

Consulting Services Contract
City of Waukesha – Ayres Associates Inc.
Project Name: Design and Construction Services for Buchner Park Pool

This Contract is by and between the City of Waukesha, a Wisconsin municipal corporation, referred to herein as the City; and Ayres Associates, Inc., 5201 E. Terrace Drive, Suite 200, Madison, WI 53178, referred to herein as the Consultant. Together, the City and Consultant are referred to as the Parties.

Recitals

The City published a Request for Proposals, referred to as the RFP, for consulting services in connection with the following Project:

Design and Construction Services for Buchner Park Pool

The RFP contained a specific Scope of Work to be incorporated into the successful bidder's contract.

The Consultant submitted a proposal in response to the RFP, and was selected by the City to be awarded the contract for the Project.

The Consultant is willing to perform consulting services according to the Scope of Work stated in the RFP and the Consultant's responsive Proposal (Exhibit A), as modified by the Parties, and to accept the award of the contract for the Project.

Now, therefore, the City and the Consultant agree and contract as follows:

1. **Scope of Work.** The Consultant shall perform the Work described on Schedule A-Scope of Work which includes Exhibit A and B, Schedule B-Cost, according to the terms and conditions of this Contract. Schedule A and B, and Exhibit A and B are incorporated into this Contract by reference.
2. **Standard of Work.** Consultant will perform the Work according to generally-accepted industry practices and the highest standards of the professions of the individual employees performing the Work for Consultant.
3. **Payment.** The City shall pay to Consultant \$392,980.00 for performance of the Work in compliance with the terms and conditions of this Contract. Consultant shall invoice the City, monthly. No more than 90% of the Contract Price shall be payable before Consultant's Work is complete and delivered to the City. All invoices shall be payable net 30 days.
4. **Time.** Consultant shall commence the Work as promptly after execution of this Contract as is possible, and shall complete the Work no later than April 10, 2020, subject only to delays for circumstances beyond Consultant's control, provided Consultant re-commences work promptly in good faith upon the return of normal circumstances.
5. **Ownership of Work Product.** All materials produced in the performance of the Work shall be the sole property of the City, and shall be kept confidential and not disclosed to any third party without the prior written permission of the City.
6. **Changes.** This Contract can only be amended by the written, mutual agreement of the Parties. No change to the scope of the Work, or the total amount to be paid to Consultant, shall be effective unless done by the written mutual agreement of the Parties.
7. **Indemnification.** Consultant shall indemnify, defend, and hold the City and its officials and employees harmless from any and all third-party claims, demands, causes of action, lawsuits, judgments, penalties, and

other liabilities of any kind to the extent that they arise out of or in connection with Consultant's negligence or intentional misconduct, including court costs and actual attorney fees.

8. **Insurance.** Consultant shall maintain insurance of the following kinds and for not less than the following limits, at Consultant's sole expense, at all times during the performance of the Work. Policies shall be occurrence, and not claims-made, policies, except for professional errors and omissions policies. Consultant shall obtain an endorsement making the City an additional insured, and Consultant's insurance shall be primary, not excess, and non-contributory. All policies shall be from insurers licensed to issue such policies in Wisconsin. Upon the execution of this Contract, Consultant shall deliver a certificate of insurance to City showing that all requirements of this section are met.
 - a. Commercial general liability, including products-completed operations, \$1,000,000 per occurrence, \$2,000,000 aggregate per project.
 - b. Automobile liability, \$1,000,000 bodily injury, \$1,000,000 property damage.
 - c. Excess liability-umbrella, \$5,000,000.
 - d. Worker compensation, statutory requirements.
 - e. Professional liability-errors and omissions, \$2,000,000, with extended-reporting period endorsement.
9. **Record Keeping.** Consultant shall keep all documents and records generated in the performance of the Work for no less than 7 years after completion of the Work, and shall make them available to the City at the City's request. Consultant acknowledges that such documents and records may be subject to Wisconsin's Open Records Law.
10. **Cooperation by City.** The City shall cooperate with the Consultant in the performance of the Work, and shall respond timely to all reasonable requests for information and access.
11. **Parties Are Independent Contractors.** Nothing in this Contract shall be construed to create any relationship between the Parties other than independent contractors. Unless specifically provided in this Contract, the Parties are not agents for one another, have no authority to bind the other to contracts, and have no vicarious liability for the other's acts or omissions.
12. **Governmental Immunities, Liability Limits, and Notice Requirements Preserved.** Nothing in this Contract shall be construed to be a waiver or modification of the governmental immunities, notice requirements, or limitations of liability imposed by Wis. Stats. §893.80 or any other law.
13. **Permits and Licenses.** Consultant shall be responsible, at Consultant's expense, for obtaining all permits and licenses required for the performance of the Work.
14. **Assignment Prohibited.** This Contract, and the Consultant's responsibility to perform the Work under this Contract, may not be assigned by the Consultant without the City's written consent.
15. **Notices.** All notices required by this Contract, and all other communications between the Parties, shall be addressed as follows:

To the City: Attention Katie Jelacic, P.E.
 City of Waukesha
 130 Delafield Street
 Waukesha WI 53188

To Consultant: Attention Blake Theisen, PLA
Ayres Associates Inc.
5201 E. Terrace Dr., Suite 200
Madison, WI 53718

16. **Corporate Authorization.** The individuals executing this Contract on behalf of the Consultant warrant and represent that they are duly authorized to bind the Consultant to this Contract. Consultant warrants and represents that the execution of this Contract is not prohibited by the Consultant's articles of incorporation, by-laws, operating agreement, or other internal operating orders, or by any applicable law, regulation or court order. Consultant shall provide proof upon request.
17. **Assistance of Counsel, Voluntary Contract.** The Consultant acknowledges that it has either had the assistance of legal counsel in the negotiation, review and execution of this Contract, or has voluntarily waived the opportunity to do so; that it has read and understood each of this Contract's terms, conditions and provisions, and their effects; and that it has executed this Contract freely and not under conditions of duress.
18. **Adequacy of Consideration.** The Parties acknowledge that the consideration expressed in this Contract is adequate and sufficient to make the obligations contained in this Contract binding upon the Parties.
19. **Costs of Enforcement.** The Parties agree that in the event legal action is necessary to enforce any term or condition of this Contract, then the breaching Party will pay the non-breaching Party's costs incurred in such legal action, including actual attorney fees. If a judgment is taken, then costs of enforcement will be added to the judgment.
20. **Severability.** If any term of this Contract is held unenforceable by a court having jurisdiction, then to the extent the unenforceable term can be severed from the remainder of this Contract without affecting the enforceability of the remainder of this Contract or substantially frustrating its purpose, it will be so severed, and the remainder of this Contract will remain in effect and enforceable.
21. **Survival and Parties Bound.** Unless specifically limited in this Contract, any term, condition or provision of this Contract will survive the execution of this Contract or any stated time periods, to the extent necessary for their performance. This Contract is binding upon, and inures to the benefit of, the Parties' successors, assigns, heirs, executors, trustees and personal representatives.
22. **Governing Law and Jurisdiction.** This Contract will be construed and enforced according to the laws of Wisconsin. If a lawsuit arises out of this Contract, it shall be filed in the state Circuit Court for Waukesha County, Wisconsin. The Parties consent to personal and subject-matter jurisdiction in Wisconsin, and waive all jurisdictional defenses.
23. **Integration, Construction of Contract.** This Contract constitutes the entire agreement of the Parties formed as a result of the City's RFP and the Consultant's responsive proposal. All other agreements and understandings of the parties with respect to the subject matter expressed in this Contract are unenforceable. If there are any conflicts among the terms of this Contract and any documents incorporated into this Contract, including Schedule A, then the terms of this Contract shall control.
24. **Termination.** Either party may terminate this Contract without cause by giving written notice of termination to the other party, with termination to occur no sooner than 20 days after delivery of the notice. Upon termination, Consultant shall be paid for all Work completed as of the date of termination.
25. **Limitation of Liability.** Consultant shall not be liable for incidental or consequential contract damages.

26. Confidentiality; Public Records. All documents created pursuant to this Contract, and all documents delivered to the City, are public records and will be subject to disclosure to the public under Wisconsin's Open Records law.

27. Effective Date. This Contract shall be effective as of the latest date of execution shown below.

City of Waukesha

By Shawn N. Reilly, Mayor
Date:_____

Attested by Gina L. Kozlik, City Clerk
Date:_____

To certify that funds are provided for payment:

Richard L. Abbott, Director of Finance
Date:_____

Ayres Associates, Inc.

By (print name)_____
Title:_____
Date:_____

By (print name)_____
Title:_____
Date:_____

Schedule A

Scope of Services

Design Development:

The Architect should follow the conceptual plan (Exhibit B-Approved Concept Plan Benhil1018!) to develop the final plans and specification for the improvements for public bidding. Process for development of final plans and specifications shall include the following:

1. The Consultant shall hire a sub-consultant to do the necessary soil borings for the design including a soil boring report summarizing:
 - Location and methods for each sample
 - Strength, consolidation and bearing capacity of existing sub-surface
 - Presence of any unsuitable sub-grade materials
 - Structural recommendations for concrete foundations and slabs
2. Develop plan to ensure compliance with City of Waukesha Stormwater Ordinance (Chapter 32) design requirements.
3. Prepare Design Development drawings for the swimming pool improvements, illustrating the size, structures, connectivity/coordination with other park components, landscaping, lighting, utilities, site plan and floor plans etc.
4. Collect and review Product Data and Material Samples. Prepare Outline Specifications, including the products, materials and finishes of each component or system.
5. The proposal shall include a 3rd party cost estimate.
6. Prepare Exhibits and Presentation to present to the Public and City Commissions. This includes but not limited to presentation at the Park Board, a Public Information Meeting, Plan Commission for approval and Common Council.
7. The plan shall include design for future addition to the pool for water slides.
8. Coordinate with the Landmarks Commission for the integration of the existing spring into the project.

Construction Documents:

1. Obtain required permits needed for the bidding of the project.
2. Produce final drawings and specifications to be used to competitively bid and construct the improvements.
3. Revise and resubmit the Construction Drawing and Project Specifications, as may be required, to facilitate departmental approvals and permits at the local and State level.
4. Conduct a mandatory pre-bid meeting for interested bidders.
5. Respond to questions and clarifications during the bidding process. Assist the City issuing written Bid Addenda when needed.
6. Review the bids with the City.

Cost Estimate: A third party shall be hired to provide a detailed project budget as part of this project.

Construction Administration/Management: Assist the City of Waukesha with construction administration/management services.

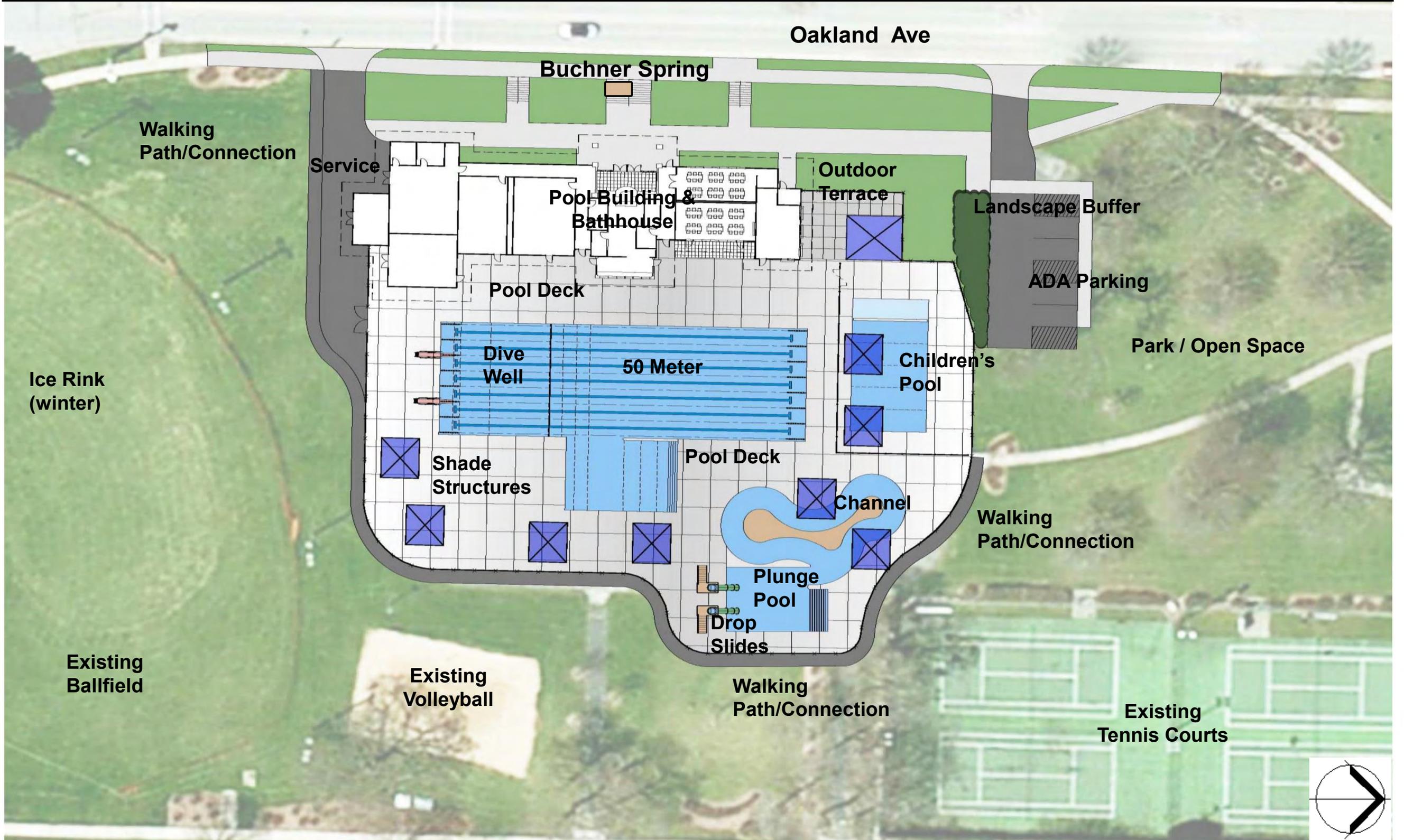
1. Review, respond, and process Shop Drawings, RFI's, CB's, Meeting minutes and Change Orders. Develop a method for tracking these reviews and approvals. Provide log updates as requested.
2. Attend bi-weekly construction meetings on site.
3. Implement a QA/QC program and ensure conformity to the highest intent of the construction documents.
4. Assist the City with regular communication updates on the Project to the community.
5. Monitor all trade contractors and consultants to ensure effective and timely adherence to the schedule. Work directly with general contractor towards recovery of any schedule slippage ASAP
6. Ensure that each contractor submits a site-specific safety plan and upholds the requirements of that plan

7. Manage the completion of the punch lists to the satisfaction of the owner.
8. Provide on-site staff, to oversee the trade contractors to ensure that commissioning issues are addressed, until the owner take full acceptance of the system and its associated equipment.
9. Develop and maintain an effective program so all operating manuals, maintenance manuals, and any preventive maintenance data are delivered to the owner by the trade contractors.
10. Provide oversight that the trade contractor's complete formal owner training of all systems.
11. Coordinate delivery of all As-Builts in AutoCAD Civil 3D 2018 and pdf formats from the trade contractors to the owner.

Project Timeline:

1. The consultant will be approved by the Board of Public Works on November 21, 2019.
2. The award of contract will be at the Common Council on December 3, 2019.
3. Final Plans and Specifications for bidding of project scheduled for April 10, 2020. An anticipated construction Start of June 1, 2020.
4. New Pool anticipated to be open by May 1, 2021

Approved Concept Plan



August 5, 2019

Buchner Park Pool Conceptual Master Plan

PARK, RECREATION & FORESTRY MEETING



Pool Building Concept Images

Proposed Pool Building:

- Character
- Architectural Style
- Materials
- Functionality

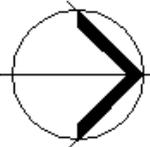
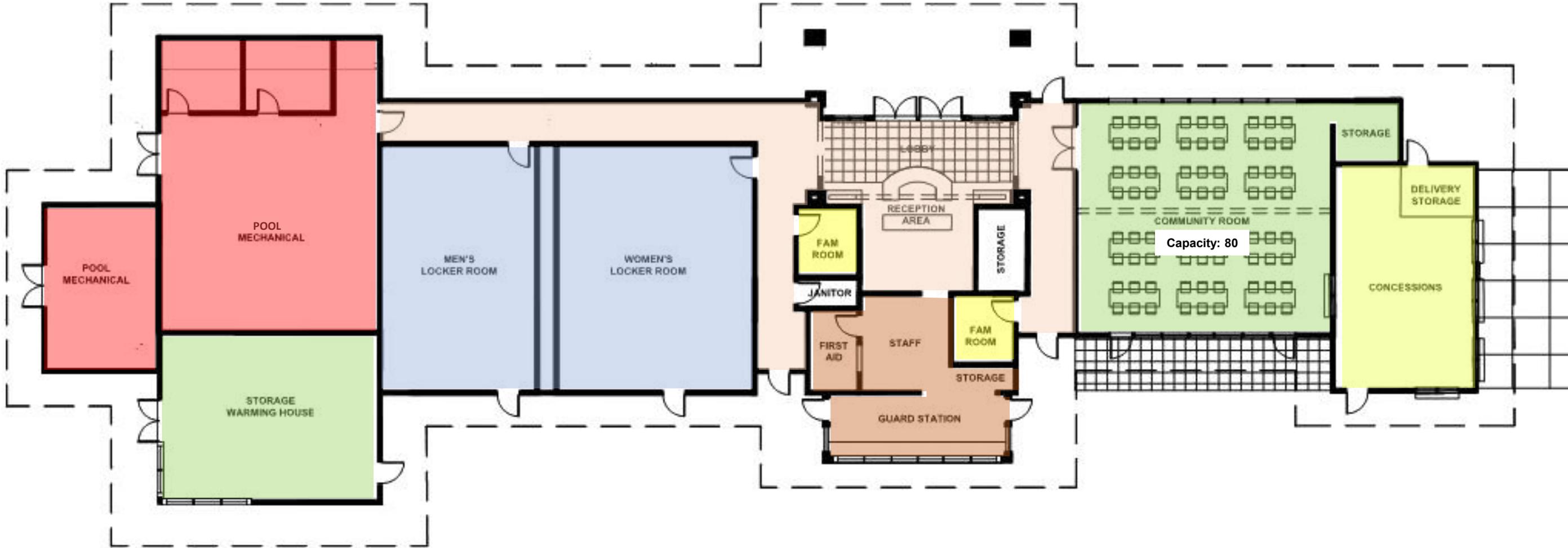


August 5, 2019

Buchner Park Pool Conceptual Master Plan PARK, RECREATION & FORESTRY MEETING



Pool Building – Conceptual Floor Plan



August 5, 2019

Buchner Park Pool Conceptual Master Plan PARK, RECREATION & FORESTRY MEETING



PROPOSAL



Buchner Park Pool

City of Waukesha

November 6, 2019



November 4, 2019

City of Waukesha
Department of Public Works, Engineering Division
Attn: Katie Jelacic, PE
City Hall Annex
130 Delafield Street
Waukesha, WI 53188

Re: Design and Construction Services for Buchner Park Pool

Dear Ms. Jelacic and Selection Committee:

Thank you for the opportunity to submit a proposal in response to your Request for Proposal for design and construction services for Buchner Park Pool. We have developed a comprehensive team to address your project. Our team has extensive experience in pool and aquatic facility design and construction. We are committed to aquatics, and all of our primary design staff are Certified Pool Operators. We will stand with you post-construction and help train your workforce on the systems and operations of your new facility. Our team brings in-depth knowledge of the latest trends in outdoor aquatic facility design and blending new development footprints into the architecture of the existing landscape. We also understand the constraints of this particular site from our recent project work on your Park and Open Space System Master Plan.

This collective team is currently working with the communities of Fox Point and Marshfield on very similar projects. Both communities also had aging aquatic facilities that were forced to close due to failing equipment. Both communities had overwhelming support to replace their facilities with new, updated aquatic structures. Iconica, Carrico, and Ayres have been teaming for more than 10 years to complete aquatic projects throughout the Midwest. While our primary aquatic design staff are located in the Madison office, we will also utilize staff from our Waukesha office to provide supplemental support for survey and construction administration assistance. While we acknowledge that this design timeline is shorter than a typical process, we have completed several aquatic facility projects under similar constraints and expect no issues meeting this timeline.

Our team is composed of architects, engineers, landscape architects, and aquatic design specialists. Together, we believe that the combination of our collective staff provides a strong team to address your specific design, estimating, and construction needs to make Buchner Park Pool a community asset.

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

Sincerely,

Ayres Associates Inc



Blake Theisen, PLA
Landscape Architect

608.255.0800
Direct: 608.441.3569
Cell: 608.886.6808
TheisenB@AyresAssociates.com



Scott Wilson, PSS
Vice President

608.255.0800
Direct: 608.443.1258
Cell: 608.212.5230
WilsonS@AyresAssociates.com

A. Consultant Background and Information

Ayres Landscape Architecture Services Include:

Landscape Design

–

Aquatic Facility Design

–

Master Planning

–

Park Planning/Design

–

Park Facility Condition Analysis

–

Community Sensitive Design

–

Recreation Trails

–

Playground Assessments

–

Athletic Fields

–

Public Process and Consensus

–

Stormwater Management Facilities

–

Grant Writing and Funding

–

Planting Plans

–

Partnership Assistance

Ayres Associates is a multispecialty architectural and engineering firm with just over 300 employees providing services from a network of 11 offices in four states (Wisconsin, Florida, Colorado, and Wyoming). Ayres Associates was founded in 1959 by Owen Ayres, a structural engineer who instituted many of the practices our company follows today. He believed in working with clients as a partner, in offering smart, creative solutions to their needs, and in conducting business with the utmost integrity. He believed in providing employees not only a challenging work environment but also the opportunity to advance and invest in their own company.

Today, those principles have become core values of Ayres Associates. We are an employee-owned firm that provides innovative, progressive, and intelligent engineering services nationwide to clients we know by name. Our superb project managers build long-term relationships with clients while reliably solving problems, stretching dollars, and navigating regulations.

Ayres Associates is organized by office and technical operations to best focus on clients' needs. Technical operations are based on the project management system. An operations vice president or manager assigns a project manager to each project and tracks the progress of that project. The project manager serves as the primary contact with the client, attends meetings, develops project budgets, coordinates work tasks with the project team, and guides the project to completion.



Ayres Offices

5201 E. Terrace Drive, Suite 200
Madison, WI 53718

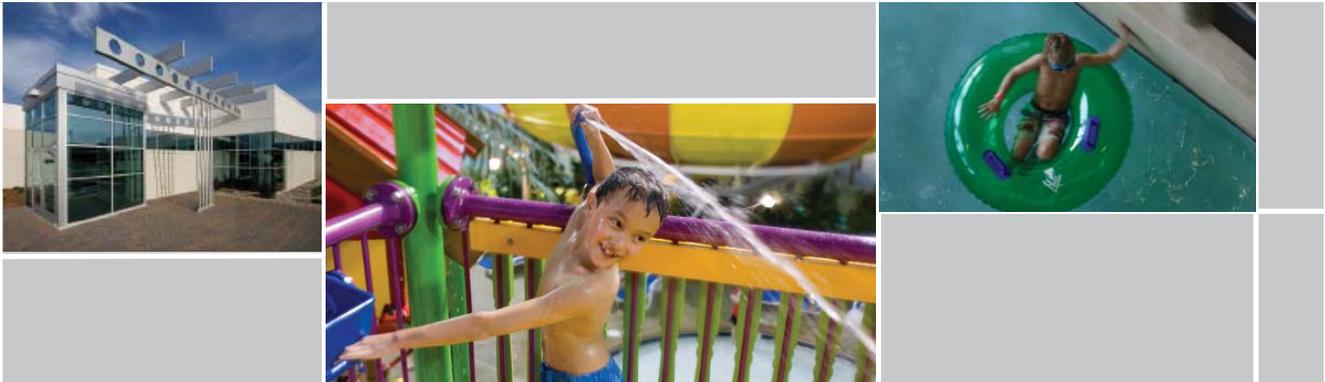
Contact/Project Manager:

Blake Theisen, PLA

Phone: 608.441.3569

Email: TheisenB@AyresAssociates.com

ARCHITECTURE, ENGINEERING, CONSTRUCTION



OWNERSHIP

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

HISTORY AND EXPERIENCE

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

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

AWARDS AND HONORS

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

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

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



ICONICA SM

CARRICO AQUATIC RESOURCES, INC.
PROVIDING SAFE, CLEAN, SPARKLING BLUE WATER



BACKGROUND HISTORY

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



COMPANY INFORMATION



Founded in 1928, Family-Owned
Incorporated in 1955
Contractor License Number 886153
Service Area: Wisconsin and Illinois

Founding Fathers / Philosophies:

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

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

Scherrer Vision:

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

Scherrer Core Values:

We Always Build Right

We Encourage Honest And Open Interaction With Our Clients

We Encourage Honest And Open Interaction Among Our Team

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

We Will Never Perform Actions Which Might Compromise Our Reputation



Scherrer Construction Company, Inc.

Corporate Headquarters:

601 Blackhawk Drive
P.O. Box 740
Burlington, WI 53105
Phone (262) 539-3100
Fax (262) 539-3101

Wausau Office:

815 South 24th Avenue
Suite 100
Wausau, WI 54401
Phone (715) 804-0830
Fax (715) 804-0831

www.scherrerconstruction.com



Diverse Portfolio Experience:

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



B. Key Personnel and Organization Chart

Key Personnel Qualifications

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

Blake Theisen (Project Manager – Ayres Associates) brings experience with park facility planning, universal and integrated feature design, aquatic facility design, group process, and realistic implementation strategies. Blake, a recognized expert in the field of community park and open space planning, is well-trained in the latest trends, equipment, and coordinated educational programming available to the park and recreation community. He has been responsible for the design and management of over 20 pool and splashpad facilities within the last eight years in Wisconsin and Illinois. His organizational and public facilitation skills have delivered successful projects to clients for more than 20 years.

Katie MacDonald (Civil Engineer – Ayres Associates) is an expert in stormwater management, green engineering techniques, and site grading. Her extensive experience with environmental and regulatory permitting will ensure hassle-free coordination with state and local review agencies. Katie also understands the structural requirements of varying soil conditions and associated site design requirements.

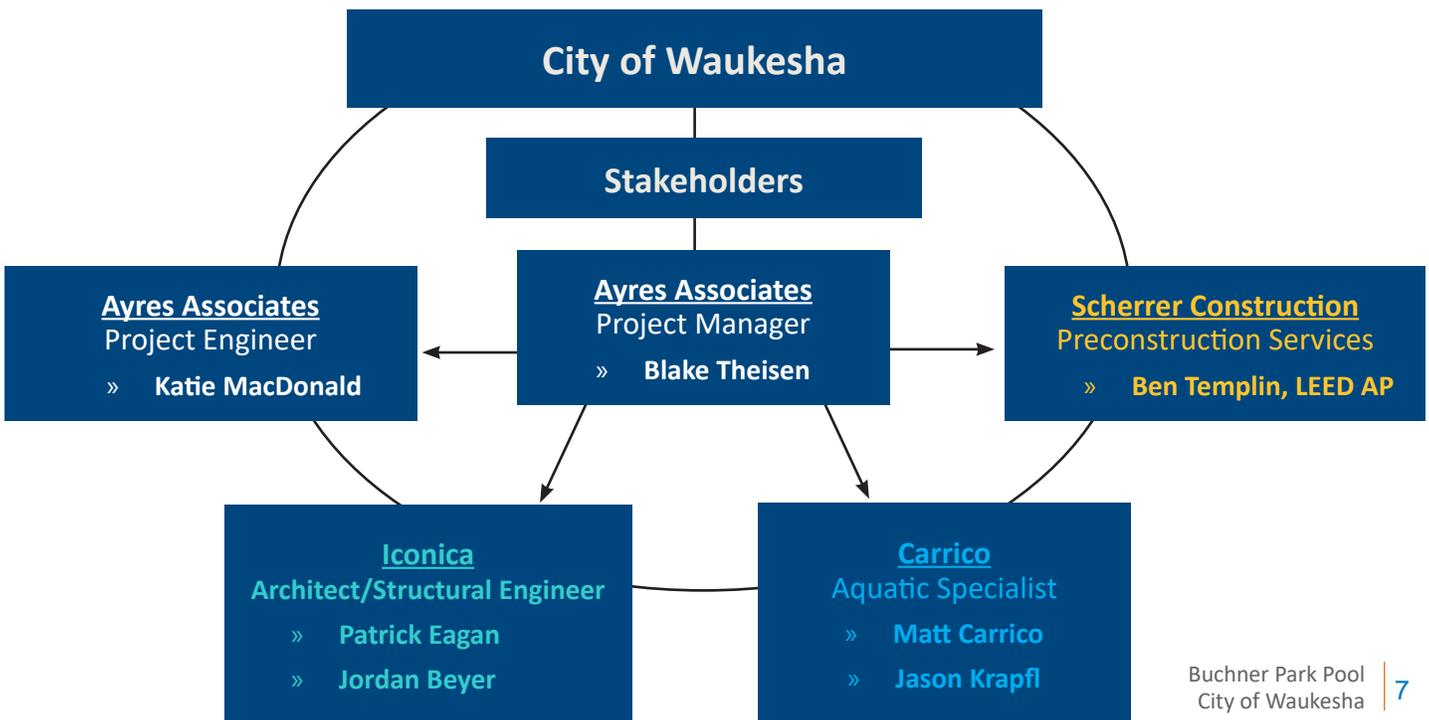
Patrick Eagan (Structural, MEP Engineer – Iconica) excels in technical design, graphic communication, and aquatic facility design. His knowledge of the latest construction techniques and material costs provides clients with accurate and dependable forecasting for bidding day. Patrick has worked on many of the state’s recent public aquatic facilities.

Jordan Beyer (Architect – Iconica) offers extensive experience with public-scale aquatic facility design, community activity spaces, green design principles, durability, and cost control, all while meeting needs of stakeholders. He also specializes in 3D modeling and barrier-free design.

Matt Carrico and Jason Krapfl (Aquatic Specialists – Carrico) will provide hands-on expert knowledge of how pool mechanical systems actually work once the design is done. They provide input during the design phase on all of our aquatic center projects.

Ben Templin (Construction Management – Scherrer Construction) brings third-party construction cost estimating knowledge to the table. He has worked with this design team on the implementation of three pool projects in the last five years.

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





Blake Theisen, PLA, ASLA, CPO

Project Manager/ Landscape Architect

Ayres Associates

Project management, site design, and layout, Certified Pool Operator

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

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

Related Experience:

- La Crosse Veterans Memorial Pool
- Blue Mound State Park Pool/
Splashpad Renovation, Blue Mounds
- Hefko Pool Replacement,
Marshfield
- Devor Pool, Burlington
- SC Johnson Pritchard Park Pool,
Racine
- Community Aquatic Center, Fox
Point
- McFarland Aquatic Center Study,
McFarland
- Calvin Moody Pool and Splashpad,
Milwaukee County
- Reston Heights Pool, Madison
- Tank Park Pool and Splashpad
Conversion, Green Bay
- Riverside Park Pool and Splashpad,
Janesville
- Anderson Pool/Splashpad, Kenosha
- Monona Community Pool, Monona
- Sholem Aquatic Center Renovations,
Champaign, IL

Katie MacDonald, PE, CPO

Project Engineer

Ayres Associates

Civil engineering and site utility engineering, Certified Pool Operator

Katie has 17 years experience in the municipal and civil engineering fields. She has an extensive background designing and drafting parks, streets, utilities, and stormwater management systems for parks, private residential developments, municipalities, and commercial sites. Katie is also skilled at conducting traffic studies and creating traffic impact analysis reports.

Licensed Professional Engineer: WI, IL, CO, WY,

Related Experience:

- La Crosse Veterans Memorial Pool
- Blue Mound State Park Pool/
Splashpad Renovation, Blue Mounds
- Hefko Pool Replacement,
Marshfield
- Devor Pool, Burlington
- SC Johnson Pritchard Park Pool,
Racine
- Monona Community Pool,
Monona
- Calvin Moody Pool and Splashpad,
Milwaukee County
- Tank Park Pool and Splashpad
Conversion, Green Bay
- Riverside Park Pool and Splashpad,
Janesville
- McKee Farms Park Splashpad,
Fitchburg
- Anderson Pool Splashpad,
Kenosha
- Petzke Park Splashpad, Kenosha
- Wanick Park Splashpad, Sherwood
- Sholem Aquatic Center Renovations,
Champaign, IL

Patrick Eagan, PE, SE

Engineer

Iconica

Structural and MEP engineering, Certified Pool Operator

As engineering director, Patrick is responsible for overall management of Iconica's mechanical, plumbing, electrical, and structural engineering teams as well as geotechnical and civil consultants. He makes sure the underlying concepts and designs are solid for all aspects of the engineering systems. He also ensures proper detailing and application of materials and is responsible for the quality of the engineering plans and specifications.

Licensed Professional Engineer: WI

Related Experience:

- La Crosse Veterans Memorial Pool
- Blue Mound State Park Pool/
Splashpad Renovation, Blue Mounds
- Hefko Pool Replacement,
Marshfield
- Community Pool Design,
Burlington
- SC Johnson Pritchard Park Pool,
Racine
- Community Aquatic Center, Fox
Point
- McFarland Aquatic Center Study,
McFarland
- Three Rivers Wellness Center,
Three Rivers, MI – Structural
engineer; 35,000 square feet,
running track, aerobic/weight-
lifting area, therapy and lap pools,
nutrition education wing
- Pitt County Wellness Center,
Greenville, NC – Structural
engineer; 50,000 square feet,
running track, aerobic/weight-
lifting area, therapy and lap pools,
nutrition education wing
- KeyLime Cove Resort and
Waterpark, Gurnee, IL – Hotel
units, food service, lobby, arcade,
water park

Jordan Byers

Architect

Iconica

Technical Building Design, 3D modeling

Jordan works directly with Architectural Directors, Engineering Directors, and Project Managers to develop concept through construction documents at Iconica. Jordan has extensive knowledge in 3D modeling with Revit and uses this skill set to create fully detailed design documents for each of his projects. Over the past 3 years, Jordan has worked directly with Patrick Eagan on public pool projects and has developed a strong understanding of the state pool code as well as practical application of design for functionality and performance.

Related Experience:

- La Crosse Veterans Memorial Pool
- Hefko Pool Replacement,
Marshfield
- SC Johnson Pritchard Park Pool,
Racine
- Community Aquatic Center, Fox
Point
- McFarland Aquatic Center Study,
McFarland



ICONICA™
Iconica Success



Matt Carrico

Aquatic Specialist

Carrico Aquatic Resources

Management and operation planning

Certified Aquatic Facility Operator
Certified Aquatic Examiner

Matt is an aquatics professional with over 16 years of experience working with aquatic facilities. Matt's expertise includes equipment sales, service, and water management programs for both private and public pools. His experience involves a variety aquatic facilities ranging from hotel/motel and apartment pools to larger water parks and municipal pools. This experience helps him to relate to operators when explaining equipment operations, water chemistry, and general trouble shooting.

Related Experience:

- La Crosse Veterans Memorial Pool
- Burlington Community Pool Design, Burlington
- SC Johnson Family Aquatic Center, Racine
- McFarland Aquatic Center Study, McFarland
- Hefko Pool Replacement, Marshfield
- Pollack Pool, City of Oshkosh
- Cedarburg High School Pool
- Green Bay Packers Aquatic Addition
- Lake View Recreation Plex

Jason Krapfl

Accounts Manager

Carrico Aquatic Resources

Management and operation planning

Certified American Red Cross First Aid Instructor, Lifeguard Instructor, Water Safety Instructor Trainer, Lifeguard Instructor Trainer, Aquatic Facility Operator, and Aquatic Examiner.

Jason brings experience in aquatic center operations and programming to the team. He is an integral part of decision-making on mechanical room layout, equipment selection, and lifeguard station placement. He also provide expertise in development of pool management and operations plans. Jason serves as a technical advisor during the design phase and primary author during the pool management and operation phase. He also assists during construction with technical review of shop drawings for the pool equipment and mechanicals. He provides service, training, and on-site technical expertise for aquatic facilities operations including water chemistry, indoor air quality, filtration, automation, energy savings, pool renovations and equipment upgrades.

Related Experience:

- La Crosse Veterans Memorial Pool
- Burlington Community Pool Design, Burlington
- SC Johnson Family Aquatic Center, Racine
- McFarland Aquatic Center Study, McFarland
- Hefko Pool Replacement, Marshfield

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

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

Related Experience:

- Burlington Community Pool, Burlington
- SC Johnson Family Aquatic Center, Racine
- Anderson Pool and Splashpad, Kenosha
- Bristol School Addition, Bristol
- Palmyra-Eagle School District Building Improvements, Palmyra
- Oak Creek Vet Clinic, Oak Creek
- Trostel, Ltd., Addition, Lake Geneva
- Hartnell Chevrolet Renovations, Salem
- Plymouth Church Addition, Burlington
- Lynch Interior Remodel, Burlington
- Salem Grade School Building Improvements, Salem
- Wadewitz Elementary School Addition, Racine
- Williams Bay School Addition, Williams Bay
- Westosha Central High School Building Improvements, Salem

“ We are not pool builders and don’t have that background. When we needed recommendations, they’d lay out options and provide recommendations, which allowed the process to flow a little bit easier.”

– Carina Walters,
City Administrator,
City of Burlington



Scherrer
— CONSTRUCTION CO., INC. —

www.scherrerconstruction.com

C. Understanding, Approach, and Scope



Project Understanding

The purpose of this project is to provide plans, specifications, estimates, and construction oversight for the replacement of the pool and bathhouse in Buchner Park. This project replaces the aged and failing facility, improves the customer experience, and offers new features and amenities.

The current pool and bathhouse are outdated and do not meet ADA or current code requirements. The City requires the demolishing of the entire existing pool area and bathhouse. A new facility will be built based on the conceptual plans and estimates as provided in the RFP.

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

Project Approach

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

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

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

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

“
(Blake Theisen and Katie MacDonald) were very responsive, very respectful, and overall very great personalities to work with, and, ultimately, at the end of the day, we came out with a fantastic product.”

– Carina Walters, Burlington City Administrator, regarding working with Ayres on Devor Park aquatic facility

Our first priority is to **listen**. We want to hear the history of this facility and conceptual planning phase so we can understand why certain decisions were made and expectations of the community and stakeholders. The project kickoff meeting should include the key City staff with the historical knowledge of the site, as well as those responsible for future programming and maintenance responsibilities for the new facilities. During this meeting we will also review existing materials, establish project goals, formulate a detailed timeline, and tour the site. For our team to formulate accurate operations projections, municipal water and sewage treatment rates must be evaluated as well as a staffing level review. These factors help us understand potential costs and maintenance obligations the City will face long term.

Our team is also in tune with the political implications of these decisions and will involve the elected City officials from the start of the discussions to establish trust in the design team and ownership of the project. We have found that this intimate, face-to-face interaction creates connections and promotes successful partnerships that are beneficial to plan implementation.

Final design drawings, specifications, and cost estimates will be developed in preparation for bidding. We propose three design review meetings (50%, 90%, and final review) and will submit review drawings to the City one week prior in hard copy and PDF format. Layout changes and detailed design coordination will be addressed during these review sessions. We will meet with review agents from the state Department of Safety and Professional Services (DPS) to ensure timely permit approvals.

A large part of our success in developing feasible designs is producing accurate construction cost estimates. Because we facilitate projects across the region, we believe it is important to engage with local contractors to gauge regional pricing structures and material costs. The design team will use the strategic partnership formed with Scherrer Construction, a local contractor over many years of successful project implementation together, to complete this task. We also possess bid tabulations from several recent aquatic facility projects from around the state and will incorporate these real-world costs into the estimate.

The project manager will provide biweekly updates, or as needed, during this planning process. Assuming a start date of December 4, we will submit the preliminary plans by February 1 and final design drawings by April 2020. We anticipate the construction documentation phase to take approximately five months. This schedule will ensure sufficient time for municipal and regulatory agency review and position the City for summer 2020 construction.

We anticipate approximately six to eight months for construction. Once bids are received and a contract is awarded, we will establish a detailed timeline with the selected contractors and set required milestones. Early coordination with the contractors will be imperative to ensure that in-ground equipment arrives on-site on time. The lead time for equipment production is typically eight to 10 weeks. We follow a critical path methodology for construction management, and this process will be shared with the City staff at every step. Our staff will facilitate regular construction progress meetings, photo-document the installation process, and provide the City with written field notes and meeting minutes. At the project's conclusion, record drawings and digital files will be delivered to the City for your records.

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



Project Scope

Task I. Technical Design

- Conduct background research and data collection. Acquire and review existing plans, surveys, reports, and maps related to the project.
- Collect soil boring data for up to four borings in the project location.
- Attend kickoff meeting with City staff (**Meeting #1**). This meeting will address topics including:
 - Design program and budget
 - Project timeline and public meeting dates
 - Priorities and restrictions
- Tour project site. Ayres will also photo-document existing conditions during this visit. Elements to be investigated include:
 - Topography
 - Drainage patterns
 - Development limitations
 - Existing adjacent park uses
 - Connectivity patterns and circulation
 - The historic and natural environment
- Prepare design development plans. Elements to be addressed include:
 - Site layout
 - Pool vessel and mechanical system schematics
 - Site amenity layout
 - Building layout and mechanicals
 - Design character images
- Prepare preliminary cost estimate for the design development drawings. This will be assembled using current pricing structures from other recent team project bid tabulations and trade information from a general contractor.
- Attend review meeting with City staff to refine final design direction (**Meeting #2**).
- Refine preliminary drawings to incorporate City staff comments.
- Present and review the final design development drawings to City staff (**Meeting #3**). Ayres will also meet with the state pool/plumbing reviewers to secure early buy-in of the proposed features and mechanical system.
- Prepare construction plan and bid documents to include:
 - Demolition and erosion control
 - Site layout
 - Pool vessel
 - Building plans
 - Cross sections
 - Utilities – storm, water, electrical, and sanitary
 - Mechanical systems plans
 - Pool piping plan
 - Site construction and amenity details
 - Technical specifications and bid form documents (City to supply standard specification sections)
- Submit 50% and 90% completion materials to City staff for review and comment.
- Attend final review meetings (**#4 and #5**) with City staff. All review materials will be submitted prior to meeting.
- Complete DSPS, WRAPP, and local erosion control permits.

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

- One summary memo from kickoff meeting
- Digital site photographs
- Field notes and observations
- One summary memo from each review meeting
- Eight (8) 11x17 design development plan sets
- Preliminary cost estimates
- Eight (8) 11x17 review construction plan sets per meeting
- Three (3) final specifications and bid documents
- One complete permit as outlined in above scope
- 1 compact disk or DVD containing:
 - PDF format final construction plans and bid documents
 - Final plan graphics (native software-CAD/GIS)
 - Completed permit forms

Task II. Bidding and Negotiations

- Assemble bid document book using the City standard documents and advertisement for public bidding.
- Assist City with public bidding process.
- Facilitate a pre-bid conference on-site and be available to answer technical questions.
- Prepare addenda as needed and answer questions throughout the bidding process.
- Assist City with bid evaluations and bidder recommendation.
- Review contract documents.
- Attend Board of Park Commissioners and/or Common Council meeting for recommendation.

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

- One 8.5 x 11 summary from pre-bid conference
- One digital copy of any required addenda
- One 8.5 x 11 summary of bid tabulation
- One 8.5 x 11 recommendation memo for selected bidder (s)

Task III. Construction Administration

- Facilitate a pre-construction meeting on-site with general and subcontractors. The team will outline key project elements and establish detailed schedule milestones.
- Review contractor- and vendor-supplied shop drawings.
- Prepare change orders if needed.
- Administer contractor pay requests.
- Facilitate weekly progress meetings (32 weeks assumed) and conduct site inspections at key milestones.
- Schedule and attend plumbing inspections with state regulatory bodies at appropriate times during construction.
- Perform final punch list walk-through with contractor. Provide detailed punch list of incomplete/unsatisfactory items.
- Provide the City with final operations, maintenance manuals, and project closeout documents. Review submittals and shop drawings for design elements of the project.
 - * Note – construction staking is not typically included in the design consultant scope

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

- Construction progress meeting minutes
- Digital construction progress photos
- Project closeout documents





VETERANS MEMORIAL POOL, La Crosse, WI

The Ayres Associates team worked with the City of La Crosse to develop concept plans and construction documents and perform construction administration for the re-imagining of the historic Veterans Memorial Pool in downtown La Crosse. The new complex preserves the shell of the 1930s bathhouse while renovating the interior to modern and inviting spaces.

The new pool vessel accommodates the goals of the neighborhood for intense youth programming and includes eight lap lanes, diving well, drop slide, flexible teaching space, and a toddler swim shelf.

New shaded seating and concession areas were incorporated into the deck, and a bermed sunning hill helps buffer the pool from the UW La Crosse campus walkway.

Client: City of La Crosse

Reference: Jay Odegaard, Parks, Recreation, and Forestry Superintendent, 608.789.7593, Odegaardj@cityoflacrosse.org





BURLINGTON COMMUNITY POOL, Burlington, WI

Ayres led a multidisciplinary team in the development of a new aquatic complex for the City of Burlington. The existing pool had exceeded its life expectancy, and the City desired a new destination facility.

The team completed a site and facility analysis as well as an assessment of mechanical systems and staffing plan. Concepts and cost estimates were developed for the new facility to reflect three levels of development. The design team led the City through a public education and referendum process, followed by completion of construction drawings and bidding documents.

Project elements included a new lap pool, slides, lazy river, and zero-depth zone with spray structure. The project also included a new bathhouse with community room and concessions, new parking lot, and utility infrastructure replacement.

Client: City of Burlington

Reference:
 Carina Walters
 City Administrator
 City of Burlington
 300 North Pine Street
 Burlington, WI 53105
 262.342.1161
 cwalters@burlington-wi.gov





SC JOHNSON PRITCHARD PARK POOL, Racine, WI

After receiving a \$6.5 million donation from SC Johnson for a new aquatic facility, Racine County personally contacted Ayres Associates to provide expedited design and construction services.

The design team led the client through the development approval process and multi-jurisdictional reviews. The project architecture pays tribute to the Frank Lloyd Wright-designed Wingspread SCJ building and includes a community room, toilet and changing rooms, concession stand, and shaded lounge areas.

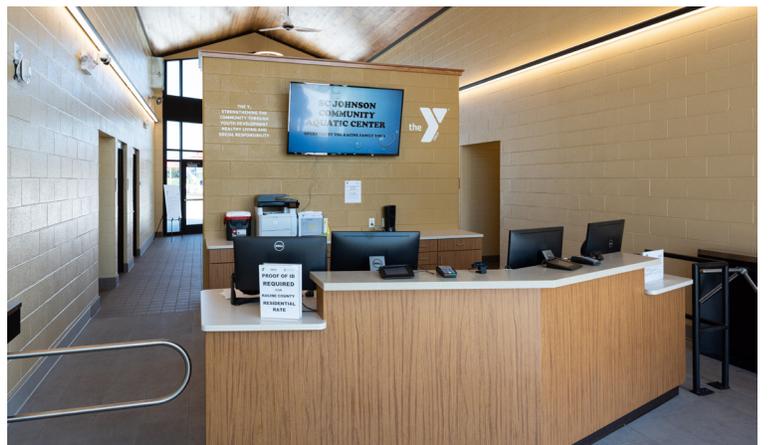
The facility features two pool vessels: a lap pool and deep well, and zero-depth activity pool with spray features and play structure.

The facility opened on time and under budget Memorial Weekend of 2018.

Client: Racine County

Services: Project Visioning, Analysis, Design Development, Cost Estimation

Reference: Julie A. Anderson, Director, Public Works and Development Services, 262.886.8440





BLUE MOUND STATE PARK POOL & BATHHOUSE, Blue Mounds, WI

Ayres teamed with Iconica to work with the Wisconsin Department of Natural Resources to develop a feasibility study for the existing aging swimming pool complex at Blue Mound State Park as well as produce design development and construction documents for implementation. The project was a first for a Wisconsin State Park and had its grand opening on Memorial Day weekend 2015. Life cycle, operation, and maintenance costs were analyzed for the existing facility and used as a benchmark for conceptual alternative designs. The team explored various options for the site including the renovation of the existing facility to code compliance, replacement of the pool in lieu of a splashpad, and a hybrid option establishing a new smaller pool and an interactive splashpad zone.

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

Client: Wisconsin Department of Natural Resources
Reference: Missy Vanlanduyt, Section Chief,
 Melissa.Vanlanduyt@wisconsin.gov, 608.266.7617





HEFKO POOL RECONSTRUCTION, Marshfield, WI

The City of Marshfield retained Ayres Associates to complete an analysis of the aquatic-based recreation system in the City and surrounding communities. An existing pool in Marshfield had surpassed the useful lifespan, and the community members demanded a new and improved facility. Ayres conducted an in-depth review of the existing facilities and level of service analysis compared with demographic patterns and age cohort distribution. The design team also reviewed the design and types of facilities in the adjacent communities in order to provide Marshfield with a “one-of-a-kind” new aquatic center.

Following the initial study, Ayres developed design development and construction plans for the new Aquatic Center. Construction will begin in 2020.

Client: City of Marshfield

Reference: Justin Casperson, Parks & Recreation Director, 715.384.4642, justin.casperson@ci.marshfield.wi.us



D. Timeline

Staff Availability and Schedule:

Our team has a variety of ongoing projects that will not affect our ability to complete your project. The experience we continually gain ensures that you will benefit from our knowledge of the latest cutting-edge aquatic recreation facility trends and planning/design techniques. We will allocate all available resources to completing the project in an efficient and thorough manner. While we have presented the key individuals who will lead the design process, our extended team of production staff and technical designers provides a deep bench of workforce should it be needed during this compressed design schedule. If the proposed schedule does not meet your expectations of the project, we can be flexible with our timeline.



COST PROPOSAL



Buchner Park Pool

City of Waukesha

November 6, 2019



Cost Proposal

The staff assigned to this project has a documented history of providing successful aquatic facility design and construction services to clients across the state and region. In consideration of the scope of services submitted, we propose a lump sum fee of \$392,980. The fee is broken out in the following tasks:

Design Development	\$ 32,240
Plans/Specifications	\$275,860
Construction Admin	\$ 78,880
3rd Party Cost Est	\$ 6,000
Total	\$392,980