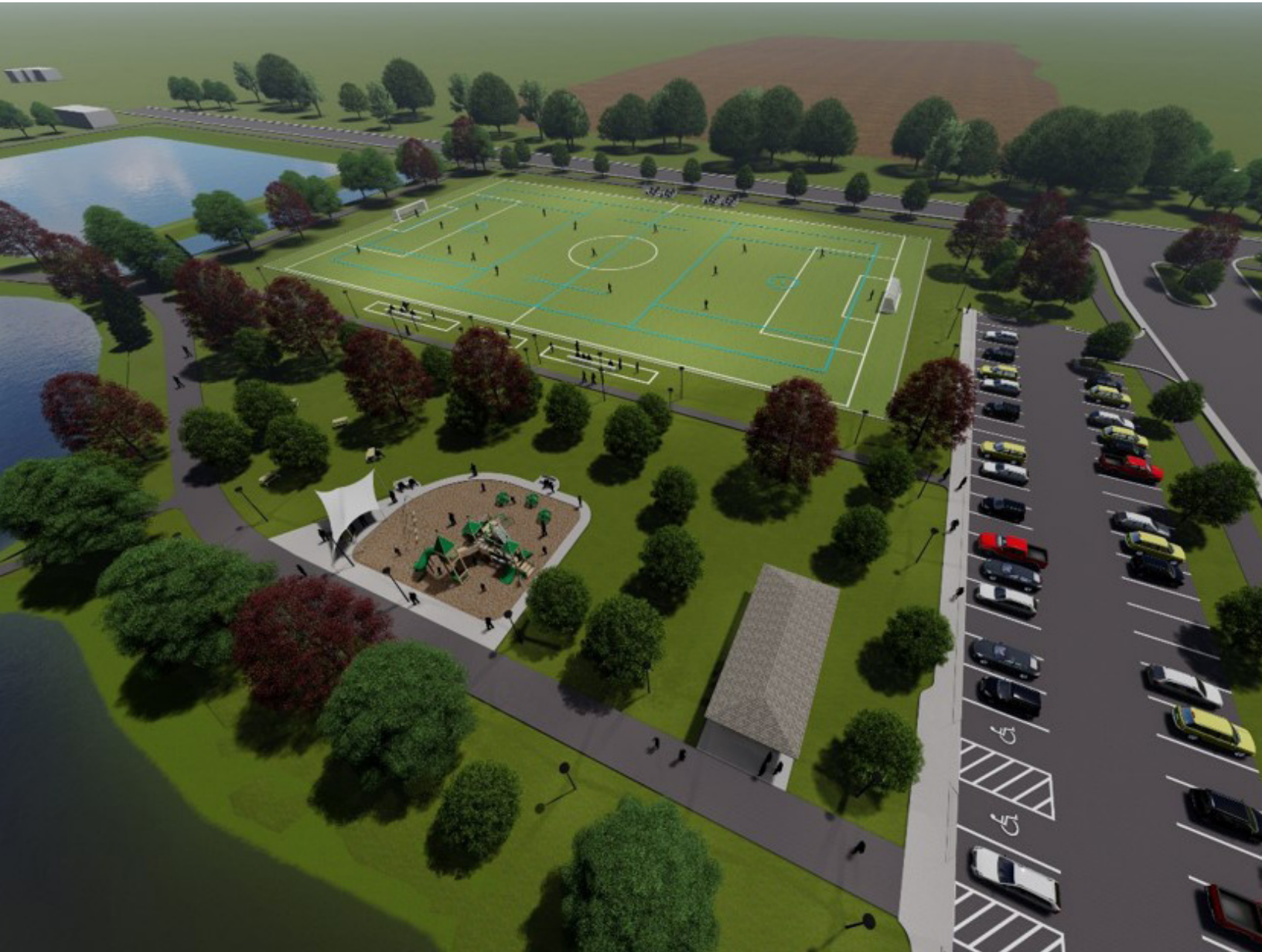
**Awards: 2014 Architectural Showcase - Athletic Business, 2013 Recreation Facility Design for the North Texas Region, Texas Recreation and Parks Association**



**LEONARD PARK  
AQUATIC CENTER**  
GAINESVILLE, TX



After 65 years, residents of Gainesville, Texas, said goodbye to its traditional rectangular swimming pool and hello to a new multi-activity leisure pool. The organic shaped pool provides a wide range of activities for all community members from the youngest to the young at heart. The zero-depth area offers an ideal spot to wade in the water and enjoy the interactive play structure and geysers. Older children and adults who choose to venture further can partake in water basketball. This area is also ideal for water aerobics or swimming lessons. For the adventurous, there are two slides and a climbing wall.



## HIGHLANDS OF NETHERWOOD PARK

OREGON, WI



Rettler Corporation provided master planning, site design, engineering, permitting, bidding administration and construction management services to assist the Village of Oregon with the development of a new 6-acre community park. The primary redevelopment program as part of the project includes a new, natural turf full-size soccer and rugby pitch, pavilion and restroom building, soft surface play area, regional trail connections and parking facility additions.

Existing soils were a challenge as part of this project. Athletic field underdrain systems were installed along with amended soils in the development of the competition-level soccer and rugby pitch. Surrounding the park development project was an existing neighborhood and regional detention facilities. Careful considerations were made through master planning, design and construction to cohesively connect the new park to these surrounding elements. The overall budget for the new park project was \$1.5 million.

## MILWAUKEE SCHOOL OF ENGINEERING UNIVERSITY (MSOE) / NICOLET HIGH SCHOOL / CITY OF GLENDALE BASEBALL



GLENDALE, WI

Retzler Corporation worked with the MSOE to lead the planning, design, bidding and construction of a synthetic turf baseball field at the Richard E. Maslowski Community Park in the City of Glendale, Wisconsin. The site is a closed landfill with strict criteria on allowable development. Improvements included:

- Synthetic turf field with dimensions of 320 feet to left and right field and 390 feet to center field.
- 56 drilled concrete piers ranging from 18 to 30 inches in diameter and 30 feet deep to support the new press box, dugouts, foul poles, scoreboard and backstop netting.
- Oversized concrete foundations to support batting cage/bull pens.
- Press box and dugouts with finishing matching the existing park building.
- Concrete plaza with bleacher system for seating 300 people.
- LED stadium lights.
- Scoreboard.
- Black vinyl coated fencing with windscreen and fence guard.

**2020 ASBA Award Winner for Distinguished Single Field Facility**



## STANLEY-BOYD SCHOOL DISTRICT

STANLEY, WI



Retzler provided master planning, site design, bidding administration and construction management services to facilitate the development of this multi-use athletic facility for the Stanley-Boyd School District. This athletic facility development project provided new facilities for the district's football, baseball, softball and track and field athletic programs. The project was developed in three phases starting with the construction of the track and field facility in spring of 2015, construction of the plaza, concessions, restrooms and parking facility in 2016, and the construction of the baseball and softball facility in 2017.

The overall budget of \$5 million in improvements included the following elements as part of the project:

- 8-Lane, 400-Meter Running Track & Field Events
- Synthetic Football Field
- 2,500 Capacity Grand Stand
- Masonry Concession, Restroom, Ticket Booths, Press Box and Scorers Booth Buildings
- Baseball and Softball Fields
- Athletic Field Lighting
- Parking and Drop-off Areas
- Decorative Concrete Plaza Spaces

**2018 ASBA Award Winner for: Distinguished Single Field Facility**





**SPLASH PAD AT MEAD FIELD** MSA  
WISCONSIN RAPIDS, WI

MSA worked with the City to design a splash park as part of greater improvements to Mead Field. The splash park is designed for users ranging from toddlers to youth, with a focus on active-play design features. Special features include a water journey flow channel, custom-developed fireman’s game with water cannons and a wide range of spray features and geysers. The park’s splash pad includes a pass-through water storage vessel to reuse a portion of the splash park water for drip irrigation of the planting beds. This project was partially funded by a large grant from the area Legacy Foundation.



**RIVERFRONT PARK** MSA  
SAUK CITY, WI

For years, the community sought to make updates and additions to the park. Leaning on a long-standing history of partnering together, the Village of Sauk City asked MSA to lead in the development and design of plans for their revitalized riverfront park. Final design work revealed an exciting array of new and expanded amenities that would be constructed: a new splash pad, playground, seven new irrigated and improved soccer fields, a zipline, ADA-compliant canoe and kayak launch, ADA-compliant restroom and concession building, parking lots, park lighting, landscaping, new access road and pedestrian path connecting visitors to the river.



**KAUTZER RECREATIONAL PLAZA SPLASH PAD** MSA  
NEKOOSA, WI

The City of Nekoosa received a \$500,000 grant from the Legacy Foundation of Wisconsin Rapids for a 3,500-square-foot splash pad and adjacent park amenities. Amenities include installation of new outfield fencing for a baseball field, shade structures, picnic shelter and tables, connective sidewalks, benches, and bike racks.



**TOWN SPLASH PAD** MSA  
ROME, WI

Rome’s splash pad features a unique wilderness theme with spray features that resemble tall spruce trees and cattails, leaves and flowers. MSA contributed design engineering to this project, creating the overall layout of the park constructing Phase I of a broader master plan. The Town received a \$500,000 grant from the area Legacy Foundation to fund this first phase of the park.





**EDWARDS-ALEXANDER  
MEMORIAL PARK SPLASH PAD**  
PORT EDWARDS, IL



This 2,500-square-foot project entails an ADA-accessible splashpad with a variety of aquatic features including a water power spinner, directional jets, butterfly-themed spray, foot-activators, jet streams and a “spidey spray.” The project was funded with a generous \$500,000 grant from the Legacy Foundation.



**HESSEL PARK & SPLASH PAD**  
CHAMPAIGN, IL



MSA provided professional engineering, surveying, topographic studies and architectural services in order to design and construct a new splash pad and improve existing restrooms. With a simple wave of a hand or kick of a foot, the “sprayground” comes alive with ground spray rocks, snails and ladybugs, as well as flower, butterfly and dragonfly fountains.



**SPLASH PAD AT WEBB PARK**  
REEDSBURG, WI



The first step of the “Beaver Springs” themed splash pad was to develop a global park plan to consider the placement of the splash pad near the existing playground. The relationship of wet play (splash pad) and dry play (playground area) are important for the end users of the splash pad, as many users will stay longer at the park if they have the option to utilize both amenities in a close proximity. In addition, it also makes the area and park a destination for many residents and surrounding community members to come to the park as there are more things for them to enjoy in a day.



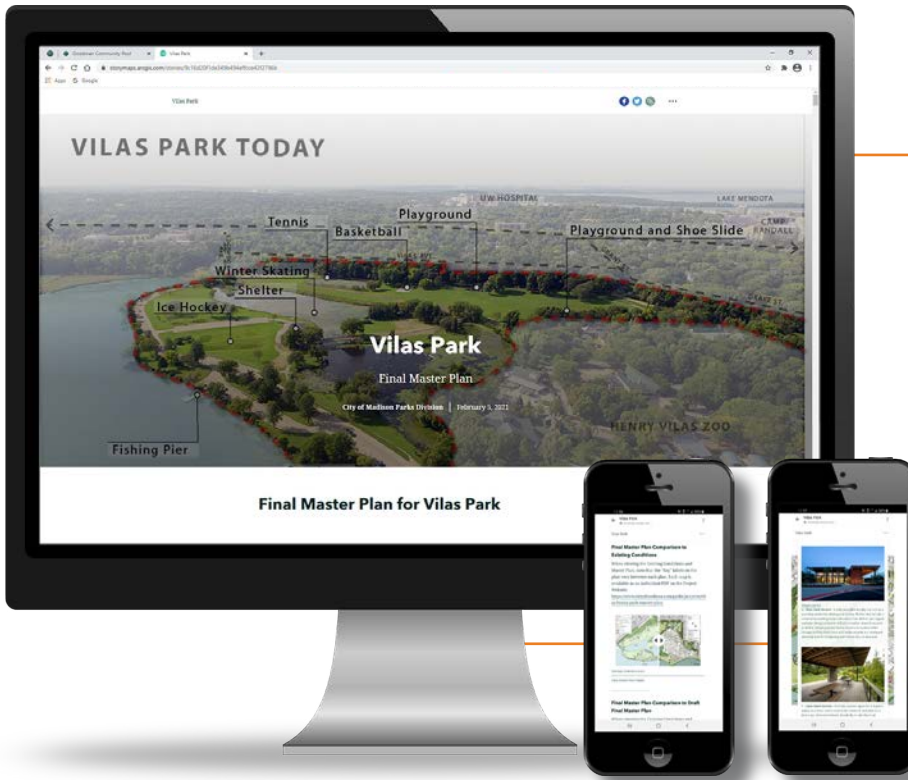
**SPLASH PAD AT LION'S PARK**  
MAUSTON, WI



The City of Mauston was looking to provide an existing new aquatic amenity to their popular Lion’s Park. With securing a grant and donations, the City was finally able to develop a new splash pad within the park. They City engaged the area youth to help select the main feature in the pad, which is the center serpent. With that the area school colors were integrated into the vision to create a exceptional recreational amenity that the community fully supported. The splash pad is the first of several other upgrades the City plans to incorporate at this community park in the next few years. With this addition, this park has transformed from a community park to a regional draw for the City.



## PUBLIC ENGAGEMENT



**MSA has the familiarity and the expertise to reach everyone. One way our teams engage the community is through the use of ESRI GIS Story Maps. Click on the left image of a recent Park Master Plan in Madison, Wis. to view the Final Master Plan Story Map for Vilas Park.**



**Our ability to create and implement effective, comprehensive public participation plans is one of the many reasons communities turn to MSA for their public engagement needs.**

At MSA, we believe that when planning a public project, it must be done with the public's advice and input. Decisions made by local governments affect the future of all those who live and work in the community. We are committed to helping governments and organizations understand the diverse needs and concerns of the public, non-profit organizations, business interests and local governments. Aside from community support, this process also lends itself to ensuring the final project reflects the community's ethos and vision for its future.

Public engagement generally consists of three related, and often overlapping, processes: information dissemination, dialogue, and citizen input. We specialize in working alongside our clients and selecting the best available methods to hear the voices of many citizens through the process. The type and combinations of methods selected will ensure a balance of informing, consulting, involving, collaborating, and empowering the public. Therefore, engagement can and should be accomplished by tapping into a variety of

sources, including community and non-profit organizations, public officials, youth, individuals with disabilities, mature citizens and those that have been traditionally underserved. Listed to the right are a few techniques we use to strengthen public involvement for your community.



## ADDITIONAL EXPERIENCE



### ^ MSA'S SPLASH PAD EXPERIENCE

The team we've assembled for your project works on splash pad projects across the Upper Midwest, each with its unique theme and identity. From giant water spiders to spray features that resemble tall spruce trees and cattails, we enjoy championing your vision and bringing it to life. MSA's experience includes:

- McGregor Turner Park – McGregor, IA (In Progress)
- Phoebe Bakken Park – Cottage Grove, WI (In Progress)
- Webb Park – Reedsburg, WI (Complete Summer 2022)
- Splash Pad – Elizabeth, IL (Complete Summer 2021)
- Fireman's Park – Verona, WI (2019)
- Riverfront Park – Sauk City, WI (2019)
- Edward Alexander Memorial Park – Port Edwards, WI (2019)
- Pioneer Park Splash Pad – Westfield, WI (2019)
- Lion's Park Splash Pad – Mauston, WI (2018)
- Town Splash Pad – Town of Rome, WI (2018)
- Kautzer Recreational Plaza – Nekoosa, WI (2018)
- Mead Field Splash Park – Wisconsin Rapids, WI (2018)
- Hessel Park and Splash Pad, Champaign, IL (2018)
- Cloie Creek Park – Asbury, IA (2018)



### ^ MSA'S PARK MASTER PLANNING EXPERIENCE

MSA has helped numerous clients meet this growing demand through the planning, development and revitalization of recreational amenities, including parks, waterfront developments, aquatic facilities, multi-use paths and athletic facilities. A successful Master Plan requires close collaboration with all stakeholders to identify goals and policies for park and recreational planning that fulfill the unique needs of the community. It's important all stakeholders are engaged to reflect a true community-based comprehensive plan.

- 22-Acre Park Master Plan, Cottage Grove, WI
- Barber Park Master Plan, Mahomet, IL
- Ervin Park Plan and Improvements, Tuscola, IL
- Vilas Park Master Plan, Madison, WI
- Kelly Moore Park Master Plan, Arcola, IL
- Swan Park Master Plan, Beaver Dam, WI
- Rowe Park Master Plan, Onalaska, WI
- Gramercy Park Master Plan, East Dubuque, IL
- Fireman's Park Master Plan Update, Verona, WI
- Mitchell Park Master Plan, Guthrie Center, IA
- Park Master Plan and CORP, North Freedom, WI
- 13 Ac. Park Master Plan, Mahomet, IL
- Park Master Plan, Annawan, IL
- Ellen Kort Peace Park Master Plan, Appleton, WI
- Levee Park Master Plan, East Peoria, IL
- Hessel Park Planning, Splash Pad and Playground, Champaign, IL



## REFERENCES



### **FIREMAN'S PARK VERONA, WI**

David Walker, Park and Urban Forestry Director  
410 Investment Court  
Verona, WI 53593  
(608) 848-6809  
[dave.walker@ci.verona.wi.us](mailto:dave.walker@ci.verona.wi.us)

### **CARSON PARK MASTER PLAN EAU CLAIRE, WI**

Steve Plaza, Parks, Forestry & Cemetery Manager  
910 Forest Street  
Eau Claire, WI 54703  
(715) 839-5039  
[communityservices@eauclairewi.gov](mailto:communityservices@eauclairewi.gov)

### **RECREATION COMPLEX & AQUATIC CENTER WISCONSIN RAPIDS, WI**

Joe Terry, Director of Public Works  
444 W. Grand Avenue  
Wisconsin Rapids, WI 54495  
(715) 421-8200  
[jterry@wirapids.org](mailto:jterry@wirapids.org)



**LEONARD PARK AQUATIC CENTER  
GAINESVILLE, TX**

Patrick McCage, Parks & Recreation Director  
200 South Rusk  
Gainesville, TX 76240  
(940) 668-4530  
pmccage@cogtx.org

**DOVE WATERPARK  
GRAPEVINE, TX**

Chris Smith, Deputy Director  
1175 Municipal Way  
Grapevine, TX 76051  
(817) 410-3473  
chris@grapevintexas.gov



**HIGHLANDS OF NETHERWOOD PARK  
OREGON, WI**

Jeff Rau, Director of Public Works  
117 Spring Street  
Oregon, WI 53575  
(608) 835-6290  
jrau@vil.oregon.wi.us

**MSOE UNIVERSITY  
MILWAUKEE, WI**

Dr. John Walz, President  
1025 North Broadway  
Milwaukee, WI 53202  
(414) 277-7100  
walz@msoe.edu



## **STAFF MEMBERS**

---



**E. Carter Arndt, AIA**  
Project Manager, Lead Project Designer  
MSA



**Raine Gardner, PE**  
Sr. Parks & Recreation  
Engineer  
MSA



**Jason Valerius, AICP**  
Sr. Project Planner,  
Client Liaison  
MSA



**Dan Schmitt, PLA, ASLA, CPSI**  
Landscape Architect, Park Planner  
MSA



**Serena Gilles, PE, SE**  
Structural Engineer  
MSA



**Jessie Phipps**  
Architectural Designer  
MSA



**Jeff Felland**  
Stormwater Engineer  
MSA



**Matt Freeby, AIA, LEED® AP,  
NCARB**  
Sr. Aquatics Expert  
WTI



**Adam Pfister, ASLA**  
Project Designer  
WTI



**Ross Rettler, ASLA, PLA**  
Landscape Architect  
RETTLER corporation



**John Kneer, ASLA, PLA**  
Landscape Architect  
RETTLER corporation



**Erin Isenring**  
Surveyor  
MSA



**Dave Schulze, DES**  
Electrical Designer  
MSA



**Ken Sorensen, DES**  
HVAC Designer  
MSA



**Ben Nerat, PE**  
Plumbing Engineer  
MSA



**Rock Deering, FCSI**  
Foodservice Consultant  
Stewart





**E. Carter Arndt, AIA**  
**PROJECT MANAGER**  
**LEAD PROJECT DESIGNER**



*Carter will be responsible for the overall project management and will serve as design lead for buildings as well as overall project coordination and QA/QC.*

Carter has more than 28 years of municipal architectural experience. He is dedicated to planning and designing dynamic buildings that not only respond to their environment and context but the people and community that use them. His design experience includes new construction, additions and remodeling. Facility types include parks and recreations facilities, libraries, community centers, municipal office buildings, public works garages and public safety facilities such as fire, EMS and police stations.

Beyond project management and architectural design, Carter's professional background includes developing code and feasibility studies, and cost estimates; organization, detailing and production of working drawings; consultant coordination; shop drawing review, and color selections. Since the onset of ADA, he has performed many of the MSA's ADA surveys and generated related reports.

#### Education

B.A., Architecture  
 Iowa State University

#### Registration

Project Architect, WI, IA, IL

#### Selected Project Experience

- Fireman's Park, Verona, WI
- Erb Park and Pool, Appleton, WI
- Wisconsin Rapids Recreation Complex, Wisconsin Rapids, WI
- Splash Park at Mead Field, Wisconsin Rapids, WI
- Bakken Park, Cottage Grove, WI
- Lowe Park South End Improvements, Marion, IA
- Lodi Municipal Swimming Pool, Lodi, WI
- Muscoda Municipal Pool Facility, Muscoda, WI
- Sunset Pool, Elkhorn, WI
- Baraboo Municipal Pool/Bathhouse Addition and Renovation, Baraboo, WI
- Lisa Link Peace Park, Madison, WI



**Raine Gardner, PE**  
**SR. PARKS & RECREATION**  
**ENGINEER**



*Raine will lead the overall site plan development and plan detail with a focus on creating a regional recreation destination.*

As a park and recreation senior project engineer, Raine has worked with several municipal governments in planning, design, and constructing various projects. Many of these include streetscaping plans, river corridor planning, waterfront development, recreational parks, and trail projects. Raine manages MSA's Parks and Recreation service division, significantly broadening the types of projects within the firm. She helps clients apply for local, state, and federal funding grants and assistance. Clients also rely on her for project planning/concepts, estimating assistance, consideration of sustainable elements within projects, and designs to lower maintenance and operational costs.

#### Education

M.S., Civil Engineering  
 University of Wisconsin-Madison

B.S., Civil Engineering  
 Michigan Technological University

#### Registration

Professional Engineer, WI, MI, IA, MN

#### Selected Project Experience

- Carson Park Master Plan, Eau Claire, WI
- Wisconsin Rapids Recreation Complex, Wisconsin Rapids, WI
- Splash Park at Mead Field, Wisconsin Rapids, WI
- Riverside Park, Boat Launch, Fishing Pier and Street Construction Project, Mauston, WI
- Riverfront Park, Sauk City, WI
- Fireman's Park, Verona, WI
- Newport Park and Boat Launch, Lake Delton, WI
- Erb Park and Pool, Appleton, WI
- Baraboo River Corridor Project, Various Baraboo River Communities, WI
- New London River Wall, Downtown Transient Boat Dock and Fishing Pier, New London, WI
- Rome Splash Pad, Rome, WI
- Edwards Alexander Park Splash Pad, Port Edwards, WI
- Gramercy Park Master Plan, East Dubuque, IL
- Terrapin Park and Splash Pad, Elizabeth, IL
- Germantown Town Park, New Lisbon, WI



**Jason Valerius, AICP**

**PROJECT PLANNER,  
CLIENT LIAISON**



*Jason will serve as a local liaison and will lead public engagement sessions in person or virtually.*

Jason has more than 20 years of community planning and design experience across the Midwest. He has led the development of housing plans and studies, comprehensive plans, neighborhood plans, redevelopment plans, and zoning ordinances. As team leader for the Madison-based Planning and Design team, Jason manages a talented staff with expertise ranging from comprehensive planning and transportation planning to park and recreation plans, landscape architecture, and urban design. Jason serves as the Past President of the Wisconsin Chapter of the American Planning Association.

**Education**

M.S., Architecture and Urban Planning  
University of Wisconsin-Milwaukee

B.A., Government/Psychology  
Lawrence University

**Registration**

American Institute of Certified Planners, AICP

**Selected Project Experience**

- Vilas Park Master Plan, Madison, WI
- Park Plan, La Crosse Area Blufflands, La Crosse, WI
- Waunakee-Westport Joint Comprehensive Plan and Bike and Pedestrian Updates, Waunakee and Westport, WI



**Dan Schmidt, PLA, CPSI,  
ASLA**

**LANDSCAPE ARCHITECT, PARK  
PLANNER**



*Dan will lead the landscape design and park planning effort and will work hand in hand with the full team to create a holistic vision.*

Dan is a professional landscape architect and plays a key role in each of our recreation-based projects. His experience with on-site construction management provides a valuable understanding of construction detailing and construction workflow including permitting and local code and zoning requirements. His academic and professional focus is to design enriching outdoor spaces for children and he enjoys working on playground projects and exploring techniques for implementing Natural Play. His experiences provide a comprehensive knowledge of including site inventory, concept development, landscape plans, planting design and construction details.

**Education**

M.S., Landscape Architecture  
University of Wisconsin-Madison

B.S., Landscape Architecture  
University of Wisconsin-Madison

**Registrations | Affiliations**

Professional Landscape Architect, WI, IL, MN  
Certified Playground Safety Instructor (CPSI)  
American Society of Landscape Architects

**Selected Project Experience**

- Carson Park Master Plan, Eau Claire, WI
- Aquatic Park, Wisconsin Rapids, WI
- Fireman's Park, Verona, WI



**Serena Gilles, PE, SE**

**STRUCTURAL ENGINEER**



*Serena will provide structural design and engineering for all structures.*

Serena has more than 11 years of experience in structural design and project management. Her experience includes the analysis and design of multi-story residential, mixed-use and industrial buildings as well as seismic retrofit design for K-12 schools and commercial buildings. She has designed masonry walls, steel framing for lobbies and canopies, and wood structures on slabs-on-grade and podiums.

**Education**

M.S., Civil Engineering  
North Carolina State University

B.S., Civil Engineering  
North Carolina State University

**Registration**

Professional Engineer, WI, OR, WA  
Structural Engineer, IL, OR

**Selected Project Experience**

- 5577 Odana Rd, Madison, WI\*
- Residence Inn – Waterside, Fort Worth, TX\*
- Azura Brookfield, Brookfield, WI\*
- TruHotel – Rockwall, Rockwall, TX\*
- Rize on Grand, Burnsville, MN\*
- Westlawn Buildings 3.2 & 3.3, Milwaukee, WI\*



**Jessie Phipps**  
**ARCHITECTURAL DESIGNER**  


*Jessie will provide design assistance and modeling for all buildings, as well as assist with overall building coordination.*

Jessie's experience includes assisting architects with analysis of local building codes, site limitations, space requirements and specifications, as well as working with the coordination of electrical, mechanical and structural plans with architectural plans. She also has used AutoCAD and Revit to develop designs and revise drawings in all phases of the project.

#### Education

M.S., Architecture  
 University of Wisconsin-Milwaukee

B.S., Linguistics  
 University of Wisconsin-Milwaukee

#### Selected Project Experience

- Erb Park and Pool, Appleton, WI
- Riverfront Park, Sauk City, WI
- Wisconsin Rapids Recreation Complex, Wisconsin Rapids, WI
- Bakken Park, Cottage Grove, WI
- Blackhawk Toilet Shower Building, Milton, WI



**Jeff Felland, PE**  
**STORMWATER ENGINEER**  


*Jeff will lead the development of the water resources details of the project design.*

Jeff is a member of MSA's dedicated water resources engineering team and has more than 10 years of experience as a civil engineer. He has worked on many stream assessment and restoration projects throughout the Upper Midwest. Jeff is experienced with stormwater modeling and design, environmental permitting, open channel hydraulic modeling, AutoCad, GIS and surveying. Jeff is also a WDNR recognized wetland delineator.

#### Education

B.S., Civil and Environmental Engineering;  
 Zoology and Conservation  
 University of Wisconsin-Madison

#### Registration

Professional Engineer, WI

#### Selected Project Experience

- Wisconsin Rapids Recreation Complex, Wisconsin Rapids, WI
- Fireman's Park, Verona, WI
- Neuman Pools, Beaver Dam, WI
- August Derleth Park Redevelopment Project, Sauk City, WI
- Baraboo River Bank Stabilization, Sauk County, WI
- Searles Creek Bank Stabilization, Brodhead, WI
- Green Lake Storm Water Quality Master Plan, Green Lake, WI
- Stormwater Management Facility Retrofit, Middleton, WI



**Erin Isenring, PLS**  
**SURVEYOR**  


*Erin will perform site topography survey and staking of features on the park sites.*

Erin has 16 years of broad-based land survey experience with advanced technical and managerial skills with a focus on engineering and construction field work. He has collaborated with engineers, technicians, senior land surveyors and mentored entry level survey technicians on land survey procedures, standards and ethics.

#### Education

B.A., Fine Arts  
 Northland College

#### Selected Project Experience

- Dane County Capital City Trail Phase 3, Dane County, WI
- Belleville Library, Belleville, WI
- Phoebe Bakken Park, Cottage Grove, WI
- Hy-Vee Inc, Sun Prairie, WI
- Smith's Crossing, Sun Prairie, WI
- Pocket Park Development, Cottage Grove, WI
- Epic Systems Campus Build Out, Verona, WI\*
- Street Reconstructions, Madison, WI\*
- US HWY12 and 11 Bypass Projects, WisDOT, WI\*



**Matt Freeby, AIA,  
LEED® AP, NCARB**  
**SR. AQUATICS EXPERT**



Matthew Freeby has a breadth of experience in the design and construction of numerous building types and structures; with overall responsibility for large project development, he has handled projects ranging from \$1 million to \$100 million. His project experience ranges from conceptual planning to construction management.

**Education**

M.S., Architecture, Washington University (St. Louis)  
M.S., Civil Engineering, Construction Management Washington University  
B.S., Architecture, Washington University (St. Louis)

**Registrations | Affiliations**

AIA Architect: AL, AR, CA, DE, FL, HI, IN, LA, MI, MN, MO, NE, NJ, NM, NV, NY, OK, RI, TN, UT, WA, WI  
LEED Accredited Professional  
NSPF Certified Pool / Spa Operator (CPO)  
American Institute of Architects (AIA)  
National Council of Architectural Registration Boards (NCARB)  
Themed Entertainment Association (TEA)

**Selected Project Experience**

- Buchner Park Pool Conceptual Design, Waukesha, WI
- Erb Park Swimming Pool, Appleton, WI
- Bucks Arena, Milwaukee, WI
- Richland Center Aquatic Center, Richland Center, WI
- Baldwin Medical Center, Baldwin, WI
- Port Superior Marina, Bayfield, WI



**Adam Pfister, ASLA**  
**PROJECT DESIGNER**



Working within the parameters given, Adam orchestrates a symphony of aquatic elements and features throughout the facility. His designs transform flat, monotonous areas into stimulating aquatic destinations using elevation and unique, custom created structures. Adam's experience in Landscape Architecture includes environmental, urban, commercial and residential design; he also has experience in image editing.

**Education**

B.S., Landscape Architecture, Iowa State University

**Registrations | Affiliations**

NSPF Certified Pool / Spa Operator (CPO)  
Revit Certified Professional  
American Society of Landscape Architects (ASLA)  
Themed Entertainment Association (TEA)

**Selected Project Experience**

- Erb Park Swimming Pool, Appleton, WI
- Baraboo Aquatic Center Study, Baraboo, WI
- U-Wisconsin Madison RecSports Natatorium, Madison, WI
- Aquatic Center Preliminary Planning, Rice Lake, WI
- Star Center Wellness Facility Design, LaCrosse, WI
- Aquatic Center Preliminary Study, Clintonville, WI
- City Park Pool Renovations, Medford, WI
- Oakwood Village Prairie Ridge, Madison, WI



**Ross Rettler, ASLA, PLA**  
**LANDSCAPE ARCHITECT**



Ross has over 10 years experience in all aspects of planning, design and construction of landscape architecture improvements. With athletic master plans, he has assisted clients with evaluating existing site conditions and constraints, preparing master plans to address long term needs and developing cost estimates to prepare for addressing these needs. He has developed projects from concept through construction. With creative and innovative solutions, Ross takes pride in working with your team in order to define, promote, facilitate and implement your visions of today and the future.

**Education**

B.S., Landscape Architecture University of Wisconsin-Madison

**Registrations | Affiliations**

Landscape Architect, WI  
American Society of Landscape Architects  
Council of Landscape Architectural Registration Boards  
Fox on Main Board of Directors  
Stevens Point YMCA Board of Directors  
Friends of Schmeckle Reserve Board of Directors

**Selected Project Experience**

- Carson Park Master Plan, Eau Claire, WI
- Stanley-Boyd School District, High School Athletic Facilities, Stanley, WI
- Stevens Point Parks, Stevens Point, WI
- Highlands of Netherwood Park Development, Oregon, WI
- Sauk Prairie School District, Athletic Campus Redevelopment, Sauk City, WI



**John Kneer, ASLA, PLA**  
LANDSCAPE ARCHITECT



John has over 19 years of experience in landscape architecture, site planning and project management. Mr. Kneer is an accomplished project manager developing and managing projects from conceptual development to construction. Over the past two years, Mr. Kneer has been involved in over 30 athletic planning efforts.

#### Education

B.S., Landscape Architecture  
University of Wisconsin-Madison

#### Registrations | Affiliations

Landscape Architect, WI, IL, IA  
American Society of Landscape Architects  
WI, IL, & IA Society of Landscape Architects  
Council of Landscape Architectural  
Registration Boards  
City of Waupaca Plan Commission and  
Park Board

#### Selected Project Experience

- Carson Park Master Plan, Eau Claire, WI
- Stanley-Boyd School District, High School Athletic Facilities, Stanley, WI
- Kohler Athletic Campus Master Plan, Kohler, WI
- UW – Oshkosh Intramural Recreation Field Complex, Oshkosh, WI (Principal in Charge)
- UW – La Crosse Soccer and Track Facilities, La Crosse, WI
- School District of Superior, High School Athletic Facilities – Superior, WI
- USA Youth Sports Complex, Appleton, WI
- Greenville Sports Complex Master Plan, Greenville, WI



**Dave Schulze, DES**  
ELECTRICAL DESIGNER



*Dave will lead the design of building electrical needs as well as park lighting.*  
Dave has been involved in all aspects of electrical design for industrial, commercial, governmental, municipal, houses of worship, and institutional facilities since 1992. This experience includes medium and low voltage electrical power distribution, low voltage systems including phone, data, fire alarm, security, access control, two-way communication, and intercom/paging systems, stand-by power systems, solar power systems, motor controls, lighting and street lighting design, and other areas of design.

#### Education

B.S., Electrical Engineering  
Milwaukee School of Engineering

#### Registration

Electrical Designer of Engineering  
Systems, WI

#### Certification

Illuminating Engineering Society of North America (IES) Commercial and Industrial Lighting Certificate

#### Selected Project Experience

- Erb Park & Pool, Appleton WI
- Wisconsin Rapids Recreation Complex, Wisconsin Rapids, WI
- Lodi Municipal Pool, Lodi WI
- Splash Park at Mead Field, Wisconsin Rapids, WI



**Ken Sorensen, DES**  
HVAC DESIGNER



*Ken will provide the heating, ventilation and air conditioning design.*

Ken has expertise in schematic design, equipment sizing and selection, construction estimates, shop drawing review, site investigation, technical writing, heat loss / heat gain calculations, project manual specifications, and code compliance review. Project experience includes university buildings, schools, banks, libraries, office buildings, hotels, restaurants, churches, municipal, retail, casinos, medical, and more.

#### Education

B.S., HVAC Engineering  
Ferris State University

#### Registration

HVAC Designer of Engineering  
Systems, WI

#### Selected Project Experience

- Jonnes Family Aquatic Center, Green Bay, WI
- Resch Aquatic Center, Green Bay, WI
- New Holstein Aquatic Center, New Holstein, WI
- Erb Park and Pool, Appleton, WI
- Guthrie Center Aquatic Center, Guthrie Center, IA
- Wisconsin Rapids Recreation Complex, Wisconsin Rapids, WI
- Splash Park at Mead Field, Wisconsin Rapids, WI
- Bakken Park, Cottage Grove, WI



**Ben Nerat, PE**  
**PLUMBING ENGINEER**



*Ben will provide the plumbing and fire protection design.*

Since 2005, Ben has been working in the industry designing and developing fire protection, piping, and plumbing systems. Ben's experience has included all stages of project design from interpreting and following specifications, following building codes and standards, coordinating with customers and vendors, ordering building materials, creating, maintaining, and updating construction documents, and supporting construction efforts.

**Education**

B.S., Mechanical Engineering  
Michigan Technological University

**Registration**

Professional Engineer, WI

**Selected Project Experience**

- Nonna Barolotta's Restaurant, General Mitchell International Airport\*
- Fox Valley Technical College Appleton Campus Building F Electrical Apprenticeship Renovation & Addition – 2019\*
- Sevastopol Schools – 2019\*
- Beloit Turner Schools – 2019\*
- Fox Valley Technical College Appleton Campus Main Building Interior Relighting Phase II – 2018\*



**Rock Deering, FCSI**  
**FOODSERVICE CONSULTANT**



*Rock will provide overall foodservice design for the project.*

Rock is a Professional Member of the Foodservice Consultants Society International (FCSI). He has over thirty-five years of experience as a foodservice professional including ten years of experience in hotel/motel management, foodservice, catering and restaurant operations. He also has ten years of experience in operations, sales and management with two major foodservice equipment and supply dealers. His foodservice design experience covers a wide variety of markets including education, health care, corrections, business and industry, restaurants, hospitality and water parks.

**Registration**

Foodservice Consultants Society International, Professional  
Serve Safe

**Selected Project Experience**

- Aquatic Center, Wisconsin Rapids, WI
- Kalahari Resort and Waterpark, Wisconsin Dells, WI
- Fox Cities Sports Complex, Appleton, WI
- Kalahari Resort and Water Park, Sandusky, OH
- Milwaukee Yacht Club, Milwaukee, WI
- Milwaukee Athletic Club, Milwaukee, WI
- National Mississippi River Museum & Aquarium, Dubuque, IA
- Leinenkugel Brewery Lodge, Chippewa Falls, WI

## **PROJECT APPROACH & SCHEDULE**

---



## PROJECT UNDERSTANDING

With our project understanding and recent conversations with the city, our design team has begun to develop two potential concept drawings for consideration, these are shown on page 42 and 43. The project includes the development of a new aquatic and park facility on the west side of the city to be called West Side Park. The park is a 24-acre park surrounded by several residential homes located within a subdivision. The park also abuts up to a regional stormwater detention pond and another nearby to the east of the park. In addition to the above West Side Park, the City would like to demolish their existing aquatics facility at Leonard-Leota Park and develop a new splash pad there. The City has previously updated their Comprehensive Outdoor Recreation Plan with conceptual designs and Option 3 was provided as part of a referendum to the City with a total project cost of \$10.9 million. Accounting for soft costs, MSA has based this proposal on an approximate \$9.9 million construction cost. The following is a summary of the perceived items to be studied/considered in the master park planning and all items to the extent the construction budget allows will be designed and developed as part of the project:

- **West Side Park**  
Site Development
  - Master planning for 24-acre park, leaving the existing on-site buildings.
  - Connecting pedestrian ways, including multi-purpose paths, sidewalks, optional walking loops.
  - New parking areas and roadways including drop-off lanes for the convenience and safety of patrons.
  - Associated on-site street extensions if desired.
  - Two (2) soccer fields with amended soils, underdrain, and irrigation. Soccer fields to accommodate flexible layouts for multiple age groups.
  - Two (2) 300' baseball fields and amenities. Baseball fields to be flexible base and fence lengths for multiple age groups.
  - One (1) competition softball field.
  - Prefabricated spectator bleachers.
  - Basketball court.
  - Maintenance and equipment site storage areas.





- Facility and perimeter fencing securing the fields and facility to the extent desired.
- Athletic field irrigation systems and lighting to the extent desired.
- Playground area and associated surfacing.
- Community garden space.
- Site landscaping, furnishings and small auxiliary prefabricated shade structures.
- Associated utilities and stormwater amenities to safely convey the water to the regional stormwater facilities.

#### Facilities

- Seasonal open shelter with restroom facility. These may be in one building or in two free-standing buildings.
- Outdoor family aquatic facility with the following pools and planned amenities:
  - Leisure/multi-purpose pool with zero-depth entry, interactive play unit and other typical aquatic recreational amenities of approximately 5,000 SF
  - with associated pool lighting.
  - Competition pool, approximately 4,000 SF with 1-meter and 3-meter diving boards.
  - Body flume water slide of approximately 30' height with above deck run-out section.
  - Associated seasonal building(s) to accommodate admissions, concessions, guards, changing/showers, storage, pool equipment and possible covered shade areas.

- **Leonard-Leota Park**

- Demolition of existing Veterans Memorial Aquatic Center in sequence to maintain Aquatic Facility access during overall construction at both parks.
- Site restoration of the former pool site.
- Development of new splash pad less than 4,000 SF.
- Connect the new splash pad with sidewalks for accessibility around the pad and to the adjacent existing parking lot and accessible stalls.

- Site utilities and other associated site requirements to support the splash pad facility.
- Site Landscaping.

With these parks being redeveloped, the City is also seeking \$1.5 million of the total project cost from private donors and fundraising. Assistance to developing promotional materials and items for the City to utilize in these efforts will be beneficial to the success of this project and MSA is prepared to develop conceptual designs and layouts to promote the project.

MSA has developed a strong and cohesive team to help develop the designs for these two parks. Projects like this are nothing new for us. For the past 25 years, MSA and WTI have collaborated to successfully complete a number of aquatics-related projects in the Midwest. WTI is based out of Beaver Dam, Wisconsin, with a great wealth of local, regional, national and international experience in the aquatics industry. MSA has teamed with WTI on several similar-sized projects. This familiarity allows our team to efficiently and uniquely design a park that supports and fits the new aquatics center. The City's desires of such above mentioned amenities are important to round out the park for active and passive recreation. To help bolster our team, MSA has also teamed with Rettler Corporation as they are statewide experts in athletic field design and development. Their understanding of competitive sports and matching sports amenities to a community's needs and wants is their expertise. MSA has teamed with Rettler on other successful park projects, to provide communities with the best professionals within each area of expertise. MSA has also partnered with Steward Design Associates as they are experts in food service and concessions design. To properly implement concessions within buildings and park settings, this team's background provides the ability to lay out spaces to meet needs and the recommendation of the proper equipment to meet requirements for safe and sustainable use. They are critical part of the project when concessions are discussed and plan to help guide the team accordingly through that conversation.

**An extremely important part of the design process is forming consensus with all the stakeholders, community, public, City and elected officials, and others involved/invested in this project.** Through this process, MSA has several tools we have refined from project to project that we tailor to each community to assist and support them in these steps. MSA acts not only as a project champion through the process, but also supports the City with their efforts and goals of the project. Public engagement will be a critical piece in the early stages of this project to form consensus on the selected final park layouts. **One of the engagement pieces that MSA utilizes is a uniquely tailored StoryMap to be used for both public presentations as well as for public engagement.** View MSA's recent StoryMap designed for the City

of Madison's Vilas Park Master Plan Project [here](#).

The StoryMap will have an embedded survey for the public to interact with to progress the planning of the site. It will also be used to share site images, site analysis, opportunities, and constraints to better inform residents and the community about the possibilities for the park when they respond to the survey.

Through the past year, MSA has become expert in accommodating a variety of public engagement formats in order to gather quality input from project stakeholders. Virtual public meetings have allowed participants to provide input on their own time, at their own convenience, which has resulted in a greater amount and wider variety of feedback. In addition, any presentation created about the project can remain online for a set duration to allow any public who could not attend to the meeting in real time to view it and provide comments afterwards. This flexible approach to public engagement allows all interested parties the opportunity to provide input, which ultimately allows the project team to work with the City to build sound, cohesive consensus on the project.

**Our team, specifically those on this project, lead the industry through active involvement. We are close partners of the Wisconsin Parks and Recreation Association, and were recently named the organization's 2020 Commercial Member of the Year for our dedication to advancing park and recreation projects and education across the state. We are also involved in several other state and national associations, allowing us to learn and lead across a wide geography.** For example with aquatics, WTI has built solid relationships with ride and equipment manufacturers because of the number of commercial waterpark and municipal aquatic projects that they have completed. These relationships directly benefit the communities we work with. In addition, our team members regularly present and share knowledge about various trends in the parks/recreation industry within these associations.

The addition of WTI's work in the commercial waterpark industry gives our team a sophisticated and creative approach to projects, allowing us to easily identify what waterpark patrons enjoy, what amenities are most popular, what new equipment or water treatment systems are available, and what is the best entertainment value for the budget. This is valuable insight into what attractions are trending in municipal aquatic centers, allowing communities to compete with future facilities built in the area.

**We have also created a stormwater concept design, shown on the right, to consider the drainage of the site and associated stormwater management needs.** It would appear the overall existing site drains mostly to the southeast. In addition, we noted there are two (2) regional detention ponds to be considered in

the stormwater approach. With MSA's expert stormwater team, we can work with the City to develop the site to best approach the constraints of the site with the need to drain to the adjacent stormwater facilities. The ultimate design will need to take into account how the site will align the stormwater drainage system to function properly and be as cost effective as possible.

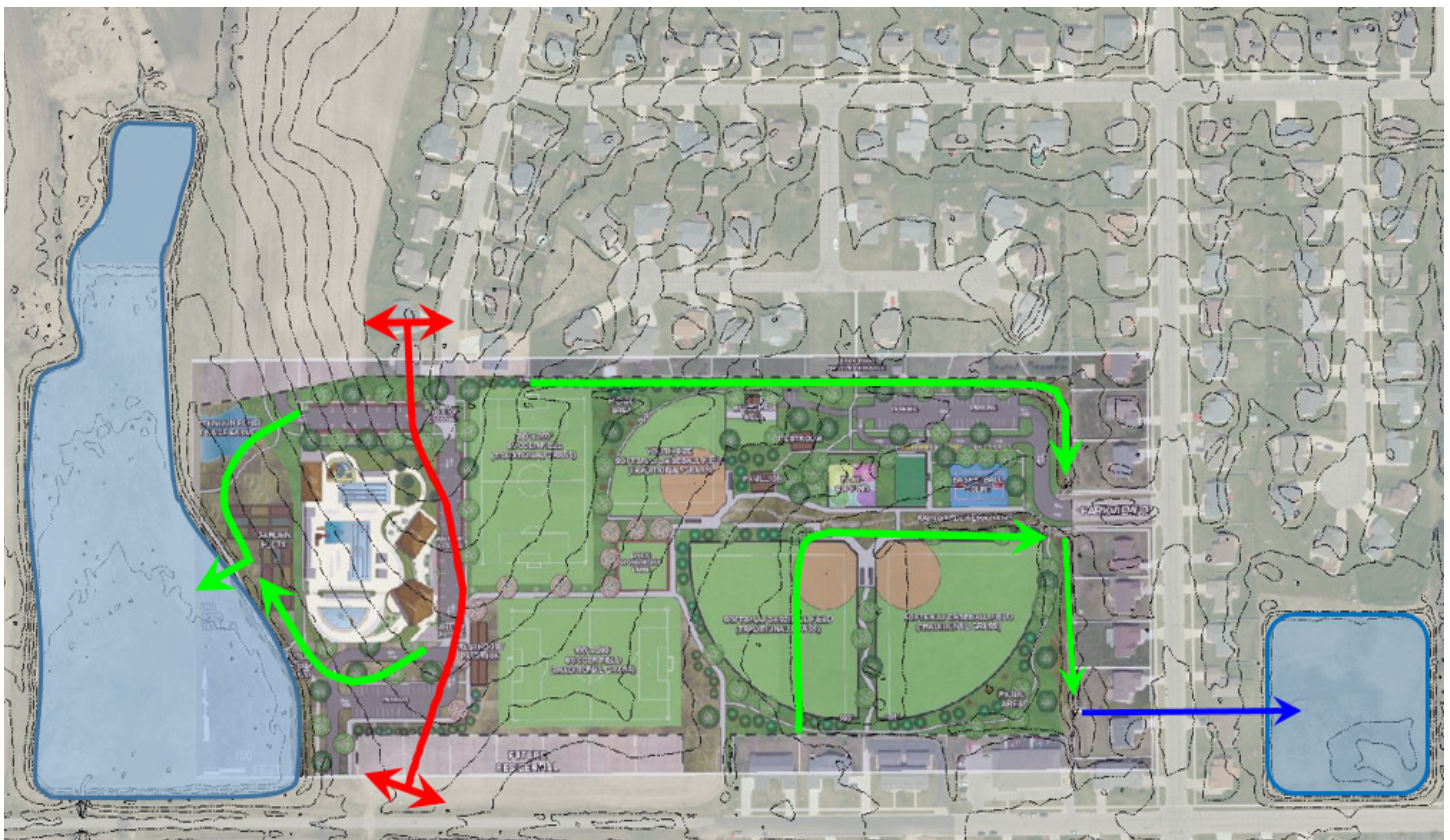
**Lastly, MSA understands the City's desire to complete this project in 24 months, which is a sound and obtainable schedule timeframe.** Such a schedule will warrant reaching key milestones with a very organized approach. Developing the project and fostering community input and support will be imperative to achieve an early 2022 bid release. The only item we would note with this schedule would be to insert proper time to fundraise, as that can sometimes delay the design and construction phases. This will need to be discussed early on with the design team and City stakeholders to allow for clarity of this step. MSA and our partners have the staff and availability to start this project in April 2021 and work towards a spring/summer 2023 pool/park opening. We also understand the project schedule will be impacted by the need for a phased construction approach to allow for the existing pool to be open for use until the new pool is constructed. In addition, this phased construction approach will also impact the athletic fields in

how they are constructed and established to phase in the use of such fields. These considerations will need to be laid out within the design and construction of the project.

**SUSTAINABILITY AND CARBON NEUTRALITY**

Making our projects as carbon neutral as possible is an everyday focus for our team of professionals. Accordingly, efficient use of materials and resource/energy saving systems is an integrated sustainability practice that MSA embraces fully. MSA is dedicated to balancing critical economic, community and environmental issues to meet the needs of current and future generations by providing multidisciplinary approaches to solving client challenges. We recognize the right and duty of this generation to develop and use the natural resources of our land, but we do not recognize the right to waste them, or to rob, by wasteful use, for the generations that come after us.

**With Leadership in Energy & Environmental Design experience (LEED®), our accredited professionals will help you achieve your sustainability goals for this project.** We have a range of projects that have sustainable features. Mechanical, electrical, plumbing and aquatic systems are a critical part of success in sustainability. Although net-zero facilities are being experimentally



WEST SIDE PARK EXISTING STORMWATER DRAINAGE ANALYSIS

developed, many of the most extreme methods utilized may not be feasible. However, incremental measures working towards this target will certainly be explored, considered and discussed during the initial goal setting and ongoing project development.

## SCOPE OF SERVICES

MSA shall provide the following professional services to fully address anticipated project needs:

- Project Leadership, Coordination, Scheduling, Budgeting and Permitting/Approvals
- Interactive Public Engagement – Project Specific StoryMap, Surveys, and Design Charrettes
- Park Master Planning/Design
- Site/Civil Engineering
  - On-site Stormwater Engineering
  - Topographic Site Survey
- Landscape Design
  - Site Irrigation for Areas Inside the Pool Fence Enclosure and Athletic Fields
  - Site Furnishings Design
- Athletic Amenities
  - Sports Court Designs, Equipment and Striping Plans
  - Athletic Field Design
- Architectural Design and Documentation
- Structural Engineering
- Aquatics Design and Engineering
  - Aquatics Facility
  - Separate Splash Pad
- Aquatics Furnishings Design and Procurement
- Mechanical/Electrical/Plumbing Engineering

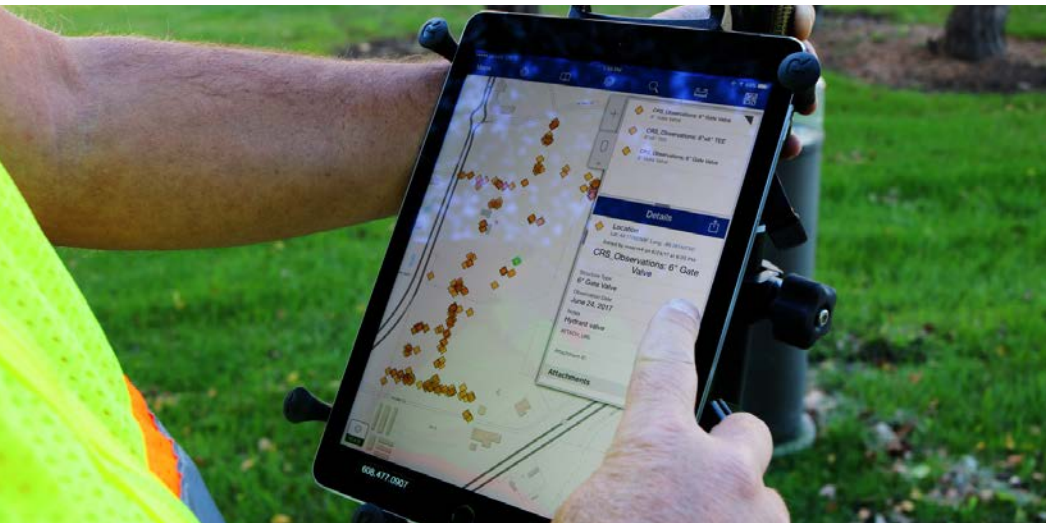
- General Site Lighting
- Aquatics Sound System
- Coordination of Security Camera System
- Food Service Menu Planning and Equipment Design
- Bidding Administration
- Construction Administration and Observation
- QA/QC of Projects Phases and Deliverables

### PHASE I – SCHEMATIC DESIGN

Based on the previous general concepts, further design and development of a new conceptual park and pool design will accommodate desired improvements to the park, park facilities and outdoor swimming pool located at West Side Park. In addition, a general concept will be developed for Leonard-Leota Park to remove the existing pool and associated infrastructure and implement a new splash pad in its place. The work shall be carried out with the input and cooperation of the staff, applicable user groups, members of the community, and neighborhoods. The work shall be consistent with current land use concepts, zoning requirements, existing recreation facilities trends and will coexist with current and future use of the park and adjacent properties. After the data collection phase, interviews with appropriate groups/ organizations/ agencies, public meetings and determination of improvement needs, a final concept plan will be developed.

This includes:

1. Perform a topographic site survey of West Side Park and Leonard-Leota Park (specific to the demolition of the pool site and development of the new splash pad site within the park). Survey will not include any lake or eastern stormwater pond at West Side Park survey. The survey will include the West Side Park westerly pond's dry basin. The survey information will be developed into a base map within



AutoCADD for the basis of design. The City shall provide any other site-applicable information and survey information pertaining to the site area and adjacent areas/streets such as past project and utility information.

2. Meeting #1: Organize and lead initial kick-off meeting. Initial aquatics amenities review.
  - Interviews with major user groups, staff and other stakeholders (four group meetings maximum).
  - Interviews with the City of Evansville Parks and Recreation management and field staff.
  - Tour existing buildings and observe site conditions.
  - Review of vehicular and service needs.
  - Consider and plan public engagement options.
3. Consider and compile a written space needs and amenity program.
4. Review written program via e-mail and conference call and refine to obtain City approval.
5. Consider pool and other park facilities, including pavilions, parking lots, vehicular traffic, and pedestrian, non-motorized traffic circulation, seasonality of park uses, athletic fields, splash pad and assess ADA non-compliance issues.
6. Review the historic aspects of Leonard-Leota Park and concerns.
7. Coordinate and solicit geotechnical consulting firm quotes for soil borings and associated report for the proposed amenities. The City will directly contract with a selected firm upon review of proposals submitted.
8. Consider lighting, electric systems, and other utility needs.
9. Develop two (2) diagrammatic site options for physically and aesthetically effective site utilization for both West Side Park and Leonard-Leota Park.

10. Meeting #2: Meet with the City to review the conceptual park plan options and further aquatics amenity review.
11. Consider use of environmentally-sensitive and maintenance-friendly design and materials.
12. Consider general impacting operational and/or maintenance costs and requirements for proposed improvements. Consideration to constructability throughout the conceptual stage will occur in our quality assurance/quality control (QA/QC) stages. QA/QC reviews will occur at every stage/milestone of the project.
13. Consider overall project phasing and how it impacts the concepts.
14. Based on City selection, develop the conceptual design for one (1) design including:
  - Colored Master Park Plans
  - Colored Aquatics Plan
  - Building Floor Plans for the aquatics area and other park shelters
  - Exterior Building Massing Images
15. Global project budgeting and cost estimates to ensure the scope of the project complies with the budget.
16. Meeting #3: Meet with the City to review the conceptual design.
17. Based on City comments, refine design and projected budget.
18. Meeting #4. MSA will develop the concept into a format to be presented to the public to gather input from the community to further refine the concepts before finalizing them into one final schematic design to be presented to the City. A StoryMap will be developed with concepts to promote the project. With the StoryMap concept and use, MSA is able to collect data from the public after the meeting as well and



## PROJECT APPROACH & SCHEDULE

consider that additional input. All comments will be reviewed and shared with the City for input to consider for the final concept. Upon feedback from City staff and stakeholders, a preliminary final concept will be developed to be presented to the City for approval by the Park Board/City Council.

19. Meeting #5: Park Board/City Council meeting with conceptual design presentation to gain public feedback.
20. Develop final schematic design based on final comments from the City. These final schematic designs will be laid into promotional materials for the City to utilize for fundraising. A promotional project PowerPoint/StoryMap will be developed to promote the project.

### GOALS/DELIVERABLES:

- Consensus-forming with the City of Evansville and other stakeholders.
- Develop probable costs and construction cost estimates for both parks.
- Consider operational cost impacts for amenities to allow for informed decision-making.
- Provide colored electronic copy of final concept plans and drawings.
- Assist with developing park concept promotional materials to be utilized for fundraising by the City such as the park StoryMap, PowerPoints and initial colored design depictions for distribution.
- Meeting minutes.

### PHASE II – DESIGN DEVELOPMENT

Once the final concept plan for the swimming pool, bath house, pavilions, athletic fields, splash pad, parking lots, connecting trails/sidewalks, park amenities and other site spacing has been developed and agreed upon to move forward with, design

development for the improvements will begin. They will consider the engineering impacts of the proposed design including:

1. Stormwater modeling and planning. Develop a plan to ensure compliance with City of Evansville stormwater design requirements and evaluating use of green infrastructure on site.
2. Prepare design development drawings for the parks, illustrating the proposed site layout, facility sizes, structures, connectivity/coordination with other park components, landscaping, lighting, utilities, etc.
  - Site Plans
  - Stormwater Plan
  - Landscaping Plan
  - Aquatics Plans, Amenity and Equipment Selection
  - Splash Pad Plans
  - Park Playgrounds, Sport Court Plans
  - Athletic Field Plans
  - Park Multi-Use Connecting Trail System, Access and Parking Plans
  - Park Shelters and Buildings - Building Floor Plans, Elevations and Sections
  - Concession Menu Development/Equipment Concept
  - Exterior Furnishings Development
3. Collect and review product data and initial material samples. Prepare outline specifications, including the products, materials and finishes of each component or system.
4. Prepare a construction cost opinion based on material take-offs.
5. Identify final required permits and approvals for the project, including WDNR permits, historical review of Leonard-Leota Park, etc. Set up and start all permit applications required for the project. Assumed permits required for this project include:



- WDNR NOI
  - City Historic Demolition and Certificate of Appropriateness
  - City Site Plan Review
6. Consider construction strategy needs with phased construction and bidding. MSA will stake out the approximate site amenities at West Side Park to allow the City and public to view the overall park layout.
  7. Preliminary concessions design with direction from the food service consultant.
  8. Meeting #6 - Meet with tCity to review the design development progress/plans and receive input, decisions.
  9. Develop computer generated Building Information Model (BIM) with resulting renderings for distribution and reproduction to applicable groups, committee, etc.
  10. Complete design development documents.
  11. Prepare exhibit boards and PowerPoint for presentation to City.
  12. Meeting #7 - Meet with the City to review and present the proposed design and documentation, receive comments, and approval to begin final design.

**GOALS/DELIVERABLES:**

- Meeting minutes and Design Development Drawings (two 22" x 34" paper copies plus PDF files).
- Construction Cost Opinion (two 8.5" x 11" B&W paper copies plus PDF file).
- Exhibit Boards (24" x 36" color plan views, renderings, and details exhibit, each mounted on foam board, plus PDF files) for continued use for promotional fundraising effort support.

**PHASE III – CONSTRUCTION DOCUMENTS**

Provide final design, coordination and engineering necessary for construction document preparation to complete the construction drawings and specifications as suitable to secure competitive construction bids. This phase shall also include all applications, calculations, and submittals necessary to obtain plan approvals from all authorities having jurisdiction over the project (includes City of Evansville and IDPH).

This includes:

1. Create Erosion Control Plan and Stormwater Management Plan.
2. Coordinate/deliver appropriate applications, documentation for local Planning and Zoning approval. Attend up to two (2) meetings. (Meetings #8 & 9)
3. Refine the detailed estimate of probable construction cost.
4. Provide an internal QA/QC review of all documentation.
5. Finalize and submit the graphic construction drawings and written project specifications that will be used to bid and construct the improvements. Construction drawings include:
  - Title Sheet
  - Erosion Control Plan and Details
  - Site/Grading Plan and Details
  - Site Demolition Plan and Details
  - Landscaping Plan, Schedules and Details
  - Utility and Stormwater Plans and Details
  - Aquatics Plan and Equipment Details
  - Splash Pad Plans and Equipment Details
  - Playgrounds, Sport Court Design, and Equipment Plans and Details
  - Athletic Field Plans
  - Foundation Plan and Schedules



- Floor Plans
  - Window, Door and Room Finish Schedules
  - Building Exterior Elevations
  - Building Cross Sections
  - Wall Sections and Details
  - Site Amenity and Furniture Plans
  - Building Concession Plans
6. Meeting #10 - Meet with the City to review design and documentation progress and receive input, decisions, and guidance at 60% completion.
  7. Refine construction documents and perform quality assurance/quality control (QA/QC) review. It is assumed the project will be bid as one project and not broken into several bid packages. If during the various project phases it is deemed necessary to consider multiple bid packages, a discussion will occur at that time.
  8. Meeting #11 - Meet with the City to review design and documentation progress and receive input at 85% completion of construction documents. Review City comments and permission to release the project for bidding.
  9. Revise and resubmit the construction drawings and project specifications, as may be required, to facilitate City departmental approvals and permit.
  10. Make minor revisions as necessary and complete the bidding documents.
  11. Upon receipt of owner approval of construction documented and cost opinion, consultant shall proceed with bid and governmental approval processes.
  12. Coordinate, deliver appropriate applications and documentation to the City of Evansville.
  13. In conjunction with the City, prepare a Construction Strategy Memo including:
    - Anticipated Construction Schedule and Phasing
    - Access, Staging, and other Logistics
    - Public Relations
    - City of Evansville and Consultant Roles

**GOALS/DELIVERABLES:**

- Construction Drawings (two 22" x 34" paper copies and PDF files).
- Project Manual/Specifications (two paper copies plus PDF file).
- Updated Construction Cost Opinion.
- Meeting minutes.

**PHASE IV – BIDDING**

Assist the City of Evansville with obtaining bids and selection of a qualified contractor to construct the improvements. Following the City of Evansville's approval of the construction documents, the consultant will:

1. Prepare and submit bid documents for review including:

- Advertisement for Bids
  - Invitation to Bid
  - Instructions to Bidders
  - Bid Proposal Form
2. Consider with the City and prepare Contractor Invitation List identifying reputable contractors for the City of Evansville's consideration.
  3. Assist the City of Evansville with the advertisement of project and coordinate the bid letting.
  4. Answer bidder questions.
  5. Issue written Bid Addenda, when appropriate, to all bidders regarding changes to or clarifications of the Construction Documents.
  6. Electronic bid release through Quest.
  7. Review the bids, tabulate the results and issue an Award Recommendation Memo to the City of Evansville regarding the contract award.
  8. Assist the City of Evansville with contract discussions and preparation of the agreement between the City of Evansville and contractor.

**GOALS/DELIVERABLES:**

- Bid Documents (two paper copies plus PDF file).
- Bid Addenda.
- Award Recommendation Memo (8.5" x 11" PDF files).
- City of Evansville/Contractor Agreement (AIA, A101 or comparable City of Evansville document. Collectively, the construction documents plus the executed City of Evansville/ Contractor Agreement are the contract documents).

**PHASE V – CONSTRUCTION ADMINISTRATION**

Provide construction period services so that the contractor executes the project as designed and contracted. These services shall include shop drawing and product submittal reviews, periodic construction observations and reports, review of payment applications, enforcement of construction contract, clarifications and answers to contractor questions, and construction contract closeout. The consultant is expected to assist the City to resolve disputes/questions that may arise during construction.

1. Conduct a pre-construction meeting attended by the owner, architect/engineer, general contractor and subcontractors of major trades. Prepare and distribute meeting minutes.
2. Attend pre-installation conferences as required by the project manual.
3. Attend construction progress meetings when appropriate.
4. Interpret and clarify the construction documents for execution and progress of the work.



5. Review shop drawings and submittals as required by the plans and specifications after the general contractor has reviewed them.
6. Make recommendations for color selections of interior and exterior finishes.
7. Review and process contractor's payment requests.
8. MSA and appropriate consultants shall visit the site at intervals appropriate to the state of construction to become generally familiar with the progress and quality of the work completed, and to determine, in general, if the work is being performed in a manner indicating that the work, when complete, will be in accordance with the contract documents. Field reports will be prepared and distributed to the owner and contractor after every visit. Site visits will be made based on the following schedule for a total of 40 independent site visits by various team members:
  - Construction progress visits:
    - Approximately once (1) every two (2) weeks during construction activity for a progress visit to review architectural, structural components, site civil and overall park progress visits for the project architect/engineer.
    - Two (2) progress visits for electrical.
    - Two (2) progress visits for mechanical.
    - Eight (8) progress visits for aquatics.
  - Provide visits at substantial completion of the project, a list of items to be completed and corrected will be prepared and distributed to the owner and contractor.
    - One (1) visit by the architect/engineer.
    - One (1) visit by the aquatics designer.
    - One (1) visit by the electrical engineer.
    - One (1) visit by the mechanical engineer.
    - One (1) visit by food concessions designer
  - Provide two (2) visits at final completion to verify that the work on the list of items to be completed and corrected has been completed.
9. Evaluate and present change order proposals to the City for review.
10. Verify that the trade contractor completes formal owner training of all systems.
11. Monitor, review and respond to RFIs and coordinate with City.
12. A Certificate of Substantial Completion will be prepared and distributed.
13. Receive, review, and forward to the owner the contractor's record drawings, lien waivers, guarantees and certificates, and other close-out documents.
14. Coordinate and attend an 10-month walk through with the owner and appropriate staff from the design team to develop a warranty review/repair list for the contractor.

## ENHANCED ECONOMIC PROJECTION AND MANAGEMENT AQUATICS OPERATIONS STUDY

As part of our base services, the team will offer facility operations, maintenance and best-value advice on the aquatic and facility amenity mix based on our extensive understanding of the aquatics industry/market. If a more in-depth pool management plan and economic feasibility study is desired, it is advisable that these services be provided by a third-party specialty economic management consultant. Separation of the architect and engineer design roles from these services conveys the integrity and independence of their findings. We have worked with economic feasibility consultants in this regard and advise municipalities that they should hire this consultant separately. These specialty consultants can also work in varied capacities with varied services.

Such services would provide recommendations on a staffing model, fees, revenue-generating programming opportunities, detailed concessions operations models and other required information that will demonstrate the feasibility of the pool. MSA's and WTI's municipal-oriented experience has revealed that for a public seasonal facility like this, the general use of comparable data from other like facilities — coupled with our teams' insights — has proven more than adequate in economic understanding to plan a successful facility.

If the use of such a consultant is desired, MSA/WTI will help the City identify the desired scope of services, identify possible consultants and coordinate with such consultants as part of our base services.

## ADDITIONAL SERVICES

MSA can provide these as additional services that were not asked for as part of the proposal, if they are deemed necessary:

- Engineering services associated with unsuitable subsoils.
- 3D modeling and enhanced graphics/videos of rendered park for public/fundraising efforts.
- Pool economic projection and detailed management operations consultant.
- Environmental and archaeological investigations of site.
- Hazardous investigations of existing buildings.
- Fundraising advisory support.
- Floodplain modeling and permitting
- Wetland delineation and associated permitting.
- Wage rate monitoring.
- Site irrigation beyond the areas within the aquatic fencing enclosure and turf athletic fields.
- Construction site staking (the contractor will be responsible for staking).

At MSA, we believe vision building starts with consideration of what is best for the Community. Our team partners have begun to explore ideas for this project and look forward to the opportunity to work with the City of Evansville to refine these concepts more.



# WEST SIDE PARK - CONCEPT A EVANSVILLE, WI



# MSA





# WEST SIDE PARK - CONCEPT B EVANSVILLE, WI





## SCHEDULE

PHASE	DATE
Phase I: Schematic Design	April/May – July 2021
Phase II: Design Development	August – October 2021
Phase III: Construction Documents	October 2022 – January 2022
Phase IV: Bidding	February – April 2022
Phase V: Construction Administration (Anticipated June opening, 2023)	May 2022 – July 2023

### Notes:

- Proposed schedule is tentative pending City input and revisions to meet City needs and deadlines.
- MSA respects the desired schedule and also fully understands the implications of such. This is based on past successful experience on similar such timelines. Accordingly as the project proceeds, in collaboration with the City, MSA will develop a very detailed process and associated milestone schedule in order to manage and facilitate the City's desires.
- MSA has the professional resources to meet the scale and magnitude of this effort.
- MSA understands that with such a facility there will be continued contractor follow-up through the first season of operation and in the 2023 start-up; our services will fully support this need.
- Some park/site development construction may extend into the summer of 2023, but the prime completion efforts will be focused on the Aquatic Center Opening within June 2023.

## ESTIMATED COSTS

---



**ATTACHMENT A:  
RATE SCHEDULE**

<u>CLASSIFICATION</u>	<u>LABOR RATE</u>
Architects .....	\$115 – \$175/hr.
Clerical .....	\$ 80 – \$125/hr.
CAD Technician .....	\$ 95 – \$150/hr.
Geographic Information Systems (GIS).....	\$ 75 – \$146/hr.
Housing Administration .....	\$ 82 – \$125/hr.
Hydrogeologists .....	\$127 – \$160/hr.
Planners .....	\$ 90 – \$180/hr.
Principals.....	\$175 – \$369/hr.
Professional Engineers .....	\$ 92 – \$200/hr.
Project Manager.....	\$ 150 – \$242/hr.
Professional Land Surveyors .....	\$ 87 – \$180/hr.
Staff Engineers.....	\$ 80 – \$150/hr.
Technicians .....	\$ 70 – \$132/hr.
Wastewater Treatment Plant Operator.....	\$ 80 – \$ 100/hr.

REIMBURSABLE EXPENSES

Copies/Prints.....	Rate based on volume
Specs/Reports .....	\$10
Copies .....	\$0.20/page
Plots .....	\$0.15/sq.in.
Flash Drive .....	\$10
GPS Equipment .....	\$28/hour
Laser Level.....	\$10/per day
Mailing/UPS .....	At cost
Mileage – Reimbursement (currently \$0.56/mile) .....	Rate set by Fed. Gov.
Mileage – MSA Vehicle .....	\$35 + \$0.30 mile
Nuclear Density Testing .....	\$25.00/day + \$10/test
Organic Vapor Field Meter .....	\$100/day
PC/CADD Machine.....	Included in labor rates
Robotic Survey Equipment.....	\$37/hour
Stakes/Lath/Rods.....	At cost
Travel Expenses, Lodging, & Meals.....	At cost
Traffic Counting Equipment & Data Processing .....	At cost
Geodimeter .....	\$30/hour

\* Labor rates represent an average or range for a particular job classification. These rates are in effect until December 25, 2021.

## FEE SUMMARY

PHASE/ITEM	TOTAL
Public Engagement	\$36,700
Schematic Design	\$129,000
Design Development	\$178,133
Construction Documents	\$338,300
Bidding	\$28,000
Construction Administration	\$185,200
<b>TOTAL</b>	<b>\$895,333</b>

### BASIS OF CHARGE:

- The fee includes the following enhanced services:
  - Pool Deck and Park Furnishing Design
  - Closed Circuit TV Security System Coordination (rough-in)
  - Pool Sound System and Lighting
  - Irrigation System at Pool Turf and Athletic Fields
  - Concessions Design
- This is based on MSA proposal dated March 22, 2021.
- Project will be a single project with one general contractor.
- The basis of this fee is on a total project cost of \$10.9 million with the assumption the construction cost will be approximately \$9.9 million. If the proposed project budget changes, our proposed fee will decrease or increase based on negotiations with the City at that time.
- This Not-to-Exceed fee includes all expected reimbursable expenses except for State of Wisconsin review fees, local approval fees, geotechnical, surveying, any additional services as listed in the proposal, and the cost of printing and mailing plans, specifications for bidding. These costs may be incurred by MSA as additional reimbursables or may be a direct City expense if desired by the City. These reimbursable costs are approximated as follows (for two projects/sites):
  - State Approval Fees: \$14,000
  - Limited Plan Reproduction/Shipping (elect release assumed): \$2,500
  - Soil Borings and Geotechnical Report: \$12,000





## **INSURANCE COVERAGE**

---





## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
7/2/2019

**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 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).**

<b>PRODUCER</b> Don Rick Insurance 313 Oak Street P.O.Box 528 Baraboo WI 53913-0528	<b>CONTACT NAME:</b> Wendy Gerken <b>PHONE (A/C, No, Ext):</b> (800)924-6536 <b>FAX (A/C, No):</b> (608)356-9022 <b>E-MAIL ADDRESS:</b> wendy@don-rick.com														
<b>INSURED</b> MSA Professional Services, Inc. 1230 South Boulevard Baraboo WI 53913	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Cincinnati Insurance</td> <td>10677</td> </tr> <tr> <td>INSURER B: SFM Mutual Insurance</td> <td>11347</td> </tr> <tr> <td>INSURER C: Beazley Group/Lloyd's - RPS Broker</td> <td>0032</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Cincinnati Insurance	10677	INSURER B: SFM Mutual Insurance	11347	INSURER C: Beazley Group/Lloyd's - RPS Broker	0032	INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: Cincinnati Insurance	10677														
INSURER B: SFM Mutual Insurance	11347														
INSURER C: Beazley Group/Lloyd's - RPS Broker	0032														
INSURER D:															
INSURER E:															
INSURER F:															

**COVERAGES**

**CERTIFICATE NUMBER: 2019 / 2020**

**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			EPP 0449127	6/30/2019	6/30/2020	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input checked="" type="checkbox"/> CONTRACTUAL LIABILITY						MED EXP (Any one person) \$ 10,000
	<input checked="" type="checkbox"/> XCU INCLUDED						PERSONAL & ADV INJURY \$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:							GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b>			EBA 0449127	6/30/2019	6/30/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> OCCURRENCE						\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB		<input checked="" type="checkbox"/> OCCUR	EPP 0449127	6/30/2019	6/30/2020	EACH OCCURRENCE \$ 5,000,000
	<input type="checkbox"/> EXCESS LIAB		<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$ 5,000,000
	DED <input checked="" type="checkbox"/>		RETENTION \$ 0				\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>			EWC0409925 States: GA & TX	10/31/2018	10/31/2019	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER
B	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	67673.105	6/30/2019	6/30/2020	E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	<b>CYBER LIABILITY</b>			W20FDS180201	11/29/2018	11/29/2019	AGGREGATE LIABILITY LIMIT \$ 2,000,000
							RETENTION \$ 10,000/5,000

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

**CERTIFICATE HOLDER**

**CANCELLATION**

MSA Professional Services Inc. 1230 South Boulevard Baraboo, WI 53913	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 Wendy Gerken/WSG 
---	---

© 1988-2014 ACORD CORPORATION. All rights reserved.

ACORD 25 (2014/01)  
INS025 (201401)

The ACORD name and logo are registered marks of ACORD



## STATEMENTS OF CONFIRMATION

---

## CERTIFICATION OF STATE LICENSING

MSA Professional Services, Inc. certifies that we are licensed to perform architectural and engineering services in the State of Wisconsin. Our certificate is included below.

MSA Professional Services, Inc. certifies that we are not disbarred, suspended, or otherwise prohibited from professional practice by any federal, state, or local agency.



(<http://dsps.wi.gov/>)

Wisconsin Department of Safety and Professional Services

Credential/Licensing Search

### Organization Search Results - Detail

Credential/License Summary for 31

**Name:** MSA PROFESSIONAL SERVICES INC

**Profession:** ARCHITECTURAL OR ENGINEERING CORP - CERTIFICATE OF AUTHORIZATION (11)

**Credential/License Number:** 31-11

**Location:** BARABOO WI

**Credential/License Type:** regular

**Status:** License is current (Active)

**Eligible To Practice:** credential license is current

**Credential/License current through:** 1/31/2022

**Granted date:** 9/9/1966

**Multi-state:** N/A

**Orders:** NONE

**Specialties:** NONE

**Other Names:** MSA Professional Services

Wis. Stat. § 227.51(2) When a licensee has made timely and sufficient application for the renewal of a license or a new license with reference to any activity of a continuing nature, the existing license does not expire until the application has been finally acted upon by the agency, and, if the application is denied or the terms of the new license are limited, until the last day for seeking review of the agency decision or a later date fixed by order of the reviewing court.

[Requirement Code Description \(https://dsps.wi.gov/Documents/LicenseRequirementAcronyms.pdf\)](https://dsps.wi.gov/Documents/LicenseRequirementAcronyms.pdf)

[Return to Search Results \(/OrganizationLicense/SearchResults\)](/OrganizationLicense/SearchResults)

---

Consistent with The Joint Commission and NCQA standards for primary source verification, Data on this page is refreshed hourly.

Send questions or comments to [dsps@wisconsin.gov](mailto:dsps@wisconsin.gov) (<mailto:dsps@wisconsin.gov>).

MSA Professional Services, Inc.

**Name of Company**

A handwritten signature in black ink that reads "John Langhaus". The signature is written in a cursive style with a long, sweeping underline.

**Authorized Signature**

1702 Pankratz Street, Madison, WI 53704

**Address**

## CERTIFICATION OF SUPERIOR WORK

MSA Professional Services, Inc. certifies that we do not have a record of substandard work within the last five years.

## CERTIFICATION OF ETHICAL PRACTICES

MSA Professional Services, Inc. certifies that we never received any type of citation for the violation of an ethical or professional standard. Our primary goal is to build long-term relationships with our clients. We can only do this by establishing and maintaining trust with those who hire us.

To comply with impending regulations established by the Securities and Exchange Commission (SEC), MSA has become the only engineering firm to register with the SEC as a Municipal Advisor. Our obligation is to our client to remain compliant with the utmost integrity.

### **Integrity and Compliance with Public Policy**

MSA retains a solid reputation with the regulatory agencies with whom we work. Our experts are regularly invited to present to various industry and regulatory associations. As stewards of the environment and of the communities we serve, our experts take an ethical approach to our work and maintain an upstanding reputation everywhere we do business. MSA has never received any type of citation for the violation of an ethical or professional standard. Our primary goal is to build long-term relationships with our clients. We can only do this by establishing and maintaining the highest level of trust with those who hire us.

## CONFIRMATION OF CONTRACT RESPONSIBILITY

MSA Professional Services, Inc. acknowledges that it is our complete responsibility for the entire contract, including approval of all payments resulting from work completed under the project contract.

**IT'S MORE THAN A PROJECT. IT'S A COMMITMENT.**  
PARK IMPROVEMENTS FOR WEST SIDE PARK & LEONARD-LEOTA PARK  
EVANSVILLE, WI | MARCH 22, 2021

