

# CITY OF WAUKESHA

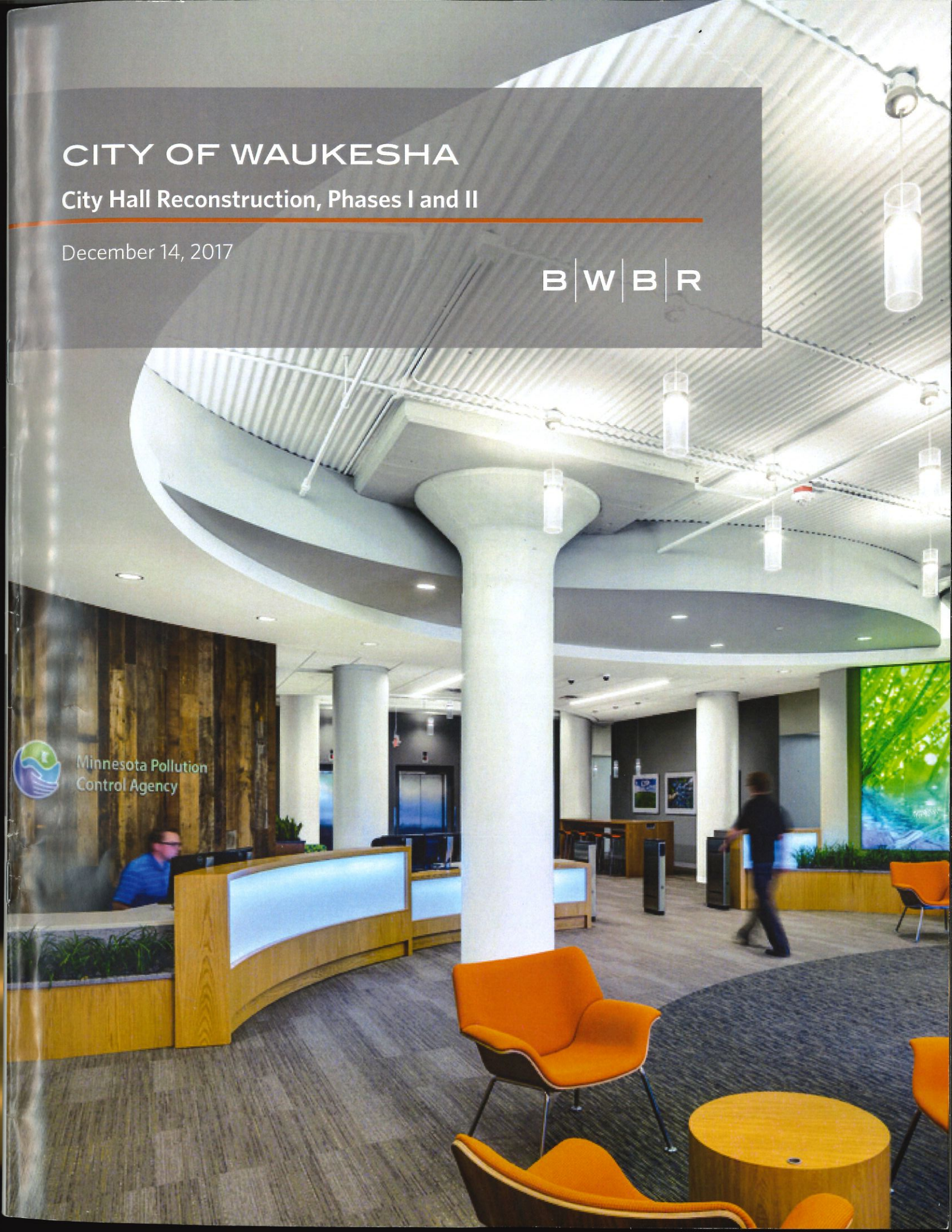
## City Hall Reconstruction, Phases I and II

December 14, 2017

B|W|B|R



Minnesota Pollution  
Control Agency





BWBR HAS COMPLETED OVER 1.5 MILLION S.F. OF OFFICE SPACE IN THE LAST FIVE YEARS, AS WELL AS OVER 700,000 S.F. OF TENANT IMPROVEMENT PROJECTS.

Fortune 500 Company, Research & Development Building





SAINT PAUL | MADISON

1241 John Q. Hammons Dr., Ste. 503 608.829.3701  
Madison, WI 53717 bwbr.com

December 14, 2017

Ms. Katie Jelacic, Project Engineer  
City of Waukesha Engineering Department  
City Hall Annex  
130 Delafield Street  
Waukesha, WI 53188

Dear Ms. Jelacic and Selection Committee:

Beyond providing a new home for your City Hall, this project is a "once in generations" opportunity to contribute to the long-term enhancement of your downtown. You expect this type of contribution from those leading local, private developments, and this is your chance to lead by example. Through our observations and conversations with those involved in the project, we recognize this as an opportunity to:

- Provide a convenient, easy-to-access, one-stop shop for those interacting with the City.
- Provide a meaningful connection to visitors, community, and residents.
- Create additional development opportunities through the efficient use of your site.
- Demonstrate the responsible use of taxpayer dollars.
- Represent and celebrate Waukesha's unique culture and heritage.
- Contribute to and compliment downtown Waukesha's rich and historic architectural fabric.
- Provide efficient, flexible, safe, and modern workplaces that foster collaboration and support recruitment and retention efforts.

**We will bring a fresh perspective, focused on making the very most out of this significant investment in your community.** BWBR is uniquely qualified to serve as your partner for this project:

**Experience with Public Architecture** | The majority of BWBR's projects are used by the public and all have the common objective of being safe, welcoming, easy to navigate, and customer friendly. BWBR has completed over 6.6 million square feet of architecture serving public uses in the past ten years.

**Collaborative and Engaging Process** | Our unique workshop design process emphasizes community engagement and consensus building. Our expert facilitators promote collaboration, lead meaningful discussions, and foster a sense of community ownership of the project.

**Exceptional Cost Management** | BWBR has an exceptional track record for meeting project budgets. We are teamed with The Concord Group for ongoing cost analysis as the design progresses, allowing you to make value-based decisions along the way. We will provide you with the information you need to make informed decisions with confidence.

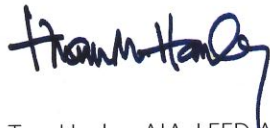
**Modern Workplace Expertise** | Today's workplace environments not only increase efficiency, they also play a major role in recruitment and retention efforts, particularly when younger generations enter the workforce. BWBR's in-house workplace experts will incorporate nationally proven design strategies, setting your workplace environment up for a successful future.

**A Vested Interest** | We have developed a strong connection with the Waukesha community through our recent projects at Carroll University — and we have a vested interest in your continued success. Through our work in the Waukesha area, we have established a successful relationship with Andrea Nemecek of Allume Architects. Andrea is a Waukesha resident and will be a consistent, local presence as a liaison for the City and "boots on the ground" support during design and construction.

We look forward to exchanging more thoughts on your project during an interview.

Sincerely,

**BWBR**

A handwritten signature in blue ink that reads "Tom Hanley". The signature is stylized and cursive.

Tom Hanley, AIA, LEED AP  
Principal in Charge  
608.829.3280  
thanley@bwbr.com



**OFFICE LOCATIONS**

BWBR | Saint Paul  
 380 St. Peter Street, Suite 600,  
 Saint Paul, Minnesota 55102  
 Tel 651.222.3701

BWBR | Madison  
 1241 John Q. Hammons, Suite 503  
 Madison, Wisconsin 53717  
 Tel 608.829.3701

**FIRM HISTORY**

Founded in 1922, BWBR is a regional design solutions firm with offices in Madison, Wis. and Saint Paul, Minn. with a diverse practice in architecture, interior design, and master and strategic planning. BWBR has a well-established reputation for service and quality designing complex facilities in government, corporate, science + technology, health care, higher education, secure facilities, transportation, worship, and recreation markets.

Through distinct processes and carefully planned approaches, BWBR empowers users, managers, and leaders to discover what it means to be innovative, engaging, and efficient. Leading the discussion, we learn the needs of both people and their organizations and shape ideas into space, function, and flow that improve performance and manage costs.

Our approach is deliberate and built around the individual needs of each organization. Planning, visual mapping, workshops, and analysis are customized to those needs to build support and create consensus around shared visions before any drawing begins. We believe incorporating the City of Waukesha's point of view into project planning is critical to realizing innovative solutions for work today and meeting future challenges.

**SERVICES**

The BWBR team is passionate about more than design — we are passionate about the work our clients do. We assemble specific teams dedicated to each project's success and can offer the following services:

- Campus, site, and facility master planning
- Architectural design and documentation
- Interior design and documentation
- Construction administration
- Environmental branding development
- Environmental branding integration
- Approval process assistance
- ADA, life safety, and building code analysis
- Record/as-built drawings
- Coordination of engineering services and specialty consultants
- Graphic design and communications
- Sustainable guidelines/LEED documentation
- Space planning/programming
- Furnishings, fixtures, and equipment planning, selection and specification
- Change management
- Space and finish guidelines
- Workplace study/trends solutions



**B | W | B | R**

SAINT PAUL

MADISON  
LOCATIONS

ANNUAL WORKLOAD  
CONSISTENTLY  
COMPRISED OF

**90%**  
REPEAT CLIENTS

**#21** TOP 100  
ARCHITECTURE FIRMS  
BUILDING DESIGN +  
CONSTRUCTION

1922-2017

**ninety FIVE**

B | W | B | R

**ARCHITECTURE  
INTERIOR DESIGN  
PLANNING**

**152**  
STAFF

our approach

ENGAGE

EMPOWER

ENHANCE

AIA MINNESOTA FIRM AWARD 2015

**WORKPLACE** science+technology  
 higher education health care  
 secure environments wellness+recreation  
 public sector worship transportation

**AIA**  
Intern  
Development  
Program Award  
2014-2017

2013-2017  
**CIRCLE OF  
EXCELLENCE  
AWARD**  
**PSMJ**



## COMPANY INFORMATION



### CONSULTING ENGINEERS

We team with our engineers and other consultants on a project-by-project basis, to obtain the most qualified match for each project's unique needs. We believe this approach allows our clients to receive the most experienced professionals at the best value.

#### ALLUME ARCHITECTS

Allume Architects was founded in 2013 by Andrea Nemecek. The firm focuses on developing a relationship with the client and understanding what the client's needs and objectives are and then how those translate into facility needs and decisions.

Andrea brings a wealth of knowledge about Waukesha's city processes (plan commission, development/planning, engineering, fire department, and building inspection) as well as professional relationships with City officials. She has lived in Waukesha for 21 years and has served on the City of Waukesha Landmarks Commission for almost six years. BWBR is currently working with Allume at Carroll University.

#### RING AND DUCHATEAU CONSULTING ENGINEERS

Ring & DuChateau, a Brookfield-based consulting engineering firm, offers mechanical and electrical systems design along with a menu of complementary engineering services that includes planning, studies and commissioning. They focus on client collaboration, design excellence, and personalized service for every project. BWBR is working with Ring & DuChateau on major projects at Carroll University.

#### PIERCE ENGINEERS

Pierce Engineers is a structural engineering firm with offices in Milwaukee and Madison and has been retained directly by the City of Waukesha on several occasions to help assess existing City of Waukesha parking garages. BWBR has worked with Pierce on several occasions, including projects for Carroll University, UW Health, and UnityPointMeriter.

#### raSMITH

raSmith is a Brookfield-based multi-disciplinary consulting firm comprising civil engineers, structural engineers, land surveyors, development managers, landscape architects and ecologists. They have extensive experience working in the City of Waukesha, providing services on a wide variety of projects, including roadway/transportation design, municipal engineering, construction services, and several private development projects throughout the City. The engineers, surveyors, and landscape architects understand the requirements, design standards, and municipal review and approval processes in Waukesha. They have collaborated with City Engineering staff, the Planning Department, Waukesha Water Utility, and the Department of Public Works.

#### THE CONCORD GROUP

The Concord Group was founded in 1996 and has provided professional cost estimating services for over 21 years to municipalities, higher education institutions, health care organizations, governmental agencies and other institutional clients on high profile, complex projects.



## WORKPLACE DESIGN EXPERTISE

This project presents an opportunity to create an excellent workplace that helps the City of Waukesha attract, develop and engage employees. The nature of office work has changed. Work tasks are becoming more cognitive and complex. Work is done in teams that rely heavily on collaboration. Space will impact the workplace culture and we are excited about helping the City of Waukesha explore new and innovative ways of working. We will develop options that respond directly to your current areas, but we will also look at opportunities to offer greater flexibility to accommodate change today and into the future.

Current space planning standards are an excellent starting point for analysis. We will also look at other trends that are driving the future of office design. Many of our clients are looking to evaluate how space is used most effectively, including what percentage of time employees spend in focused work tasks vs. group collaboration. We will investigate options that increase flexibility and possibly reduce space needs by minimizing underutilized spaces. Technology and mobility are tools that not only increase productivity, but that can also impact the way we configure the physical workspace.

BWBR recently completed surveys, analysis, and benchmarking of industry trends and standards, which culminated in a redesign of one section of our Saint Paul office. We are using this as a learning lab to determine how the changing physical environment affects work habits, production, and employee satisfaction, conducting follow-up surveys and analysis as we try new space configurations and technologies.

**MINNEAPOLIS/ST. PAUL BUSINESS JOURNAL**

News People Events Jobs Resources Store

### How to design workspaces that support employee mental health

*Kristine Stukenberg, Contributing Writer*  
 Dec 4, 2013 9:35am CST | Updated Dec 4, 2013, 10:18am CST

Photo by Brandon Strong

Unassigned personal workspaces for employees to reserve and use on a sporadic basis can complement open office environments and provide a quieter space for an employee to concentrate and work on tight deadlines or more personalized business.

**f** Is your office design hostile to your employees' mental health?

**in** Recent allegations that the Miami Dolphins fostered a hostile work environment shocks few people who follow the culture of football. But workplace intimidation is not isolated to an NFL locker room. About 35 percent of U.S. adults report experiencing bullying in the workplace. Not only can such aggression create discord in the workplace, repeated actions can take a toll on the mental health of an employee.

**8\*** While companies invest in many strategies to support the physical health of employees, from flu vaccinations to filtered air systems, ignoring employees' mental health means businesses risk losing any gains they make in physical health support. Depression, stress, substance abuse, financial distress, work-life balance, ADHD, and, yes, even workplace bullying are all issues with which workers are dealing and that have a large drain on productivity.

As the Miami Dolphins case has shown, this is about creating culture, not simply putting in employee assistance programs. Creating a healthy culture that supports employees' mental health, though, may not be as complicated as some think.

**WORKPLACE DESIGN EXPERTISE**

BWBR contributes regularly to The Business Journal on workplace design topics online nationally, in print, and online locally.



# PROJECT APPROACH

## HIGHLY COLLABORATIVE APPROACH

We propose using our proven workshop process in which our team works collaboratively with you, at your site, to explore ideas quickly and efficiently. This allows a high level of participation among City of Waukesha representatives, other City of Waukesha stakeholders, community representatives, and the entire design team, ultimately resulting in an efficient use of your time, and optimized design with consensus and buy-in from all parties, and the highest level of value. We have included a timeline to illustrate the potential timeframe anticipated for the Phase 1 services. This timeline will need to be adjusted based on your specific schedule goals and other milestones.

WEEK OF  
JAN. 22

### Kick-Off Meeting with Project Leadership (Core Group)

The primary purpose of this meeting is to make sure everyone has a mutual understanding of the project objectives so that we can focus our efforts on what is important and essential to your success. At this meeting, we will:

- Introduce team members
- Understand project objectives and program requirements
- Transfer key data/project information
- Review and discuss successful precedents/strategies for consideration
- Establish consensus on project parameters, design approach, project budget, and scheduled goals

*Kick-off meeting objectives: Establish a mutual understanding of the design process, team member responsibilities, project objectives/limits, and program requirements. This will allow the design team to prepare for a very productive Workshop #1.*

JAN. 29 -  
FEB 5

### Investigations and Preparation

Workshop #1 preparation includes:

- Review of previously developed program and concept information, survey information, and geotechnical data
- Conduct initial facility and site analysis
- Develop "framework concept packages" based on feedback received during kick-off meeting
- Develop framework for initial cost models
- Develop detailed project schedule
- Develop initial draft program document
- Check-in meeting with City of Waukesha

WEEK OF  
FEB. 5

### WORKSHOP #1 — PROGRAM VERIFICATION/EXPLORATION

We will facilitate an efficient and well-organized two-day workshop, collaborating with you at your chosen location to:

- Verify, further develop, and establish program information
- Explore potential concepts using massing models, imagery, and case studies
- Identify potential sustainable design strategies; discuss performance objectives
- Develop preliminary concept options with stakeholder participation
- *Optional Additional Services: Conduct Community Open House event to communicate project goals and design direction established during Workshop #1*

*Workshop #1 objectives: Establish program information and identify several conceptual design directions for further development and cost modeling prior to Workshop #2.*



FEB. 5 -  
MAR. 19**Concept Development**

Following Workshop #1, we will:

- Develop concept options based on input from Workshop #1
- Develop draft outlines for major site, building, and infrastructure systems
- Develop initial cost models for concept options
- Conduct a check-in meeting with the City of Waukesha

WEEK OF  
MAR. 19**WORKSHOP #2 — CONCEPT REVIEW/REFINEMENT**

We will facilitate a full-day workshop, collaborating with you at your location to:

- Present/review final program information
- Review and discuss developed concept options
- Provide overview of major site/building system narrative information
- Review cost information and pros and cons for each developed concept
- *Optional Additional Service: Conduct Community Open House event to provide progress update and summary of direction established during Workshop #2*

*Workshop #2 objectives: Review and confirm concept development direction, receive feedback to allow concept refinement.*

MAR. 19 -  
MAY 7**Concept Refinement**

Following workshop #2, we will:

- Refine up to three concept options based on input from Workshop #2
- Finalize summary narratives for major site, building, and infrastructure systems
- Update cost models for concept options
- Conduct a check-in meeting with the City of Waukesha

WEEK OF  
MAY 7**WORKSHOP #3 — CONCEPT SELECTION**

We will facilitate a half-day workshop, collaborating with you at your location to present refined concept plans, massing models, cost estimates, and other supporting data.

- *Optional Additional Service: Conduct Community Open House event to provide progress update and summary of direction established Workshop #3*

*Workshop #3 objectives: Select final design concept for recommendation to Common Council.*

MAY 7 -  
JUNE 9**Finalize Deliverables**

Following Workshop #3, we will prepare for the Final Presentation to the City of Waukesha Common Council by finalizing the following deliverables:

- Program summary identifying all required spaces with associated quantities and sizes
- Summary of all concepts explored
- Site plan and floor plan diagrams and massing diagrams for final concepts presented during Workshop #3
- Up to three rendered 3D images of the concept options reviewed during Workshop #3
- Summary narrative including process overview, key design issues, identification of major site and building systems, and rationale for recommended concept
- Cost data for refined concepts reviewed during Workshop #3

During this period, and prior to the final presentation, we will also:

- Conduct a quality assurance review
- Conduct a check-in meeting with the City of Waukesha

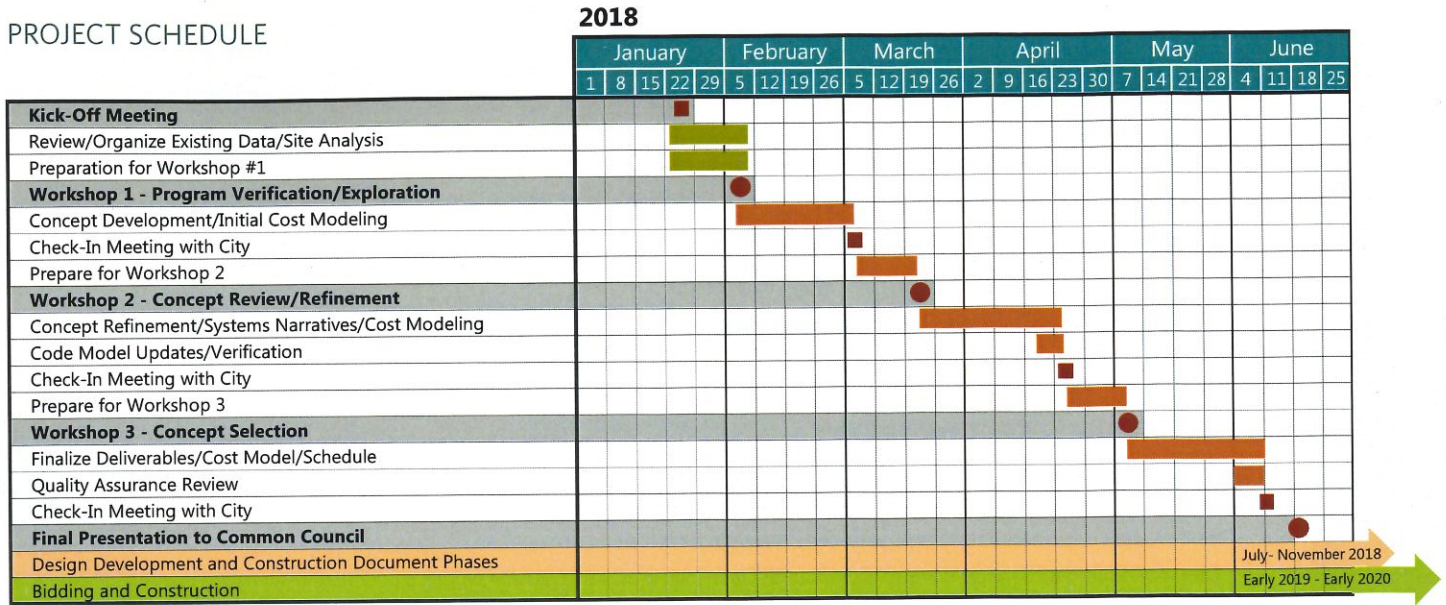
JUNE 19

**FINAL PRESENTATION TO COMMON COUNCIL**



# PROJECT APPROACH

## PROJECT SCHEDULE



### PROJECT MANAGEMENT APPROACH

BWBR has always been a management-focused firm with an exceptional track record in meeting budgets and schedules and allowing clients to be engaged in the process.

**BWBR will provide overall team leadership and is responsible for the team's overall performance.** Team leadership will be provided by **Tom Hanley** who will serve as Principal in Charge. His extensive experience with major project planning and delivery will guide the team to meet and exceed your project expectations. **Rick Gabriel** will be your Project Manager and provide direction and planning input based on his recent municipal design experience. As Workplace Specialist, **Jennifer Stukenberg** will bring extensive experience with planning and design of office environments. **Craig Peterson** will serve as Senior Design Leader and will facilitate the workshops to create a common vision, establish consensus about priorities, and create excitement about the project.

We are pleased to build on our relationship with Allume Architects, a local certified Women's Business Enterprise (WBE), by integrating **Andrea Nemecek** into our team as a City Liaison. Andrea is a resident of Waukesha and has a clear and first-hand understanding of the City structure, processes, and culture. She will lead efforts seeking local approvals and provide "boots on the ground" support for our team through the design and construction phases, allowing us to be highly responsive throughout the process.

### FIRM AND PERSONNEL AVAILABILITY

BWBR manages its workload volume via sophisticated computer software and through proactive project management, communication, and documentation. We have identified our optimum team for all activities during the contract period and assure you that the key personnel listed here will be available, committed, and involved in the project from initiation through construction completion.



**TOM HANLEY**

AIA, LEED AP

**Principal in Charge  
BWBR**

## QUALIFICATIONS

- 25 years of experience; 5 at BWBR
- Bachelor of Architecture, University of Minnesota
- Licensed Architect (Minn., Wis., Mich., Ill.)
- Member, American Institute of Architects (AIA)
- LEED Accredited Professional
- NCARB Certified

## SELECTED PROJECT EXPERIENCE

- City of Eau Claire, Eau Claire, Wis. | North Barstow Parking Structure; Downtown Parking Ramp Study, City Hall Planning and Remodeling\*
- City of Madison, Madison, Wis. | Capitol East District Parking Structure
- Carroll University, Waukesha, Wis. | Michael & Mary Jaharis Science Laboratories Building, Doug & Nancy Hastad Academic Hall, Rankin Hall Remodeling
- Ametek, Madison, Minn. | CAMECA Office and Lab Buildout Peer Review
- City of Durand, Durand, Wis. | Public Library Addition\*
- City of Augusta, Augusta, Wis. | Public Library Remodeling\*
- Chippewa Valley Technical College, Eau Claire, Wis. | Campus-Wide Facility Evaluations and Master Planning\*, Manufacturing and Technology Center\*, NanoRite Innovation Center\*, Business Education Center Remodeling Projects\*, Numerous Other Projects\*

\*Work performed while employed at a previous firm.

**RICK GABRIEL**

AIA, LEED AP BD+C

**Project Manager  
BWBR**

## QUALIFICATIONS

- 29 years of experience; 4 at BWBR
- Bachelor of Architecture, University of Arizona
- Licensed Architect (Wis., Ill.)
- Member, American Institute of Architects (AIA) Wisconsin
- LEED Accredited Professional, Building Design and Construction
- Board of Directors and Steering Committee, Wisconsin Green Building Alliance, Wisconsin Chapter of the U.S. Green Building Council

## SELECTED PROJECT EXPERIENCE

- City of Madison, Wis. | Capitol East District Parking Structure, Madison Sustainability Commerce Center Feasibility Study\*, Parks Division Brittingham Boathouse Relocation\*
- Dane County, Department of Administration, Madison, Wis. | City/County Building Space Study\*
- City of Fitchburg, Fitchburg, Wis. | Community and Senior Center Expansion\*
- Carroll University, Waukesha, Wis. | Michael & Mary Jaharis Science Laboratories Building, Doug & Nancy Hastad Academic Hall, Rankin Hall Remodeling
- City of Baraboo, Baraboo, Wis. | Baraboo Public Library Programming and Conceptual Design
- Wisconsin Historical Society, Belmont, Wis. | Court House and Council House Rehabilitation, First Capitol State Historic Site\*
- State of Wisconsin, Office of Legal Counsel, Madison, Wis. | Remodeling\*
- Ametek, Madison, Wis. | CAMECA Office and Lab Buildout Peer Review

\*Work performed while employed at a previous firm.



## PROJECT TEAM



**JENNIFER  
STUKENBERG**  
NCIDQ, LEED AP BD+C  
**Workplace Specialist**  
**BWBR**

### QUALIFICATIONS

- 23 years of experience; 23 at BWBR
- Bachelor of Science, Interior Design, University of Minnesota
- Certified by the National Council for Interior Design Qualification (NCIDQ)
- Founding Member, BWBR's Performance (Sustainable) Design Group
- LEED Accredited Professional, Building Design and Construction
- Member, International Facility Management (IFMA)

### SELECTED PROJECT EXPERIENCE

- Fortune 500 Company, Minn. | Innovation Center, Global Design Lab Building 223
- Sherburne County Government Center, Elk River, Minn. | Expansion and Renovation
- Self Esteem Brands/Anytime Fitness, Woodbury, Minn. | New Corporate Campus Master Plan, Programming and Design
- BWBR, Saint Paul, Minn. | Office Refresh Interior Remodelings, FLEX Workspace Pilot Project
- CHS Inc., Inver Grove Heights, Minn. | Corporate Headquarters Master Plan, Expansion and Renovation
- Bremer Bank, Saint Paul, Minn. | Corporate Office Expansion and Renovation, Fifth Floor Expansion Phase II
- Meritex Enterprises, Saint Paul, Minn. | Minnesota Department of Human Services Tenant Improvements, Minnesota Pollution Control Agency Tenant Improvements
- City of Shoreview, Shoreview, Minn. | Community Center/City Hall Addition/Remodeling Conceptual Design and Implementation



**CRAIG PETERSON**  
AIA, LEED AP  
**Senior Design Leader**  
**BWBR**

### QUALIFICATIONS

- 26 years of experience; 19 at BWBR
- Bachelor of Architecture, North Dakota State University
- Bachelor of Science, Environmental Design, North Dakota State University
- Member, American Institute of Architects (AIA) Wisconsin
- Registered Architect (Minn.)
- LEED Accredited Professional

### SELECTED PROJECT EXPERIENCE

- Carroll University, Waukesha, Wis. | Michael & Mary Jaharis Science Laboratories Building, Doug & Nancy Hastad Academic Hall, Rankin Hall Remodeling
- Sherburne County Government Center, Elk River, Minn. | Expansion and Renovation
- CHS Inc., Inver Grove Heights, Minn. | Corporate Headquarters Master Plan, Expansion and Renovation
- City of Saint Paul, Minn./Neighborhood House, Saint Paul, Minn. | The Paul and Sheila Wellstone Center for Community Building
- City of Stillwater, Minn. | Army National Guard Readiness Center, New Fire Hall
- Ramsey County, Minn. | Ramsey County Sheriff Patrol Building
- State of Minnesota, Department of Administration | Rochester Maintenance Facility and District Headquarters Remodeling
- Security Health Plan of Wisconsin, Marshfield, Wis. | Office Facilities Consolidation Master Plan, 2012 Capital Projects
- The Family Partnership, Minneapolis, Minn. | New Social Service Agency Headquarters Building Site Selection and Concept Design



**MARI ANSERA**

CID, IIDA

Interior Designer  
BWBR

## QUALIFICATIONS

- 13 years of experience; 4 at BWBR
- Bachelor of Science, Interior Design, University of Minnesota
- Certified Interior Designer (Minn.)
- Member, International Interior Design Association
- Former Vice President of Government and Regulatory Affairs, IIDA Northland Chapter

## SELECTED PROJECT EXPERIENCE

- Fortune 500 Company, Minn. | Executive Conference Room Remodeling, Drug Delivery Systems Division Conference and Collaboration Space Remodeling, Corporate Building Interior Finish Upgrades
- Ametek, Madison, Minn. | CAMECA Office and Lab Buildout Peer Review
- CHS Inc., Inver Grove Heights, Minn. | Corporate Headquarters Master Plan, Expansion and Renovation
- City of Saint Paul, Minn. | City Hall Seventh Floor Remodeling, Rondo Library Interior Upgrade
- Bremer Financial Services, Saint Paul, Minn. | Fifth Floor Expansion
- HealthPartners, Inc., Richfield, Minn. | Corporate Headquarters Campus Relocation
- State of Minnesota, Saint Paul, Minn. | Minnesota Senate Building
- State of Minnesota, Housing Finance Agency, Saint Paul, Minn. | Office Redesign Study, Interior Remodeling and Furniture Procurement
- Tennant Company, Golden Valley, Minn. | Global Corporate Headquarters Design

**ANDREA NEMECEK**

AIA

City Liaison  
Allume Architects

## QUALIFICATIONS

- 20+ years of experience; 4 at Allume Architects
- Bachelor of Science, Architecture and Urban Planning, University of Wisconsin-Milwaukee
- Registered Architect (Wisconsin)
- Member, American Institute of Architects
- Member, City of Waukesha Landmarks Commission

## SELECTED PROJECT EXPERIENCE (\*WITH BWBR)

- Boetler Companies, Waukesha, Wis. | Headquarters Remodeling
- City of Salem, Wis. | Salem Town Hall
- City of Burlington, Wis. | Veteran's Memorial Terrace
- Medical College of Wisconsin, Milwaukee, Wis. | Executive Offices Suite; Conference, Auditorium, and Lecture Space Remodeling; Professional Collaboration and Common Gathering Space Renovations; Cafe and Cafeteria Remodeling
- Habush, Habush, Davis and Rottier, Lake Geneva, Wis. | New Office Building
- TAPCO, Brown Deer, Wis. | Feasibility Study and Interior Remodeling
- Boetler Companies, Glendale, Wis. | Second Floor Addition
- Momentum Movement Clinic, Brookfield, Wis. | Tenant Buildout
- Carroll University, Waukesha, Wis. | Rankin Hall Remodeling\*, Sneed House Renovations, Todd Wehr Memorial Library Renovations, Gainfield Gymnasium Envelope Evaluation, Prairie Building Buildout
- Waukesha High School, Waukesha, Wis. | Space Planning, Interior Finish Selections, and Municipal Plan Approval



## PROJECT TEAM



**JEFFREY SAUNDERS**

PE, LEED AP BD+C

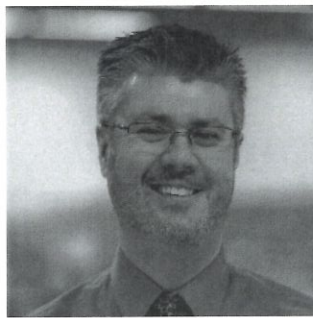
**Mechanical Engineer**  
**Ring & DuChateau**

### QUALIFICATIONS

- 32 years of experience; 27 at Ring & DuChateau
- Bachelor of Science, Architectural Engineering, Milwaukee School of Engineering
- Registered Professional Engineer (Wisconsin, Idaho, Pennsylvania, Virginia)
- LEED Accredited Professional, Building Design and Construction

### SELECTED PROJECT EXPERIENCE

- University of Wisconsin, Madison, Wis. | Waisman Center Addition and Remodeling, School of Pharmacy Facility, Material Science and Engineering Remodeling, Law School, Grainger Hall, Miscellaneous Site Utility Upgrade Projects
- University of Wisconsin, Milwaukee, Wis. | School of Business
- University of Wisconsin, La Crosse, Wis. | Residence Hall
- University of Wisconsin, Whitewater, Wis. | Upham Hall Addition and Remodeling
- St. Joseph's Community Hospital, West Bend, Wis. | Replacement Hospital
- St. Elizabeth's Hospital and Professional Office Building | Replacement Hospital
- Froedtert Health, St. Joseph's Hospital, West Bend, Wis. | Kramer Cancer Center
- Columbia St. Mary Hospital, Milwaukee, Wis. | Replacement Hospital



**CHRISTOPHER ULM**

PE, LEED AP BD+C

**Electrical Engineer**  
**Ring & DuChateau**

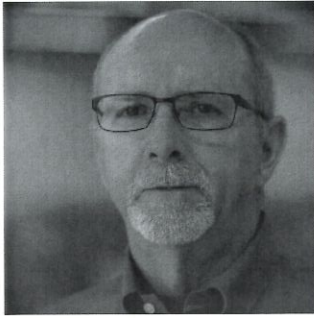
### QUALIFICATIONS

- 22 years of experience
- Bachelor of Science, Electrical Engineering, Milwaukee School of Engineering
- Master of Science, Engineering Management, Milwaukee School of Engineering
- Registered Professional Engineer (Wisconsin)
- LEED Accredited Professional, Building Design and Construction

### SELECTED PROJECT EXPERIENCE (\*WITH BWBR)

- Carroll University, Waukesha, Wis. | Doug & Nancy Hastad Academic Hall\*
- University of Wisconsin, Madison, Wis. | Gordon Diving Event Center, Camp Randal Stadium Expansion and Renovation
- University of Wisconsin, Milwaukee, Wis. | Zilber School of Public Health, Northwest Quadrant Redevelopment, Lapham Hall Research Laboratory
- University of Wisconsin, La Crosse, Wis. | Science Lab Building





**DONALD BERES**

PE, CPD

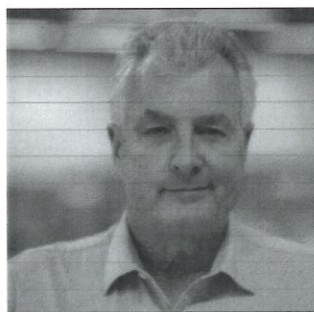
**Plumbing Engineer  
Ring & DuChateau**

QUALIFICATIONS

- 40+ years of experience; 26 at Ring & DuChateau
- Bachelor of Science, Civil Engineering, Marquette University
- Registered Professional Engineer (Wisconsin)
- Master Plumber, State of Wisconsin
- Certified in Plumbing Design, American Society of Plumbing Engineers

SELECTED PROJECT EXPERIENCE

- American Transmission Company, Waukesha, Wis. | New Corporate Headquarters Building
- Acuity Insurance, Sheboygan, Wis. | Corporate Headquarters Expansion
- Johnson Diversey, Racine, Wis. | Corporate Headquarters
- Riverwood Corporate Center, Pewaukee, Wis. | New Office Building
- West Bend Mutual Insurance, West Bend, Wis. | Corporate Headquarters Addition and Renovation
- GE Medical Systems Training Center, Pewaukee, Wis.
- Johnson Controls, Glendale, Wis. | Corporate Headquarters
- ULINE Distribution Center, Pleasant Prairie, Wis. | Distribution Center and Office Facility
- Johnson Controls, Milwaukee, Wis. | Brengle Technology Center



**ARTHUR MEREDITH**

RCDD

**Technology Systems  
Designer  
Ring & DuChateau**

QUALIFICATIONS

- 25+ years of experience
- CommScope Systemax Design
- CommScope Systemax Data Center Design
- Telecommunications Management, Roosevelt University
- Computer Technology, Control Data Institute
- Registered Communication Distribution Designer

SELECTED PROJECT EXPERIENCE

- University of Wisconsin, Whitewater, Wis. | Telecommunications 20-Year Plan
- University of Wisconsin, La Crosse, Wis. | Cowley Hall Science Building Communications Infrastructure Design
- University of Wisconsin, Madison, Wis. | PCI Compliance Project, UW-Resnet Installation
- University of Wisconsin, Whitewater, Wis. | Telecommunications 20-Year Plan
- Milwaukee County, Milwaukee, Wis. | Milwaukee County Justice Center Infrastructure Design
- GE Medical Systems, Ciudad Juarez, Mexico | Replacement Manufacturing Facility
- Wells Fargo Regional Operations Center, Milwaukee, Wis. | Infrastructure Design for Regional Operations Center



## PROJECT TEAM



**TOM MORTENSON**

PLA, ASLA

Site Planner/  
Landscape Design  
raSmith

### QUALIFICATIONS

- 30+ years of experience; 13 at raSmith
- Registered Landscape Architect (Wisconsin, Arizona)
- Member, American Society of Landscape Architects
- Member, Wisconsin Park and Recreation Association

### SELECTED PROJECT EXPERIENCE

- Waukesha State Bank, Waukesha, Wis.
- Barker Road Roundabout at North Avenue, Waukesha, Wis.
- Waukesha County Roundabout Landscape, Waukesha, Wis.
- GE Medical, Waukesha, Wis.
- Sussex Village Park, Sussex, Wis.
- Silverado Senior Living, Brookfield, Wis.
- Westbrook Corporate Park, Menomonee Falls, Wis.
- Downtown Streetscape, Portage, Wis.
- Grafton Riverwalk, Grafton, Wis.
- Kilbourn Boulevard and Streetscape, Milwaukee, Wis.
- Sauk Prairie Memorial Hospital Campus, Prairie du Sac, Wis.
- Belle Square Mixed-Use Development, La Crosse, Wis.
- The Corridor Mixed-Use Development, Brookfield, Wis.



**ROBERT HARLEY**

PE

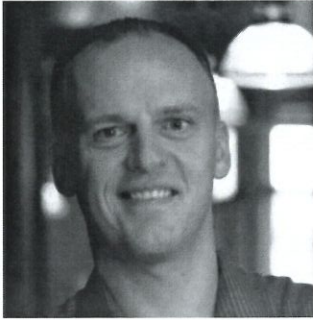
Civil Engineer  
raSmith

### QUALIFICATIONS

- 30+ years of experience; 15 at raSmith
- Bachelor of Science, Civil Engineering, University of Wisconsin-Milwaukee
- Registered Professional Engineer (Wisconsin)
- Member, American Society of Civil Engineers
- Member, American Council of Engineering Companies of Wisconsin

### SELECTED PROJECT EXPERIENCE

- DMV Service Center, Waukesha, Wis.
- City of Kenosha, Wis. | West Frontage Road Relocation, County Highway K Widening
- Marinette County Law Enforcement Center, Marinette, Wis.
- Milwaukee County, Franklin, Wis. | Sheriff's Training Facility
- Fire Station, Village of Hales Corners
- City of Monroe, Wis. | Municipal Airport, Department of Public Works
- Shoppes at Fox River, Waukesha, Wis.
- Menards, Waukesha, Wis.
- Waukesha State Bank, Waukesha, Wis.
- Associated Bank, Waukesha, Wis.
- Sauk Prairie Memorial Hospital, Prairie du Sac, Wis.



**SETH PFEIL**

PE

**Structural Engineer  
Pierce Engineers**

QUALIFICATIONS

- 13 years of experience; 3 at Pierce Engineers
- Master of Science, Civil Engineering, University of Wisconsin-Madison
- Bachelor of Science, Civil Engineering, University of Colorado-Boulder
- Professional Structural Engineer
- Member, American Concrete Institute

SELECTED PROJECT EXPERIENCE

- ProHealth, Greenwald Center, Mukwonago, Wis. | Emergency Department Expansion
- Watertown Professional Medical Center, Watertown, Wis. | East Addition and Nutrition Renovation
- Luther Midelfort Mayo Health System, Eau Claire, Wis. | Hospital Addition with Cancer Treatment Center and a Women's Health Center
- The Rise, Madison, Wis. | Residential Building
- The James, Madison, Wis. | Mixed-Use, 14-Story Development
- 1000 East Washington, Madison, Wis. | Mixed-Use, 11-Story Development



**JOHN TILLEMAN**

CEP

**Cost Estimator  
The Concord Group**

QUALIFICATIONS

- 17 years of experience; 17 at The Concord Group
- Bachelor of Science, Industrial Technology Concentration in Construction, Eastern Illinois University
- Member, Association for the Advancement of Cost Engineering (CEP)

SELECTED PROJECT EXPERIENCE

- City of Milwaukee, Milwaukee, Wis. | City Hall Restoration, Milwaukee Streetcar Project
- Public Commission of Chicago, Chicago, Ill. | Construction Cost Estimating Services on a Wide Variety of Public Buildings, including Fire Stations, Libraries, Police Stations, Courthouses, Municipal Structures, Schools
- General Services Administration | U.S. Courthouse Feasibility Study
- Dade County | Courthouse Design

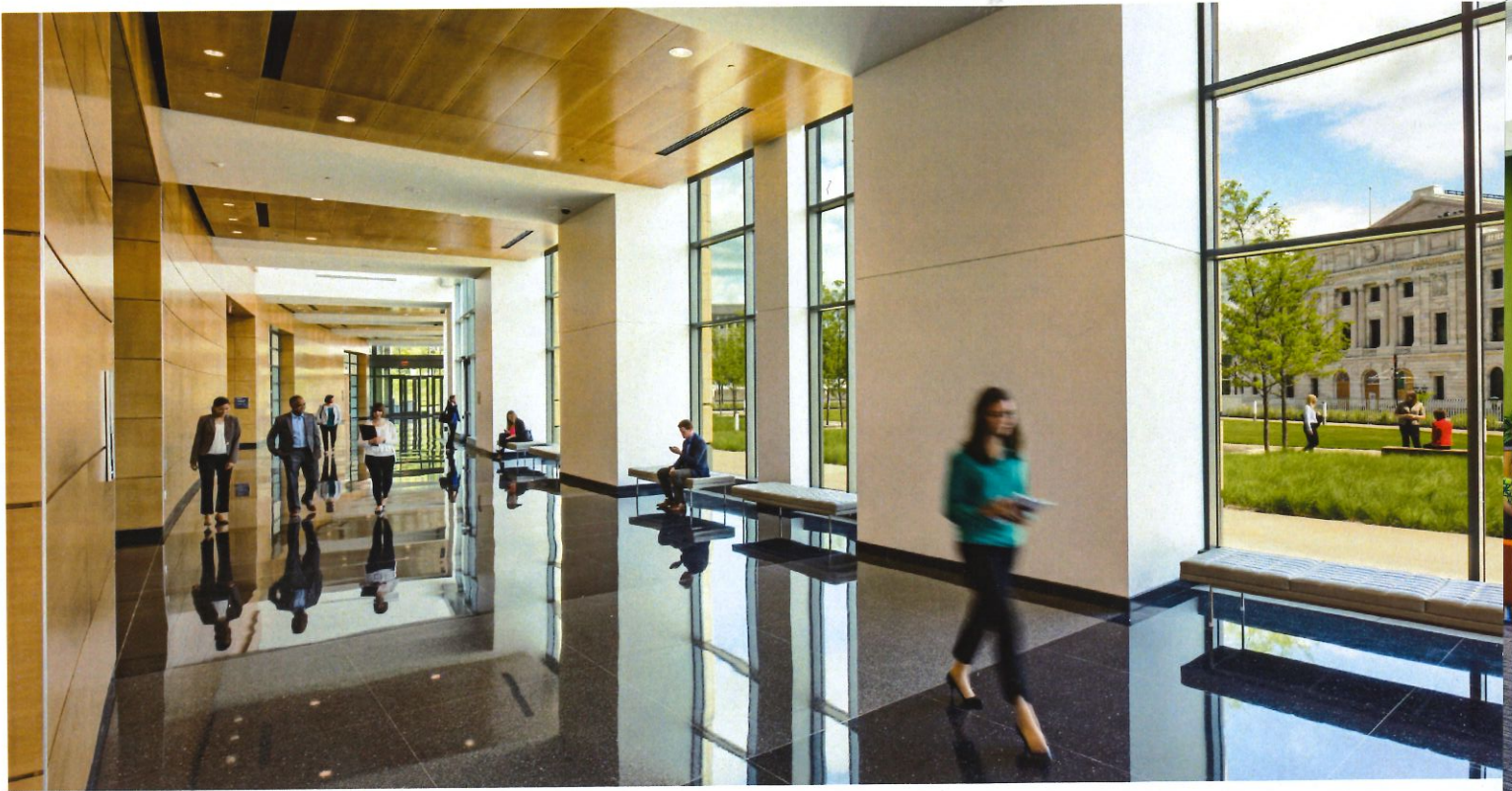


**MINNESOTA DEPARTMENT OF ADMINISTRATION  
MINNESOTA SENATE BUILDING**

Saint Paul, Minnesota







## NAVIGATE A COMPLEX PROGRAM AND PROCESS

BWBR and national design architect Pickard Chilton shared planning and design of a new office building to house all 67 State of Minnesota Senators and their staff, plus an underground parking facility. The new building is an extension of the State Capitol, and provides better access to Minnesota citizens with three large hearing rooms.

BWBR completed the predesign and programming, working with internal agencies and work groups to understand space needs and adjacencies, to resolve budget challenges. Consensus was achieved through large workshops with as many as 60 people, including representatives from many divisions and agencies.

The resulting design addresses several space needs, including adequate space for the Senators and their staff, dedicated media support and resources, and public events and swing space.

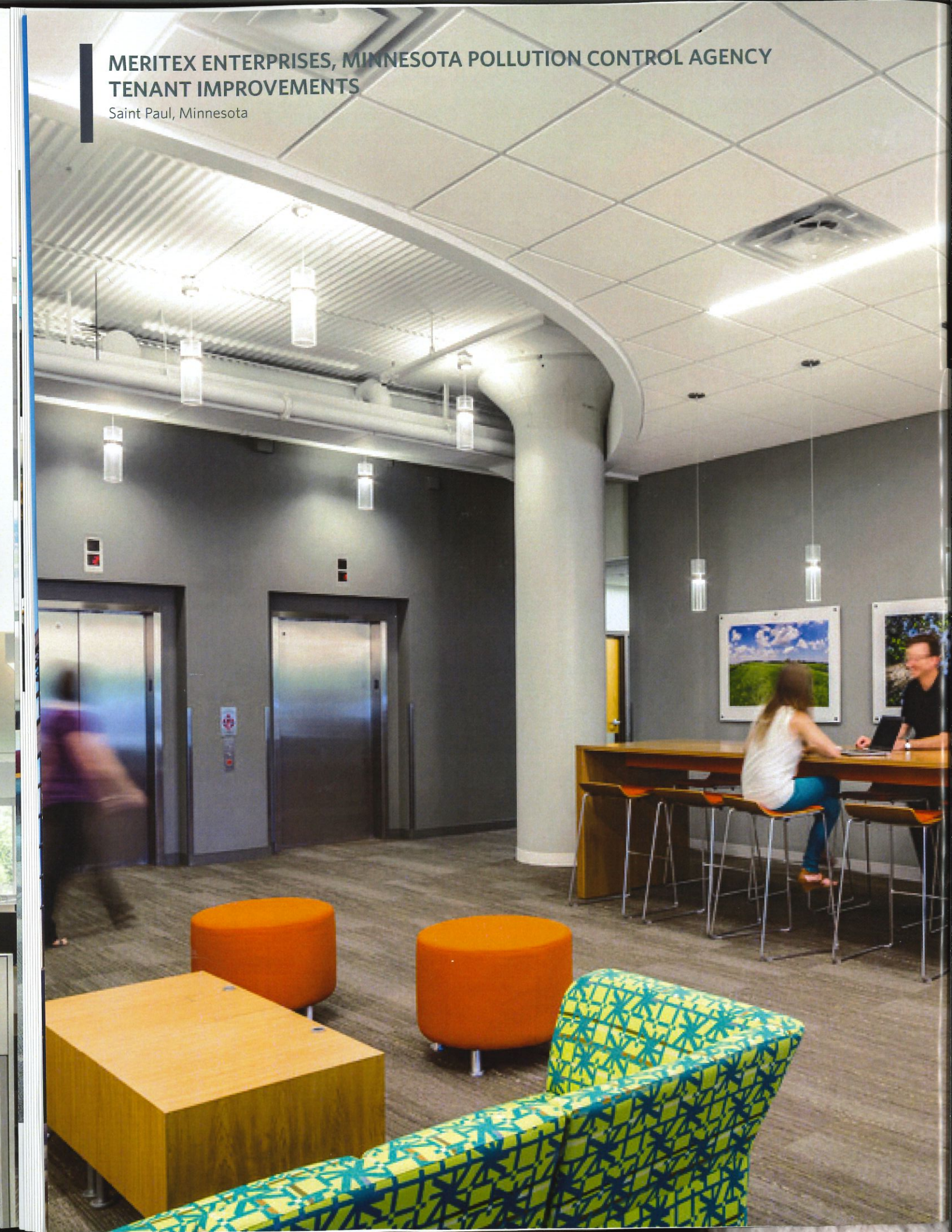
The building is connected to the Capitol both physically via a tunnel and figuratively as an extension of the legislative process. The architecture complements the Capitol without overpowering it. The structure presents a welcoming face, yet also embodies a sense of permanence and timeless character appropriate for a government that works for its citizens.

**Client Reference** | Wayne Waslaski, Director, Real Estate and Construction Services, Minnesota Department of Administration, 651.201.2548, wayne.waslaski@state.mn.us

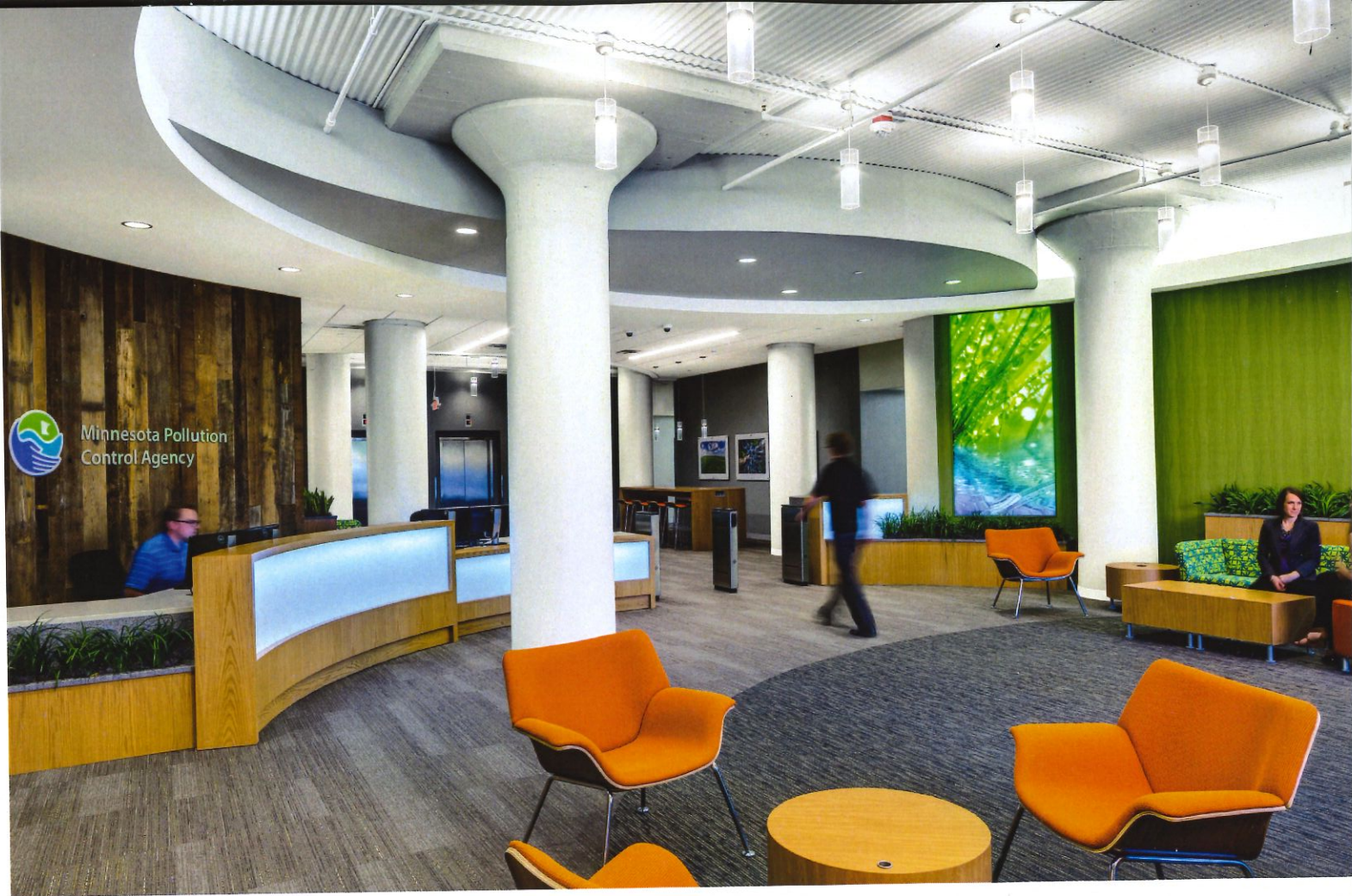


# MERITEX ENTERPRISES, MINNESOTA POLLUTION CONTROL AGENCY TENANT IMPROVEMENTS

Saint Paul, Minnesota







## TRANSFORM AN EXISTING SPACE

The Minnesota Pollution Control Agency (MPCA) launched an office refresh initiative to display its values — community, environment, and health—to public visitors, inspire the work of current staff, and attract new employees. Through visioning workshops with employees and building owner Meritex Enterprises, BWBR created and implemented a phased facilities master plan which tells a “green story” about every utilized material and transforms the former cramped layout into a workplace of the future.

The first phase opened up the lobby, welcoming visitors to a clearly defined reception and security desk. Bright, colorful finishes invigorate guests, and earthy accents such as geometric bug patterns and reclaimed barn wood demonstrate the MPCA’s deep connection with the environment. By relocating the conference suite next to airy exterior windows, natural daylighting floods the area and energizes a collaborative workspace.

The new spaces are outlined by round, water-inspired walls that fluidly navigate guests and allow for clear sightlines into the cafeteria. The vibrant and more open workplace gives the MPCA a space that brings to life the agency’s mission to protect Minnesota’s health and environment and creates an environment for current and future employees to be inspired by that mission.

**Client Reference** | Heidi Christensen, Facilities Manager, Minnesota Pollution Control Agency, 651.757.2869, heidi.christensen@state.mn.us



# SHERBURNE COUNTY GOVERNMENT CENTER EXPANSION

Elk River, Minnesota





### SPACE FOR A GROWING COMMUNITY

As one of the fastest growing counties on the edge of the Minneapolis-Saint Paul metropolitan area, the Sherburne County Government Center expansion and renovation addresses the County's increasing staff and space needs.

As the facility's new main entry, the 100,000 s.f. addition will enhance visibility, improve security, provide accessibility, and update technology for visitors and staff. It will house five new courtrooms; judge's chambers, inmate delivery and holding; office space for Court Administration, Community Corrections, and County Attorney departments; as well as shelled space for two additional courtrooms in the future.

The 130,000 s.f. renovation aims to support growth in the coming years and increase efficiency. Through clear wayfinding for visitors, updated office space for 13 departments, a large staff cafe, and a refresh of the existing boardroom, Sherburne County will be better equipped to serve the population over the long term.

Construction began in August 2016 with completion scheduled for 2018.

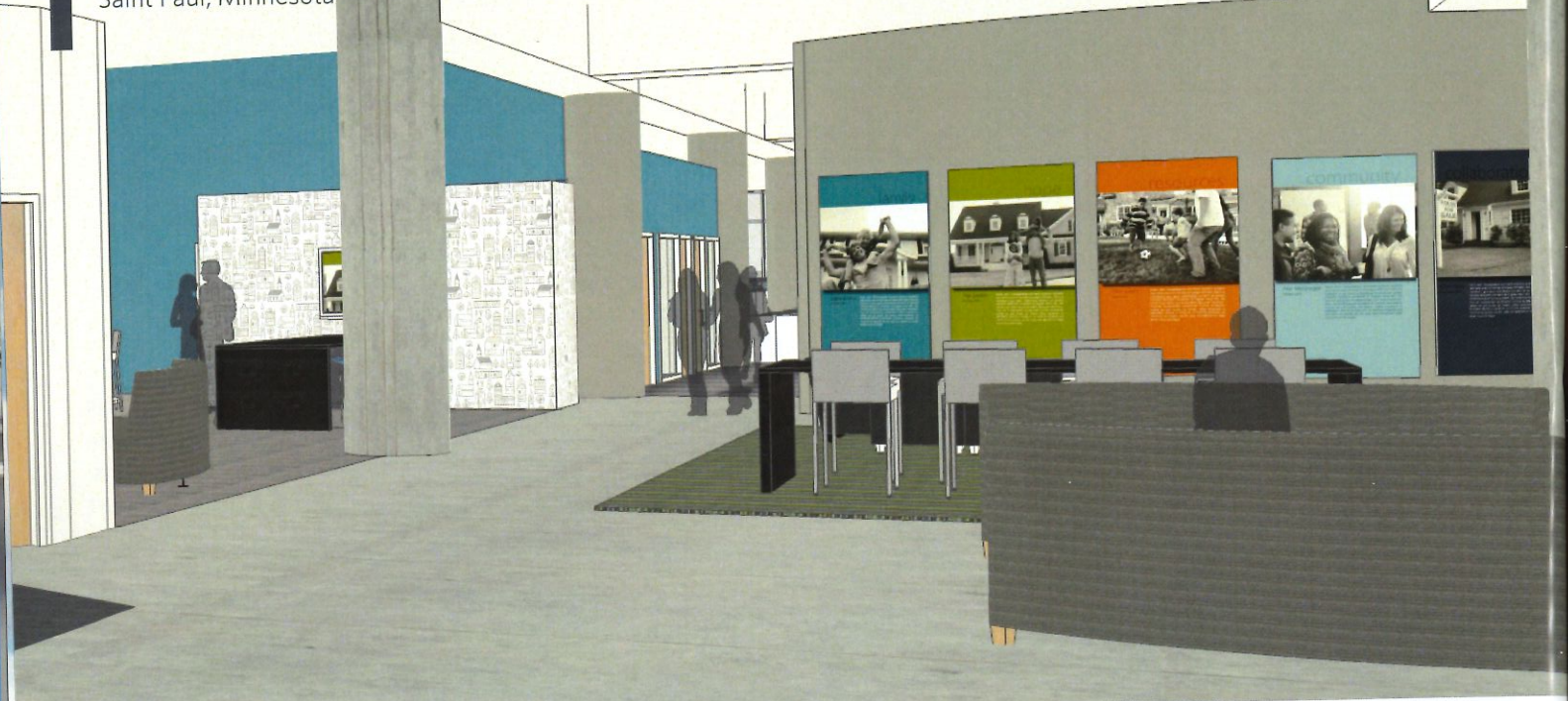
**Client Reference** | Steve Taylor, County Administrator, 763.765.3006, [steve.taylor@co.sherburne.mn.us](mailto:steve.taylor@co.sherburne.mn.us)





# MINNESOTA HOUSING FINANCE AGENCY, REDESIGN STUDY AND RENOVATION

Saint Paul, Minnesota





## EVALUATING THE OPTIONS

Minnesota Housing Finance Agency engaged BWBR in a redesign study to look at current office configurations and to help develop criteria and goals that would guide Minnesota Housing through its choices to either renovate the existing space or move to a new location.

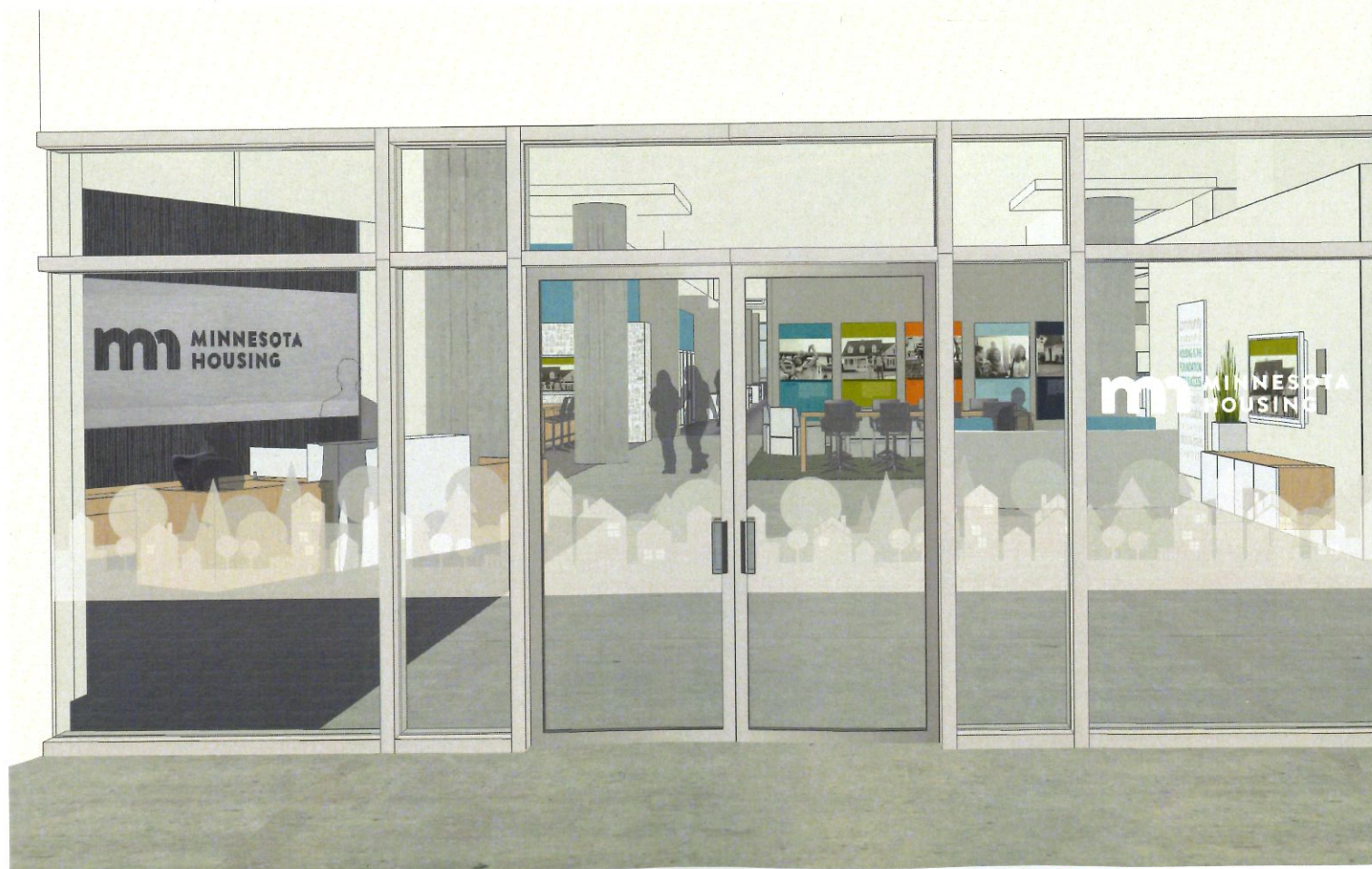
As Minnesota Housing looks forward, the challenges the agency faces are the same as any modern employer: how to engage employees in meaningful work and create space where people want to work and serve others. A project driver was to create a space that immerses employees in their mission-driven work and allows them to participate in a team atmosphere.

Through workshops with stakeholders, surveys, on-site observations, and off-site tours of other organizations, the study revealed three possible scenarios for Minnesota Housing Finance Agency.

While the three scenarios differ in execution, a common theme arose from all options: enhance the work of current employees, improve productivity, and make the space more attractive to recruit quality new employees through the use of more informal and collaboration spaces, daylight and views, and better core building elements like bathrooms and mechanical systems to improve temperature and sound control.

BWBR is currently working with Minnesota Housing Finance Agency on a 60,000 s.f. total office renovation in a new location that involves FF&E process with state contracts and government budgets.

**Client Reference** | Debbi Larson, Controller, Minnesota Housing Finance Agency, 651.296.8183, debbi.larson@state.mn.us





**ANYTIME FITNESS  
NEW CORPORATE HEADQUARTERS**

Woodbury, Minnesota





## NEW WAYS OF WORKING

BWBR helped Anytime Fitness, a growing division of Self Esteem Brands, create a new corporate headquarters that embodies their culture and ideals. The design is inspired by the keywords heart, mind, muscle, soul, and nature, linked to the Anytime Fitness brand, "Get to a Healthier Place." The four-story structure more than doubles the capacity of the former facility and blends into the natural environment, while the interior's sophisticated industrial aesthetic creates a memorable experience to staff, franchisees, and visitors.

Office and training wings flank a central multi-use commons for dining, gathering, and fitness/recreation. Other components include a tour route for visitors and franchisees, showroom, company store, warehouse, and underground parking.

From the board room to the commons, fitness area, training, and open workspaces, spectacular views of the wetlands are available to everyone. The workplace wellness experience also includes an inviting open staircase to encourage movement, an outdoor patio, biking/hiking trails, a Waxing City salon, and a tattoo parlor.

Office spaces are open and transparent to foster employee engagement, with central collaboration areas, along with glass-walled offices and conference rooms. The staff gym doubles as a typical Anytime Fitness outlet location for testing new equipment and acclimating new franchisees to the desired environment.

The training space for franchisees is large, open, and flexible, with capacity for hundreds of people. It can be divided into three rooms via folding accordion partitions.

This project was recently named a recipient of the Top Projects of 2016 by Finance & Commerce, Minnesota as well as 2016 Exceptional New Building, International Facilities Management Association (IFMA)-Minneapolis/St. Paul Chapter.

**Client Reference** | Chuck Runyon, Anytime Fitness, President, 651.438.5050, [chuck@anytimefitness.com](mailto:chuck@anytimefitness.com)





**CARROLL UNIVERSITY**  
**MICHAEL AND MARY JAHARIS SCIENCE LABORATORIES**

Waukesha, Wisconsin





## STATE-OF-THE-ART SCIENCE FACILITY

A 43,000 s.f. science center replaces the outdated building for Wisconsin's oldest four-year institution of higher learning, which was founded in 1846. It includes highly flexible undergraduate instruction and research labs for chemistry and biochemistry, biology, environmental science, anatomy, and physics.

The design elegantly introduces a modern and state-of-the-art science facility into the surrounding historic buildings. It gracefully weaves the new into the traditional, becoming an integral part of the campus fabric.

The faculty at Carroll University were interested in easily accessible pin-up and discussion space to facilitate collaboration between students and faculty. BWBR created nook areas in the corridors right outside the teaching laboratories with magnetic glass marker boards, tack boards, and a power source. BWBR worked closely with the client and all project team members to complete design within an extremely fast-track schedule.

BWBR is also currently working on two other major projects at Carroll University — phases II and III of the science facilities expansion as well as the Doug and Nancy Hastad Academic Hall.

**Client Reference** | Erin Hoppenworth, Director of University Budget and Capital Projects, 262.524.7316, ethomas@carrollu.edu





**CITY OF MADISON  
CAPITOL EAST DISTRICT PARKING STRUCTURE**  
Madison, Wisconsin





## CITY-OWNED PARKING AND COMMERCIAL FACILITY

BWBR recently designed a new 668-stall, 4.5-level parking structure on the corner of East Main and South Livingston Streets near downtown Madison, with a design option that would add another level to expand capacity by 146 vehicles.

The public city-owned facility will serve a large full-block development that includes The Spark Building, with offices for American Family Insurance and a StartingBlock collaborative entrepreneurial center; and the Cosmos Building, with a 2,500-person capacity concert venue, offices, and retail space.

While the ramp will be used primarily by employees in the Spark and Cosmos, 50 stalls will be available to the public for daytime hourly parking, with the full capacity available for evening events. The garage will feature first-level commercial space fronting Main Street, which may include retail, a restaurant, or artist studios.

To meet a very tight project schedule and satisfy the City of Madison's desire to incorporate public art into the large parking garage project, the City charged BWBR and Ken Saiki Design (KSD), a well-known local landscape architect, with leading the public artist procurement process and managing the public art approval and coordination.

**Client Reference** | Sabrina Tolley, City of Madison, Assistant Parking Utility Manager, 608.265.1147, [stolley@cityofmadison.com](mailto:stolley@cityofmadison.com)





CITY OF EAU CLAIRE  
NORTH BARSTOW PARKING STRUCTURE

Eau Claire, Wisconsin





## CITY-OWNED MIXED-USE DEVELOPMENT PARKING RAMP

BWBR designed this new four-level, 800-stall parking ramp in the new Phoenix Park mixed-use development. The parking structure is sited between two office towers and leaves site available to the east for a third development the City is pursuing.

The ramp serves the office building tenants as well as the neighboring markets, restaurants, a performing art center, and a park that hosts a farmers market and summer concerts.

The plaza between the existing offices creates a buffer between the parking structure and the offices with a mix of hardscape and landscape that includes bio-swales to treat rainwater.

The project was completed in June 2016.

**Client Reference** | Dave Solberg, City of Eau Claire, City Engineer, 715.839.4934, [dave.solberg@eauclairewi.gov](mailto:dave.solberg@eauclairewi.gov)





# ADDITIONAL BWBR EXPERIENCE

## GOVERNMENT EXPERIENCE

### CITY OF ANOKA | *Anoka, Minnesota*

- Park and Recreation Maintenance Facility
- Public Works Facility Master Plan
- Municipal Liquor Store Expansion and Remodel
- Greenhaven Golf Course Clubhouse Addition and Remodeling
- Sunny Acres Park and Recreation Building

### CITY OF BURNSVILLE | *Burnsville, Minnesota*

- Burnsville Ice Arena
- Community Center Study
- Ridges Campus Master Plan

### CITY OF INVER GROVE HEIGHTS |

#### *Inver Grove Heights, Minnesota*

- City Hall and Police Headquarters
- Fire Station #3

### CITY OF MINNETONKA | *Minnetonka, Minnesota*

- Aquatics Recreation Center Study

### CITY OF NEW BRIGHTON | *New Brighton, Minnesota*

- Community Center Feasibility Study

### CITY OF ROBBINSDALE | *Robbinsdale, Minnesota*

- City Hall Space Needs Analysis

### CITY OF ROCHESTER | *Rochester, Minnesota*

- Fire Station #1 Replacement Study

### CITY OF SAINT PAUL | *Saint Paul, Minnesota*

- North-End Community Center
- Saint Paul Police Department Canine Unit Cemetery
- Saint Paul Police Department 911 Center Leasehold Improvements

### CITY OF SAINT PAUL/RAMSEY COUNTY |

#### *Saint Paul, Minnesota*

- Partnership for Domestic Abuse Bridges to Safety
- Como Park Education Resource Center Concept Design
- Dayton's Bluff Neighborhood Community Center
- Hazel Park Neighborhood Recreation Center
- Wellstone Center/Neighborhood House
- Seven Corners Gateway Development Planning and Concept Design

### CITY OF SHOREVIEW | *Shoreview, Minnesota*

- Community Center/City Hall
- North End Fire Station
- Public Works Facility Addition
- South End Fire Station

### CITY OF STILLWATER | *Stillwater, Minnesota*

- City Hall Expansion and Renovation
- Stillwater Fire Station Study
- Fire Hall

### DAKOTA COUNTY | *Hastings, Minnesota*

- Administration Center
- Government Center Campus Plan
- Space Needs Analysis

### DOUGLAS COUNTY | *Superior, Wisconsin*

- Prison Site Selection Study

### JACKSON COUNTY | *Black River Falls, Wisconsin*

- Jail and Law Enforcement Center

### LACROSSE COUNTY | *LaCrosse, Wisconsin*

- Jail Facility Evaluation and Expansion Study

### MARINETTE COUNTY | *Marinette, Wisconsin*

- Jail and Law Enforcement Center

### MINNESOTA ARMY NATIONAL GUARD | *Minnesota*

- Field Maintenance Shop (Arden Hills)
- Cedar Street Armory Renovation (Saint Paul)

### MINNESOTA ARMY NATIONAL GUARD/CITY OF STILLWATER | *Stillwater, Minnesota*

- Stillwater Readiness Center and Fire Hall

### MINNESOTA DEPARTMENT OF TRANSPORTATION | *Rochester, Minnesota*

- Rochester Maintenance Facility Addition and District Headquarters Remodeling

### RAMSEY COUNTY | *Minnesota*

- Disaster Recovery Back-Up Data Room Site Study (Arden Hills)
- Disaster Recovery Computer Center (Arden Hills)
- Medical Examiner's Office Remodeling (Arden Hills)
- Metro Square Office Building, County Offices Consolidation/Renovation (Saint Paul)
- Sheriff's Patrol Station (Arden Hills)

### ST. LOUIS COUNTY | *Duluth, Minnesota*

- Public Safety Building
- Detention Facilities Study

### SAINT PAUL PORT AUTHORITY | *Saint Paul, Minnesota*

- Fire Station #8
- Former Gillette/Diamond Products Building Conditions Assessment
- Beacon Bluff Business Center

### SHERBURNE COUNTY/CITY OF BECKER | *Becker, Minnesota*

- Joint Public Works Facility

### STATE OF MINNESOTA, DEPARTMENT OF HUMAN SERVICES | *Saint Paul, Minnesota*

- Brown and Bigelow Building Office Buildout
- DC1 Building Renovation
- Elmer Andersen Human Services Building
- 444 Lafayette Tenant Improvements

### VILLAGE OF OSCEOLA | *Osceola, Wisconsin*

- Municipal Facilities Planning Study



## WORKPLACE EXPERIENCE

### BRAUN INTERTEC | *Bloomington, Minnesota*

- Hampshire Corporate Center
- Facility Study

### BREMER FINANCIAL CORPORATION | *Saint Paul, Minnesota*

- Saint Paul Private Banking, Trust Department, and Executive Office Buildout
- Data Center at Bremer Service Center

### BURLINGTON NORTHERN & SANTA FE RAILWAY | *Saint Paul, Minnesota*

- Northern Region Headquarters
- Information Services and Systems Division Renovation

### CARLSON COMPANIES | *Minneapolis, Minnesota*

- Carlson Center Office Towers

### CHS, INC. | *Inver Grove Heights, Minnesota*

- Master Plan, Expansion and Renovation

### CONFIDENTIAL MEDICAL DEVICE COMPANY | *Upper Midwest*

- Master Plan, Expansion and Renovation

### EASTERN HEIGHTS BANK | *Saint Paul, Minnesota*

- Main Office Building
- Branch Locations in Maplewood and Woodbury

### ECOLAB, INC. | *Saint Paul, Minnesota*

- Corporate Headquarters Building
- Allan L. Schuman Research and Development Campus (Eagan, Minn.)

### FORTUNE 500 COMPANY | *Saint Paul, Minnesota*

- Data Center
- Integrated Solutions Center
- New Office and Laboratory Building
- Ongoing Campus Planning
- Private Dining and Conference Room

### FEDERATED INSURANCE COMPANY | *Owatonna, Minnesota*

- A.T. Annestad Corporate Campus

### GANDER MOUNTAIN | *Saint Paul, Minnesota*

- Corporate Headquarters Relocation

### HEALTHPARTNERS | *Bloomington, Minnesota*

- Corporate Offices Relocation
- Continuing Medical Education Center

### HISTORIC HAMM BUILDING TENANT IMPROVEMENTS | *Saint Paul, Minnesota*

- Thompson Coe Law Firm
- Calvary Investments
- Artist's Quarter Jazz Club
- Hamm Clinic
- Park Square Theatre
- Saint Paul Chamber Orchestra Headquarters and Rehearsal Hall
- Fresh-Energy
- University Capital Strategies Group
- Ongoing Building Upgrades and Repairs

### HOLIDAY COMPANIES | *Bloomington, Minnesota*

- Headquarters Office Relocation

### ING | *Minneapolis, Minnesota*

- 111 Washington Avenue Office Tower and Computer Center
- Headquarters Building Restoration/Executive Floor Remodeling

### LAWSON COMMONS TENANT IMPROVEMENTS | *Saint Paul, Minnesota*

- Duluth Metals
- Infor
- Midwest Reliability Organization
- Moores Hallberg
- RX Hub
- Saint Paul Port Authority
- LEED Gold-Existing Building Certification

### MCGOUGH DEVELOPMENT | *Bloomington, Minnesota*

- 8100 Corporate Campus Master Plan

### MEDTRONIC | *Minneapolis, Minnesota*

- Corporate Ventures Group Remodeling
- Heart Valves Division Relocation
- Rice Creek Campus Atrium and Presentation Facility

### MINNESOTA DEPARTMENT OF HUMAN SERVICES | *Saint Paul, Minnesota*

- 444 Lafayette Tenant Improvements
- Elmer L. Andersen Human Services Building

### MINNESOTA STATE ARTS BOARD | *Saint Paul, Minnesota*

- Administrative/Executive Offices Remodeling

### NORTH MEMORIAL HEALTH CARE | *Robbinsdale, Minnesota*

- Corporate Headquarters Conference and Executive Offices Remodeling

### PENTAIR, INC. | *Minneapolis, Minnesota*

- Executive Group Corporate Offices

### RAMSEY COUNTY | *Saint Paul, Minnesota*

- Metro Square Building, County Offices Consolidation and Renovation

### RSM MCGLADREY | *Bloomington, Minnesota*

- Corporate Headquarters Relocation
- Branch Offices Relocation | *Raleigh, North Carolina; Phoenix, Arizona; Davenport, Iowa*

### SECURIAN | *Saint Paul, Minnesota*

- Computer Training Center Remodeling
- Corporate Data Center
- Public and Support Spaces Remodeling

### SELECT COMFORT | *Plymouth, Minnesota*

- Corporate Office Relocation

### THRIVENT FINANCIAL | *Minneapolis, Minnesota and Appleton, Wisconsin*

- Corporate Community Centers

### TENNANT COMPANY | *Golden Valley, Minnesota*

- Global Corporate Headquarters Campus

### WAVECREST TECHNOLOGIES | *Edina, Minnesota*

- Office and Production Facility Relocation





B | W | B | R

SAINT PAUL | MADISON

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