

Date: Monday, May 16, 2016
Time: 4:30 p.m.
Place: City Hall

BOARD OF PUBLIC WORKS

- A. CALL TO ORDER & ROLL CALL
- B. CORRECTION OF MINUTES
- C. OPEN BIDS OR QUOTATIONS
- D. CORRESPONDENCE
- E. PERMITS
- F. APPROVAL OF BILLS
- G. PARKS SUPERVISOR

- 1. ACCEPT PROPOSAL FROM OPN ARCHITECTS/ ROB WHEAT FOR TWINING SOUTH SHELTER ENGINEERING SERVICES

Individual Requesting Item	Paul Klinzing
Expected Length of Discussion	10 minutes

Documents: [16_0120-ColorOptions_Presentation.pdf](#), [Twining Park Shelter_FINAL_lowres.pdf](#), [Twining Park Shelter.docx](#)

- H. BUSINESS PRESENTED BY DIRECTOR OF PUBLIC WORKS

- 1. PURCHASE OF SKID STEER LOADER

Report on process and purchase of 2016 skid-steer loader to replace 2003 model for the purchase price of \$20,462.00.

Individual Requesting Item	DPW
Expected Length of Discussion	5 min

Documents: [2016 skid loader bpw memo.pdf](#)

- I. BUSINESS PRESENTED BY PUBLIC

- J. BUSINESS PRESENTED BY BOARD PRESIDENT, MAYOR, AND BOARD MEMBERS

May make brief informative statements or bring up items to be discussed at a future meeting.

- K. ADJOURNMENT

This Board may take any action it considers appropriate related to any item on this agenda.

Request from persons with disabilities who need assistance to participate in this meeting, including need for an interpreter, materials in alternate formats, or other accommodations, should be made to the Office of the City Clerk at (608) 329-2564 with as much advance notice as possible so that proper arrangements can be made.

Notice is hereby given that a majority of the members of the Common Council of the City of Monroe may be present at this meeting to gather information about the matters set forth on this agenda. This notice is given pursuant to the Wisconsin Open Meetings Law.

Members: President Chuck Koch, Vice President Tom Miller, Jeff Newcomer , Alt. Reid Stangel

TWINING PARK, MONROE WISCONSIN
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SOUTH STRUCTURE



SCHEME A - SITE PLAN

2016 JANUARY 20

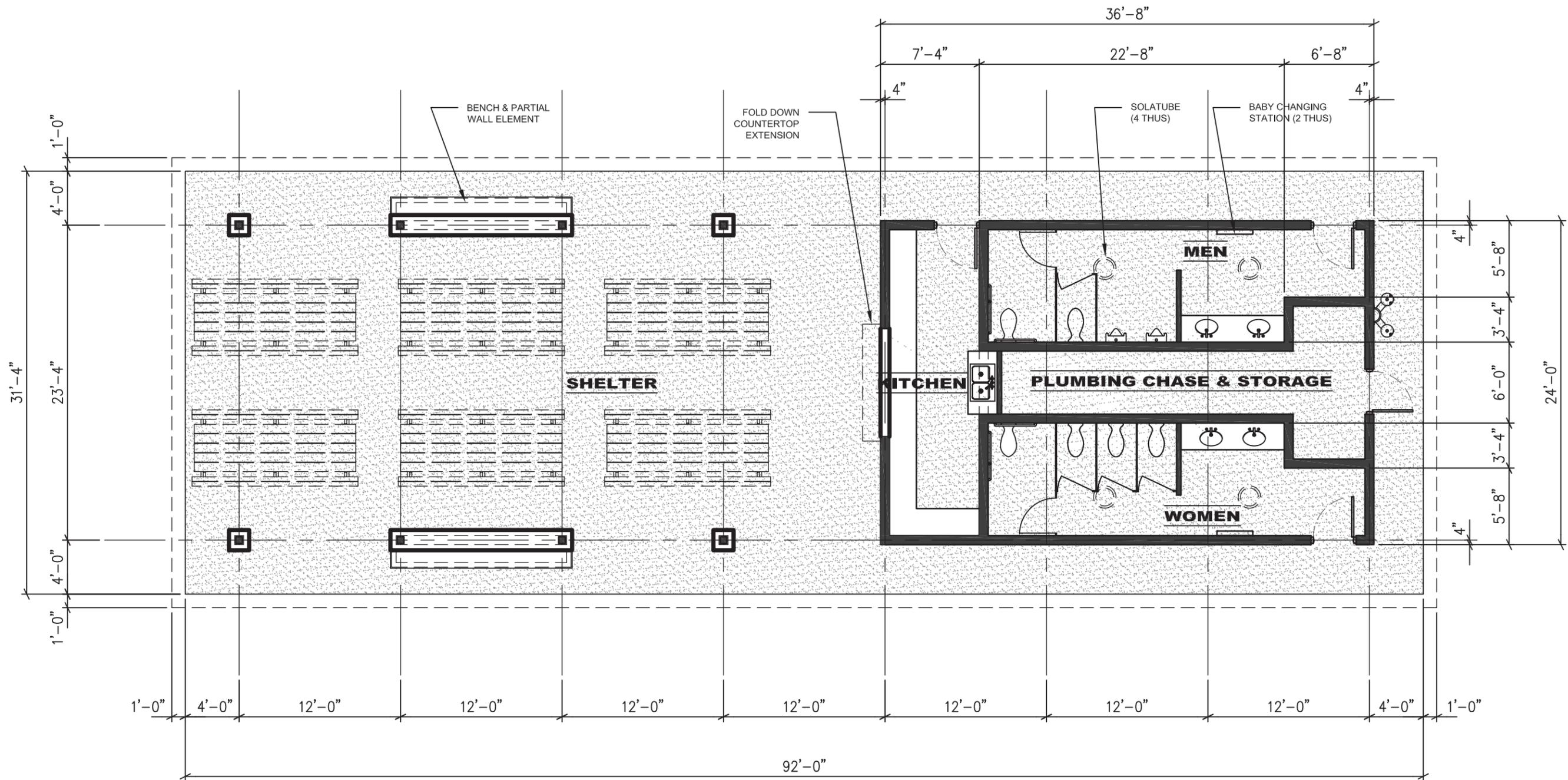




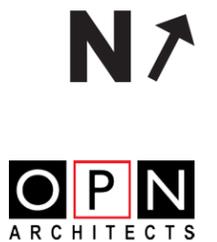
SCHEME A - ENLARGED SITE PLAN

2016 JANUARY 20





SCHEME A - PLAN
2016 JANUARY 20





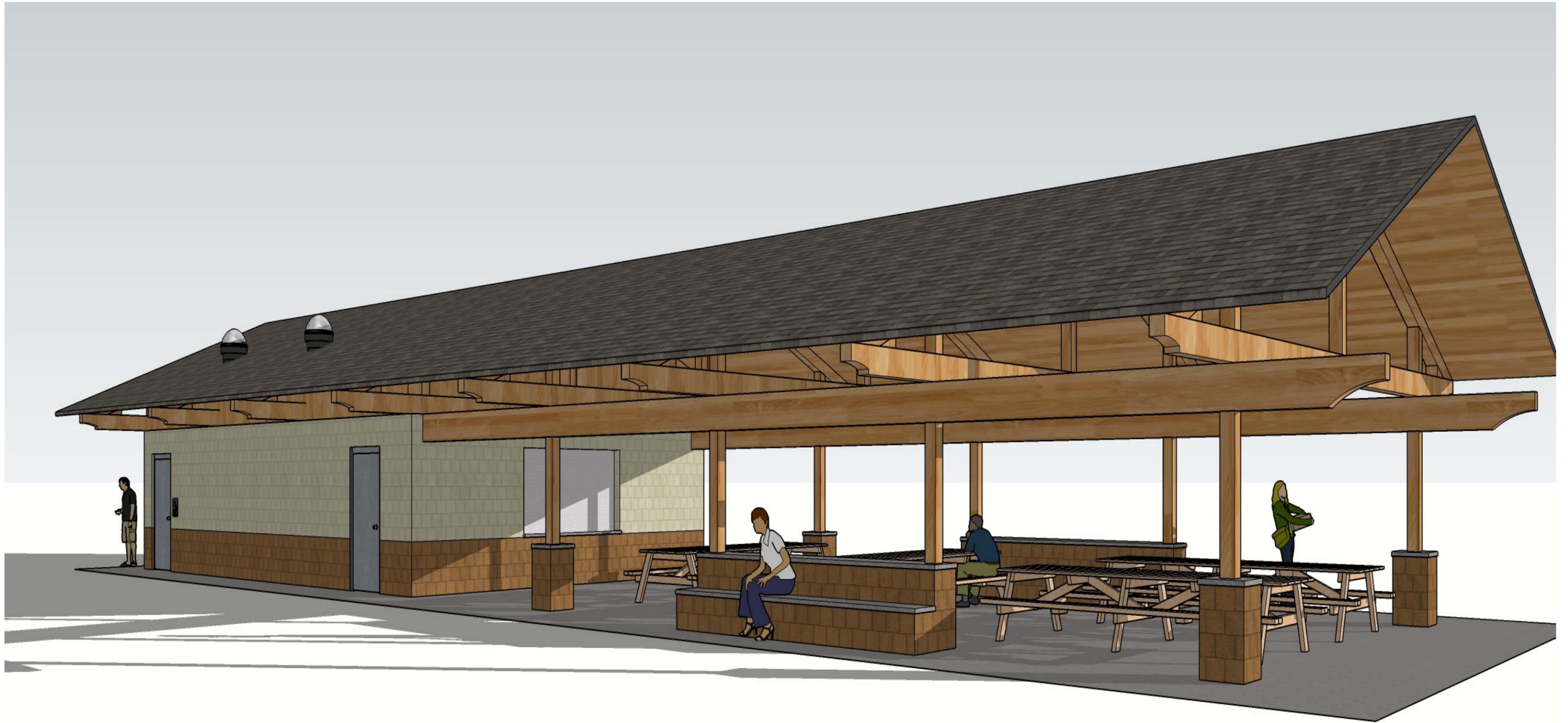
OPTION A - VIEW 1
2016 JANUARY 20





OPTION A - VIEW 2
2016 JANUARY 20





OPTION B - VIEW 1

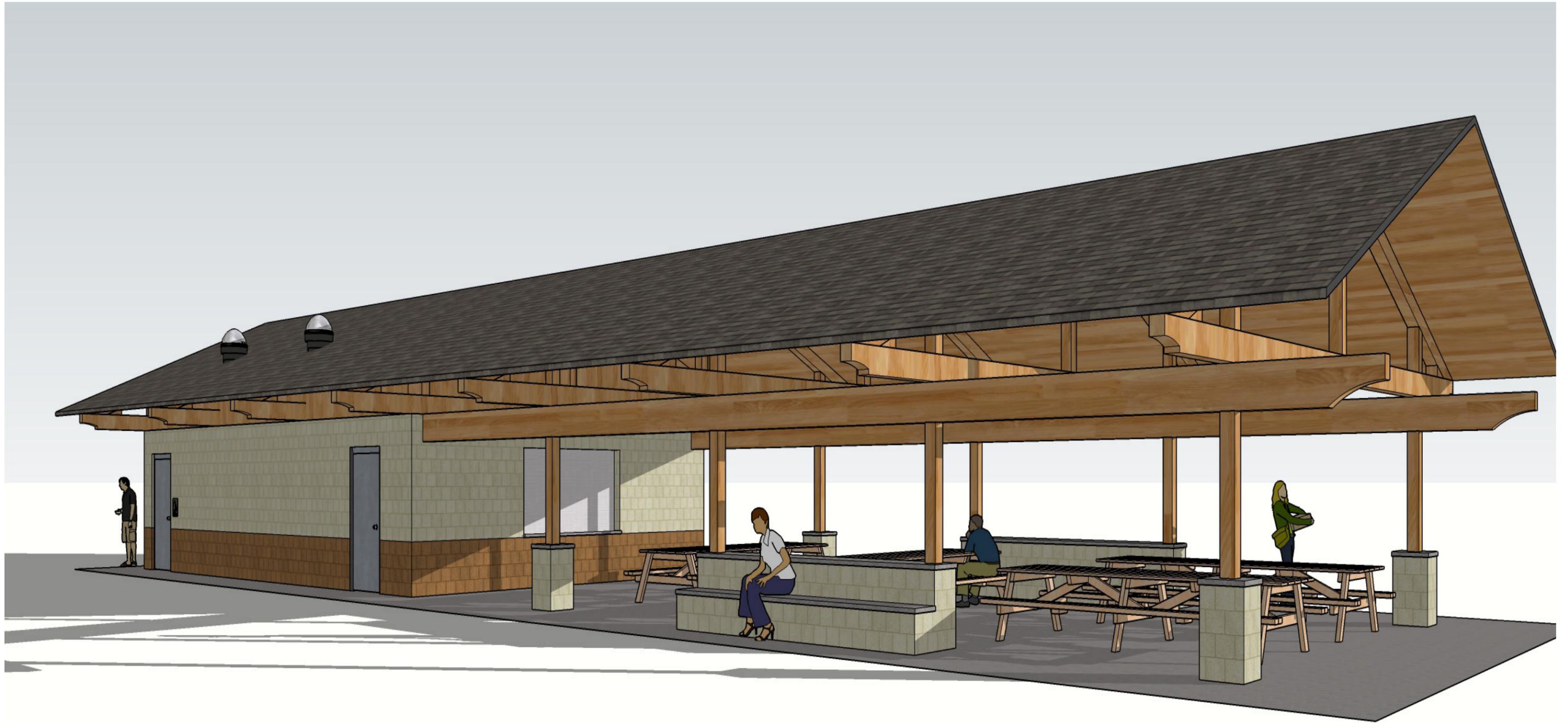
2016 JANUARY 20





OPTION B - VIEW 2
2016 JANUARY 20





OPTION C - VIEW 1
2016 JANUARY 20





OPTION C - VIEW 2
2016 JANUARY 20





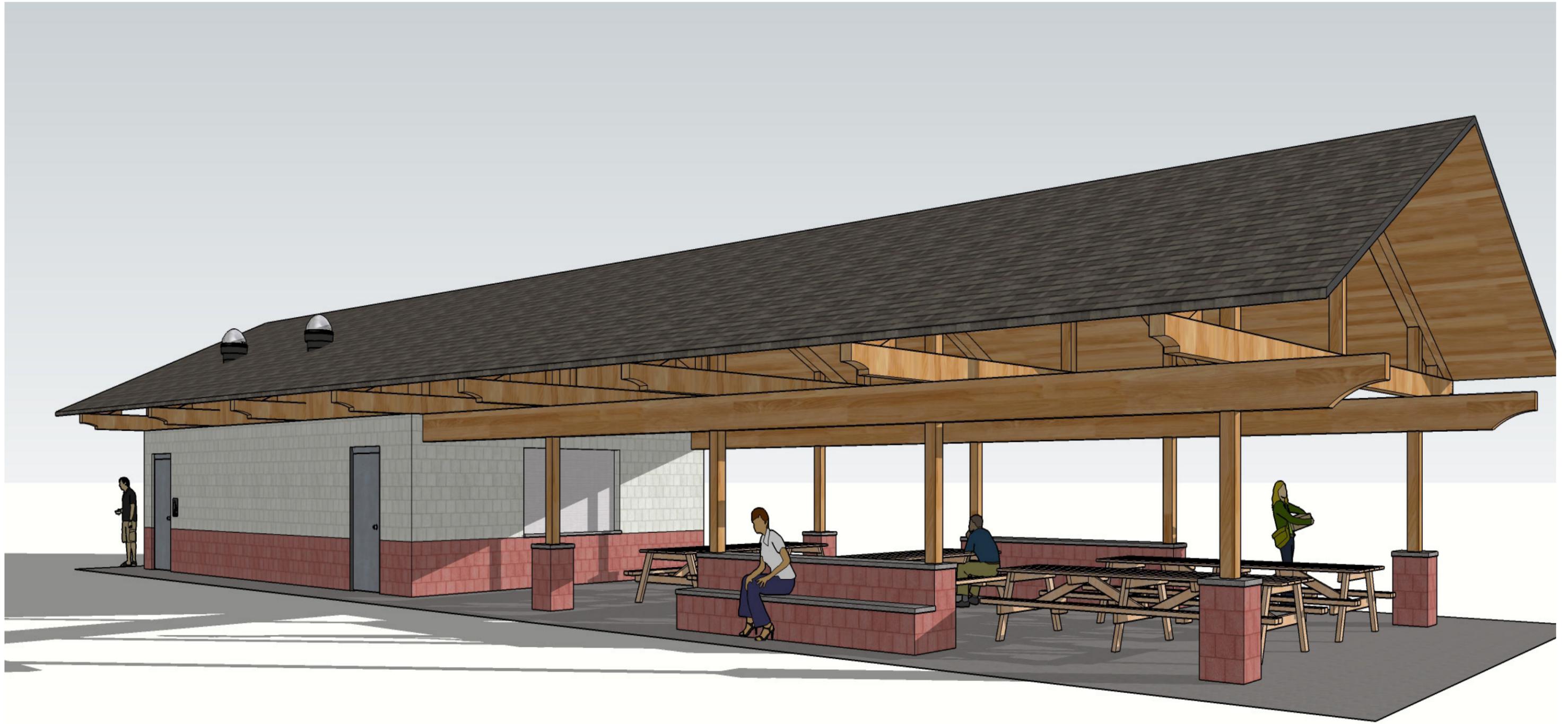
OPTION D - VIEW 1
2016 JANUARY 20





OPTION D - VIEW 2
2016 JANUARY 20





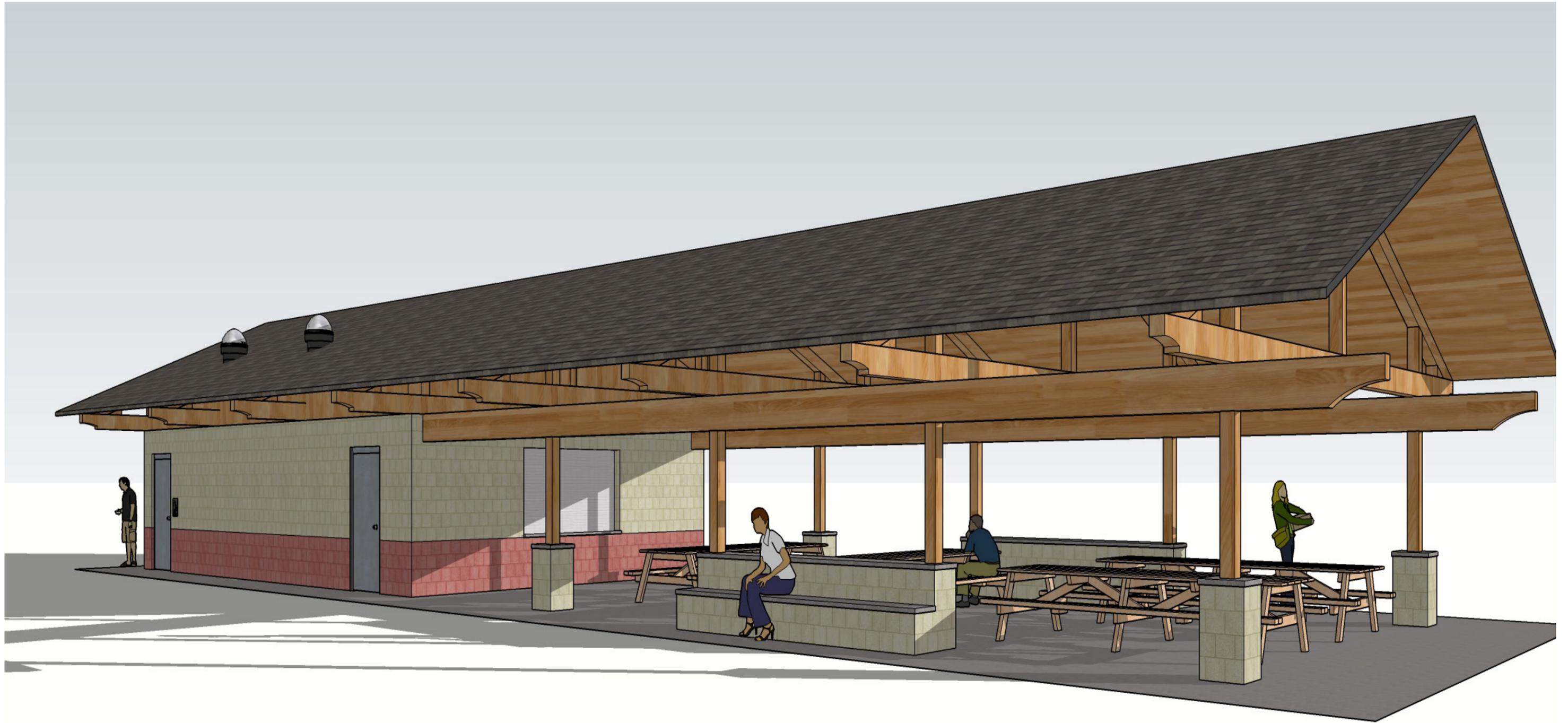
OPTION E - VIEW 1
2016 JANUARY 20





OPTION E - VIEW 2
2016 JANUARY 20





OPTION F - VIEW 1
2016 JANUARY 20





OPTION F - VIEW 2
2016 JANUARY 20





TWINING PARK — SOUTH RESTROOM & SHELTER BUILDING

PROPOSAL FOR ARCHITECTURAL SERVICES



April 15, 2016

Paul Klinzing, Parks and Recreation Director, and Alan Gerber, Public Works Director
City of Monroe, 1110 18th Avenue, Monroe, WI 53566

Dear Mr. Klinzing and Mr Gerber:

Thank you for the opportunity to submit our qualifications for the Twining Park South Restroom and Shelter Building. The City of Monroe has beautiful parks. When my family was considering our move to Southwest Wisconsin, the parks, trails and natural beauty of the area had strong appeal. As the principal-in-charge, I take this opportunity very seriously. I am confident that our team can deliver an exceptional project that respects your budget and schedule while complementing the design master plan of the park.

In order to provide you with the best possible service, we've assembled a strong team of trusted collaborators. OPN Architects will provide design and project management for the project and our engineering partners, MP-Squared will provide all necessary structural engineering services, while JDR Engineering, Inc., will provide the mechanical, electrical, and plumbing engineering services. As partners we share a commitment to excellence and a focus on client service. Each member of our team understands their role and is ready to engage openly and creatively to deliver the best possible project.

OPN Architects, Inc. is a 100+ person firm, working across the Midwest. Our portfolio includes a variety of project types, including civic, corporate, commercial, higher education, libraries, medical, k-12 schools, and renovations. Our in-house designers offer skilled architecture, interior design, landscape architecture, and sustainable design services allowing us to provide a unified, holistic design aesthetic. Within our project types, there is a wide variety of project sizes and complexity. Regardless of size, we believe that the design of a building, structure, or element must be responsive to its site and surrounding elements. All projects are a part of something larger and therefore must strengthen the sense of place for the community.

Public parks are essential to a community's quality of life. The structures and amenities within parks can enhance or detract from an area's natural beauty. We are honored to be considered for this project and thank you again for considering our qualifications. I look forward to discussing the project with you further.

Best Regards,

Wesley Reynolds
Principal in Charge, OPN Architects

3 Firm Profile



Who we are

As a 100+ person firm with a 37-year track record of success, OPN is one of the largest architectural firms in the Midwest. We've won wide recognition for our design work and are listed by Architectural Record in the top 100 Design Firms nationally. We believe that our success is the result of a deliberate, sustained commitment to an open culture that nurtures excellence and new ideas. We collaborate closely during planning and design phases in our office. We camp out in teaming rooms during intensive periods of research and design. We document our ideas with layers of trace paper, sticky notes, photos and boards, and workshop ideas together during weekly design critiques. We understand that physical space can foster or inhibit collaboration and innovation, and we believe passionately that success lies in bringing people and perspectives together. We encourage open dialogue and as a team, we find the optimal design solution for our clients. Responsiveness, responsibility, and commitment to open dialogue are our most important attributes, and we believe these commitments are the reason for our high percentage of repeat clients. We work to create trusting, mutually beneficial relationships on each project simply because we believe it's the right thing to do.

Community Involvement

OPN is deeply committed to the well-being of the communities in which we practice. In Monroe, our designer Rob Wheat is a proud volunteer member of the Monroe Mainstreet Design Committee, a former board member of Rainbow Childcare, and many additional professional and civic organizations. His work on projects, including the Monroe Senior Center, Monroe Municipal Airport, the Monroe Trailhead Building of the Badger State Trail, and his pro-bono work on the YMCA Press Box, give us a unique perspective on what it means to live and work in the heart of the city. We believe strongly that supporting the growth and cultivation of Monroe's community is essential for the cultural vitality of the region.

Our Team

100+ talented professionals

Locations

Madison, Wisconsin
Cedar Rapids, Iowa
Des Moines, Iowa
Iowa City, Iowa

Sustainability

37 LEED-Accredited Professionals
29 LEED-Certified Facilities

Firm Awards

2014 Architectural Record
'Top 100 Architectural Firms'
2014 Des Moines Register
Iowa 'Top Workplace Achiever'
2013 ZweigWhite National
'Best Firms to Work For'

4 Firm Profile



Wes Reynolds, AIA

Role: Principal-in-Charge

Wes will lead the design team for this project as Principal-In-Charge in OPN's Madison office. As Principal-In-Charge, Wes will oversee design direction, project staffing, quality control and client relations. Wes believes in creating a balance between great design and space functionality and usage. Wes has worked on a wide range of projects during his career with OPN, including the International Interior Design Association's award-winning Kirkwood Community College, Hotel and Culinary Center; the University of Iowa, Dey Writers' Workshop Addition and numerous community school projects. Wes holds a Bachelor of Architecture from Iowa State University and is a member of the American Institute of Architects and several additional civic and professional organizations.



Rob Wheat, AIA

Role: Project Manager

As project manager, Robert's primary responsibilities will be to integrate and coordinate the activities of the design team, ensuring that the project is consistent with the City of Monroe Parks and Recreation Department's expectations. Throughout his career, his work has received local and state recognition for outstanding architecture and interior design. His own residence (The House) was included in a book featuring non-traditional residential design published fall of 2005 from Taunton Press. Some of Robert's most notable projects include the Monroe Municipal Airport Terminal, Monroe Trailhead Building, and Monroe Senior Center. Robert holds a Bachelor of Architecture from Iowa State University and is a member of the American Institute of Architects, Monroe's Mainstreet Design Committee, and many additional professional and civic organizations.



Denise Clark, ASLA, PLA, LEED AP

Role: Landscape Architect

Denise will lead the implementation of landscaping and green space into this project design and act as an intermediary between OPN and the City of Monroe Parks and Recreation Department. Her creativity and sense of aesthetic balance will be essential to the team. Denise's notable work includes the American Society of Landscape Architects' award-winning Keokuk Rand Park Pavilion. Denise also worked on the Cedar Rapids Public Library's highly sustainable Green Rooftop. This supergreen design boasts substantial annual savings for the library and earns the title as the largest publicly-accessible Greenroof in the Midwest. Denise holds a Bachelor of Landscape Architecture from Iowa State University.

5 Firm Profile

We are honored to have been recognized both nationally and internationally for excellence in aesthetics, design, creativity, function, and satisfaction of the client's objectives in architecture, interior design, and landscape architecture design.

Bright Grandview Clubhouse

2012 Merit Award - AIA Iowa Chapter

Carnegie-Stout Public Library

2011 Merit Award - AIA Iowa Chapter

2011 Silver Award - IIDA Great Plains Chapter

Cedar Rapids Public Library

2015 Library Building Award - AIA / ALA

2015 Landmark Library - Library Journal

2015 Best Development Award - 1,000 Friends of Iowa

2014 Merit Award - AIA Central States Region

2014 Interior Design Honorable Mention - ALA / IIDA

2014 Design is...Award - Shaw Contract Group

2014 Best Curb Appeal Honorable Mention - GALE

2014 Merit Award - Illuminating Engineering Society

2014 First Place - ASHRAE Technology Award

Delta Dental

2013 Merit Award - AIA Iowa Chapter

HNI / Gunlocke Headquarters

2009 Gold Award - IIDA Great Plains Chapter

John Deere Harvester Works

2009 Merit Award - AIA Iowa Chapter

Keokuk Rand Park Pavilion

2012 Design Award - ASLA Iowa Chapter

Kirkwood Community College - Conference Center

2009 Gold Award - IIDA Great Plains Chapter

Louis Sullivan Bank

1992 Honor Award - AIA Chicago

1992 Honor Award of Excellence - AIA Iowa Chapter

1992 President's Historic Preservation Award - President George H. Bush Advisory Council on Historic Preservation

OPN Architects - Cedar Rapids Studio

2009 Merit Award - AIA Central States Region

2008 Merit Award - AIA Iowa Chapter

2008 Best of Show - IIDA Great Plains Chapter

OPN Architects - Des Moines Studio

2011 Merit Award - AIA Central States Region

2010 Merit Award - AIA Iowa Chapter

Paramount Theatre

2014 Merit Award - AIA Central States Region

2014 Architizer A+ Awards

2013 Honor Award, AIA Iowa Chapter

2013 Silver Award - 30th Annual Reconstruction Awards - Building Design + Construction

The Hotel at Kirkwood

2011 Best of Show - IIDA Great Plains Chapter

2011 Gold - IIDA Great Plains Chapter

University of Iowa - Old Capitol Restoration

2006 Excellence in Design Merit Award - AIA Iowa Chapter

2004 Excellence Award - Society for College and University Planning

University of Iowa - State Hygienic Laboratory

2012 Merit Award - AIA Iowa Chapter

6 Firm Profile



Sustainability is a critical component of our practice. Our designers are constantly researching emerging strategies, best practices, and new tools as part of our comprehensive approach to sustainable design. At the beginning of a project we consider broad-based site and planning analyses before identifying energy-saving systems, time-saving construction methods and healthy indoor materials in order to respect natural resources and minimize a building’s environmental impact. We frequently collaborate with sustainability experts and consultants to identify creative and cutting edge strategies for our clients.

OPN has 37 LEED Accredited Professionals in our firm and more than 29 Certified or Registered projects, making us a state-wide leader in green design. While LEED achievements are noteworthy, our focus on sustainability has led to user-friendly facilities that perform very well. Energy-modeling technologies have allowed us to analyze the life-cycle cost and payback periods for various energy efficiency strategies. Sustainable design strategies are transforming the way we design and detail facilities and are having a dramatic effect on the success of facilities as measured by operational cost and user experience.

Industry “2030 Commitment” to Carbon Neutrality Design and Practice

The American Institute of Architects (AIA) welcomed OPN Architects in 2014 as one of many firms nationwide to support the Institute’s “2030 Commitment” pledge to achieve carbon-neutral buildings by 2030. The AIA 2030 Commitment is a voluntary program for AIA member firms and other entities in the built environment that asks these organizations to make a pledge, develop multi-year action plans, and implement steps that can advance carbon neutrality in both design and practice. Architects are confronting the fact that buildings are the largest single contributor to the production of greenhouse gases, and almost half of the total annual production. In order to reach the goal of carbon-neutral buildings by 2030, there is a crucial need for design experts, like OPN, to apply their experience, innovations, and talents to current practices that will lead to significant reductions in the use of natural resources, non-renewable energy sources, and waste production.

LEED Certified

Aegon Corporate Daycare Facility	Gold	KJWW Corporate Office Expansion	Silver
Biorenewables Research Laboratory, Iowa State University	Gold	Linn County Community Services Building	Silver
Bright Grandview Golf Course Clubhouse	Certified	Mercy Hall-Perrine Cancer Center	Certified
Cedar Rapids Public Library	Platinum	Pioneer Crescent Chase 2 Corporate Office	Gold
Carnegie-Stout Public Library	Silver (EB)	Rockwell Collins Corporate Building 130	Gold (EB)
Delta Dental Headquarters	Silver	Rockwell Collins Corporate Building 131	Gold (EB)
Des Moines Fire Training & Logistics	Silver	STAMATS Headquarters	Gold (CI)
Design Engineers Corporate Office Building	Gold	State Hygienic Laboratory, University of Iowa	Gold
Hach Hall Chemistry Building, Iowa State University	Gold	United States Courthouse Cedar Rapids	Gold
HNI/Gunlocke Corporate Office	Gold	Washington Free Public Library	Silver
John Deere Credit Expansion	Gold	Williamsburg Public Library	Gold

7 Consultant Profiles

MP² Structural Engineers

MP-Squared Structural Engineers is an energetic, state-of-the-art, 50% woman owned consulting firm focused solely on providing the highest quality structural engineering designs; creative, insightful, and highly erectable solutions; and complete Construction Documents. Our expertise includes sign of reinforced concrete, structural steel, timber, composite steel/concrete, reinforced masonry, deep and shallow foundations, tilt-up and precast building design, failure investigations and structural inspections and evaluations.

Our staff includes three licensed senior structural engineers with over 56 years of combined experience. We are capable of handling projects, both large and small, with efficiency and attention to detail. Our engineers have experience working as designers for national leaders in structural engineering consulting and the pre-engineered building industry.

Our staff's broad array of experience and depth of knowledge gives us unique insight into the behavior of many structural systems which we have used to provide efficient and constructible designs of new industrial, business, commercial and institutional buildings, as well as building strengthening, retrofits and evaluations. We have applied our design services to a variety of structure types, such as: multi-story office buildings, agricultural containment vessels, hotels, sports arenas, libraries, schools, churches, penal facilities, laboratories, water parks, crane buildings, hangar buildings, as well as numerous other building and project types.

MP-Squared Structural Engineers is a state-of-the-art structural engineering firm, utilizing the latest design tools, technology and reference materials. MP-Squared uses AutoCAD 2013 and Revit Structure for drawing preparation, and 3-Dimensional finite element analysis software for complicated structural designs.

MP-Squared understands that successful projects are the responsibility of all members of the design and construction process. For this reason, MP-Squared puts extra effort into our project coordination by providing insightful pre-design recommendations, facilitating coordination and providing prompt question resolution.

Melissa Peyton, PE

Role: Principal/Structural Engineer

Melissa is a structural engineer, one of the founding principals and 50% owner of MP-Squared Structural Engineers where she is responsible for overall project management/engineering and internal resources distribution. Melissa's main role in this project will be to oversee the structural engineering aspect of the design. Melissa boasts over 19 years of structural engineering experience involving design and analysis for various commercial, industrial and government projects. She has experience working with a wide range of structural systems including structural steel, reinforced concrete, timber and masonry. Melissa also has experience performing feasibility studies, building investigations, structural evaluations and strengthening designs of existing structures. Melissa holds a Bachelor in Civil Engineering from the University of Wisconsin - Milwaukee.

Mark Puccio, PE,SE

Role: Principal/Structural Engineer

Mark attended the University of Wisconsin - Madison's College of Engineering where he received his Bachelor in Civil Engineering with a Structural Engineering emphasis. As Principal and Structural Engineer, Mark will be assisting Melissa in the structural engineering for this project. Mark has experience in steel, concrete and wood structure design, among many others. Mark also has experience working for three well known national and international design companies. He has been the lead project engineer on numerous unique projects, including industrial facilities and building retrofits, to hundreds of pre-engineered metal building designs and beyond. Mark performs all of his structural designs with the highest regard to safety, erectability, efficient use of materials and code compliance.

8 Consultant Profiles

JDR Engineering, Inc.

JDR Engineering is a consulting engineering firm providing HVAC, Plumbing, Fire Protection, Electrical, Energy and Technology design services for commercial, industrial, health care and institutional buildings. Formed with outstanding service and quality design in mind, our enthusiasm for each project illustrates our commitment to the highest level of service in the industry.

At JDR, we take care of our clients - for the long term. Our business was founded on achieving a level of quality and commitment that would make each client a returning client. But how does a long term relationship with JDR benefit you? Simple...

Working with an engineering firm for the long term results in extensive knowledge and understanding of your structures. Our engineering knowledge allows for quicker project start times and a superior level of problem solving capabilities from our Principals. This results in innovative and highly integrated solutions for you.

We are committed to creating long-term relationships that produce more intelligent engineering answers for our clients.

Timothy Meeker, PE, LEED

Role: HVAC Engineer

As a senior partner with JDR Engineering, Timothy's responsibilities include reviewing HVAC system options with clients and owners and providing system recommendations for specific building types. Additionally, Timothy is responsible for taking HVAC systems design from conceptual review through design development, contract documents and final project close-out. Timothy coordinates and performs building energy evaluations, including recommending and evaluating building energy utilization improvements and performing energy conservation opportunity payback calculations. Timothy manages multi-disciplined projects for clients and communicates owner/client requirements to other disciplines to establish a project's needs. This includes working with and directing others during design and production of contract documents. Timothy holds a Bachelors in Mechanical Engineering from the University of Wisconsin - Platteville.

Chris Gehrke, DE

Role: Plumbing Engineer

As a designer with JDR Engineering, Chris develops project plumbing requirements to meet client and project directives. Additionally, as a designer, responsibilities include cost estimates for new and renovated buildings, investigation into energy conservation opportunities for plumbing systems, and development of detailed design documents that meet the client's requirements. Chris has been involved with the specification and design of plumbing systems for healthcare, laboratory, industrial, utility, hospitality and commercial buildings. His prior design-build experience provides valuable knowledge that enhances JDR Engineering's plumbing department. Chris holds a AS in CAD Drafting from Herzing College in Madison, WI.

Michael Klubertanz, DE, LE, IESNA

Role: Electrical/Lighting Engineer

As an electrical project designer with JDR Engineering, Michael is involved with electrical and lighting systems evaluation, design, specification and coordination. Fully involved from project inception to project closeout, Michael establishes and verifies project scope and direction and confirms client satisfaction is achieved. Michael has experience with power distribution, lighting, lighting control, fire alarm systems, security systems, phone/data systems and emergency power generation in a wide variety of markets. Utilizing various lighting calculation software packages and control systems, lighting systems are designed to comply with USGBC LEED and State energy code requirements. In addition to systems design and specification, Michael has experience examining lighting adequacy and control, recognizing potential areas for energy savings; reviewing electrical distribution systems; determining conditions by visual inspection; determining expansion capabilities; coordinating with local utilities; and determining adequacy of emergency power systems to include lighting, fire alarm and emergency power generation.

9 Project Approach



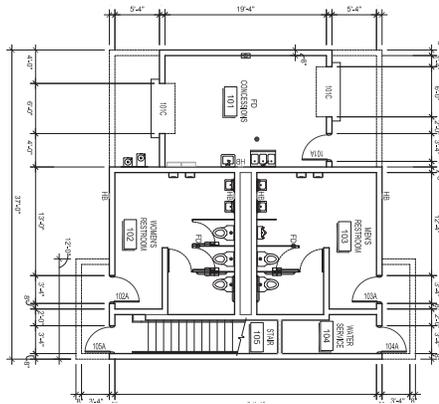
Twining Park Restroom and Shelter Building

Just as important as our design philosophy and our extensive professional experience is our commitment to understanding the concerns, priorities and traditions of those who use your facilities and how they can be addressed with respect to economic and social constraints. We understand and appreciate the aesthetic and functional precedent of the existing Twining Park Shelter and the new Monroe Trailhead Building on the Badger State Trail. With that in mind, our team is anticipating the same material and equipment selections and specifications to the extent practicable including the option to salvage and incorporate the existing Lannon Stone Fireplace into the context of the new shelter.

Our process and professional obligation does mandate that we do our own due diligence and make you aware of any alternates that may be a better “fit” for this project and/or the City of Monroe. Our clients are always the ultimate arbiter, but it is our responsibility to arm you with as much information as possible so that your decisions are well informed.

Also part of the process is to investigate and present our clients with more than one option in terms of a project’s massing, form and organizational solutions which respond to the particular circumstances and context of the surroundings. While we have already helped the city determine the overall massing and plan for the Twining Park South Restroom and Shelter Building, we do expect that adjustments may be required, if not dictated, by other concerns beyond our control such as the existing topography, storm water management, overall site circulation, and park master plan. Nonetheless, our intent is to work with the parks commission, the city and their civil / site design team to best coordinate building form, layout, and material palette.

10 Relevant Experience



Prairie Baseball/Softball Pavilion

Cedar Rapids, Iowa

Year 2011

Size 45 acres

Cost

OPN Architects has been the exclusive design partner of College Community School District for almost two decades. As the architect of choice, OPN works with the School District on the design and construction of a wide range of building types including academic, cultural, scientific and athletic facilities. OPN is currently assisting the District in the development of a comprehensive outdoor athletic complex including soccer, baseball and softball fields and amenities.

The Complex is situated on a beautiful 45-acre plot of land. The District's vision was to include both soccer and baseball fields for the students' use and maintain the natural landscape of the surrounding area. OPN worked with the District and engineering partners to develop several concept studies. Work included the completion of a flood impact analysis, wetland delineation, jurisdictional permitting, master planning, and preparation of construction documents and construction administration. The soccer, baseball and softball fields were completed in 2011 and the school is actively enjoying these athletic fields.

Phase two of the project will include the development of a Baseball / Softball Pavilion. OPN worked closely with school officials, the athletic departments and user groups to develop a program for the pavilion. Based on this program, designers developed preliminary concepts for the Pavilion. The program calls for indoor pitching and practice areas, coaches' offices and a score box. Public restrooms and a full-service concession stand round out the pavilion. The timeline for building the pavilion is currently under discussion.

11 Relevant Experience



Rand Park Performance Pavilion

Keokuk, Iowa

Year 2009

Size 3 acres

Cost \$450,000

In 2007, the City of Keokuk, lead by Mayor David Gudgel, decided to rebuild a performance pavilion where a bandstand formerly stood in Rand Park. Fund-raising efforts began immediately, and OPN Architects was selected to design the amphitheater and surrounding site.

Carved into a hollow in Rand Park, the site held a natural slope that provides desirable audience seating for the pavilion. Culling design reminiscent of ancient Greece theatrons, the amphitheater was designed to host both acoustical and amplified entertainment. For maximum sound projection, a convex-shaped acoustical wall was designed at the rear of the pavilion.

Designed to host 1,200-1,500 people, the gentle sloping of the site allows audience members to easily move along the grass, or by the pathway. Special consideration was given to the pavilion's future use hosting various events. The area was designed to be fully handicap accessible, so that the venue may be easily enjoyed by all.

The amphitheater features stone blocks that line the surrounding walkway and footbridge. The Kasota sandstone blocks were quarried from Mankato, Minnesota and were chosen to compliment the statue base of Chief Keokuk. The blocks are architectural features that double as sitting areas during performances and lighting was specifically designed to enhance the area as well as to provide light for the pathways and stage area.

12 Relevant Experience



Monroe Trailhead Building, Badger State Trail

Monroe, Wisconsin

Year 2014

Size 1,320 square feet

Cost \$165,000

As the only community on the Badger State Trail without a trailhead or signage, a determined citizens group approached Robert in 2010 to assist them in their efforts applying for multiple DNR grants dedicated for such a project.

Announcement of the first grant came in early 2012 and a second grant arrived later in 2012. Because the grants required matching cash and in-kind donations, Robert provided architectural services at a significantly reduced fee so the balance could be counted in the donations column. While no city tax dollars were allocated to build the facility, site design was provided by the city engineering department with site preparations completed by the city's public works personnel.

The facility is being constructed and maintained by the City of Monroe, while ownership will remain with the DNR. Design approvals also had to "pass" with WI DOT, the trail owner, as well as the South Central WI Rail Transit Commission as the land owner. Along with the volunteer citizens group, it is clear to see this project has not followed a normal path to fruition.

The shelter design consists of glulam timber trusses along with glulam timber columns that feature a split-face CMU wrap at their bases. Split-face CMU encloses the restrooms & maintenance/storage.

**Work by Robert Wheat while with Senektekts*

13 Relevant Experience



Greene Square Park

Cedar Rapids, Iowa

Year 2016

Size One City Block

Cost \$1,778,500

Greene Square is historic park located in the center of downtown Cedar Rapids, Iowa. Gifted to the city in perpetuity, the square was originally flanked by the city's first high school, the original Carnegie Library and the historic train depot. In 2013, the landscape around the park had changed significantly. The Carnegie Library had been transformed into the Cedar Rapids Art Museum and in place of the high school a new, modern library was erected. The prominence of the square as a central gathering space was restored and the opportunity to renew and refresh Greene Square became a priority for the Museum, Library and City Council.

OPN Architects was engaged to help lead a public dialogue to develop a functional and aesthetic vision for the space. Designers shaped the dialogue by presenting best practices in urban park design. Citizens took inspiration from Chicago's Lake Shore East Park, Iowa City's Pedestrian Mall, Des Moines' Papajohn Sculpture Garden and St. Louis' Gateway Mall.

The vision for the park includes large, open green spaces for gathering and events. An inter-diagonal walkway defines the space and increases the connectivity between the Library and the Museum. A large playground with age-appropriate and challenging equipment is placed close to the library. Sunny spaces closer to the museum offer downtown workers a serene spot to stop and have lunch or enjoy the green space. Mixed, low-maintenance plantings will provide a variety of color and greenery throughout the year making Greene Square a beautiful and welcoming space for the people of Cedar Rapids.

14 Relevant Experience



Monroe Senior Center, Behring Fitness Center

Monroe, Wisconsin

Year 2006

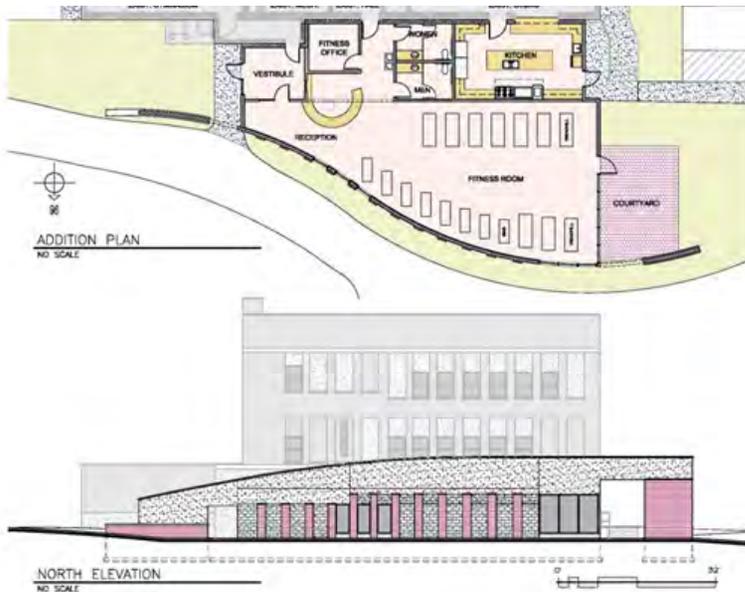
Size 3,000 square feet

Cost \$525,000

The Monroe Senior Center (now the Behring Senior Center of Monroe) occupies a 3-story former school building along a primary East-West arterial traffic route and is adjacent to where the route shifts from 8th Street to 9th Street. Unfortunately, it was always the building's back that addressed the public along this route. However, there was a fortunate opportunity to address this shortcoming in the design of a new fitness center addition.

The design solution responds to the 8th/9th Street shift by mimicking that gesture in plan. The new facade, which follows the road's "swoop" also rises in elevation. This motion exaggerates the additions' perspective as viewed from the road shift and elevates the roof parapet to hide new mechanical equipment including the exhaust from a new Type I commercial kitchen hood. The "swooped" wall extends past the addition to both sides in order to define a pedestrian scaled threshold to separate fitness center entry at the low end and to help demarcate a new courtyard space adjacent the glassed portion of the fitness room at the taller end. A series of brick pilasters on the curved elevation follow the rhythm of the existing buildings window pattern and connect new to old without artificial imitation of the original.

**Work by Robert Wheat while with Senektects*



15 Relevant Experience



Monroe Municipal Airport Terminal

Monroe, Wisconsin

Year 2014

Size 3,360 square feet

Cost \$920,000

For the Monroe Municipal Airport Terminal Building, Robert assisted with design as local representative and Architect of Record for Becher-Hoppe Associates. Consultant engineers included MP-Squared for the structural design and JDR Engineering for the mechanical, electrical and plumbing systems.

The project features a new waiting area, Pilot's Lounge, a meeting room and the Flight Prep & Operations office; all of which take advantage of a southerly view of the incoming and outbound flights. Additionally, this orientation permits a clerestory band on the airside elevation to help naturally light the interior corridor that separates the primary rooms from the "servant" spaces along the north/landside elevation.

Major materials include standing seam metal roofing with a combination of flat metal siding and natural thin stone veneer.

Groundbreaking was September 4, 2013 with occupancy occurring Spring 2014.

**Work by Robert Wheat while with Senektects*



16 Design Process

Process driven design is critical to the success of any facility design. Our team will work with the City of Monroe Parks and Recreation Department to develop a plan for designing the Twining Park South Restroom and Shelter Building.

Engagement and Communication

Throughout the planning and design process, our experts will emphasize active participation and focused decision-making with the City of Monroe Parks and Recreation Department. We expect to provide well-facilitated, highly interactive forums for discussion and critique of planning concepts and directions. During the development of the plans, facility criteria sheets will be developed to identify all components of the space. At this time, the coordination of all disciplines integral to the project will be conducted.

Additional phases of the project include the completion of the Bid Documents, the submission of documents to all applicable regulatory agencies and the construction administration process where the project design intent is always the key focus.

Often during the design phase of projects, end user and owner meetings will result in ideas on both the owner side and the architect side for changes in project scope. The end result needs to be the project that will best suit the owner and end users. OPN is dedicated to meeting the expectations of the client in terms of schedule, fee and project delivery. All of our team members understand deadlines and put in the energy and time to meet milestones as assigned

Cost Control

Cost control is critical to our work. To consider a building successful, the design must be within your budget. With this in mind, for the new Twining Park South Restroom and Shelter we anticipate providing detailed estimates at the conclusion of the schematic design followed by a revised update at completion of 75% of the construction documents.

Dedicated Core Teams

Our experienced and dedicated core team will work on your project from beginning to end. You will always have one clear point of contact for any questions throughout the process.

Clear Communication

The success of every project starts with listening and is dependent on a close working relationship with the Parks and Recreation Department for the duration of the project. Design is a collaborative effort that must integrate your ideas and reflect your values. Regular reviews of the progress from Pre-Design through Construction ensures a successful project.

Project Checklists

Architectural projects are one-of-a-kind designs that have many layers of decisions made by many project team members. We have developed an in-house Project Checklist for schematic design and design development phases. By following this checklist, we can ensure that critical design decisions are made in a timely fashion with the goal that at the end of Design Development the vast majority of design decisions are completed. A second pair of eyes is valuable in the review and analysis of construction documents. For every project, we assign a team to act as a peer review of the drawing set to review and mark-up the documents prior to final review and issuance for bids.

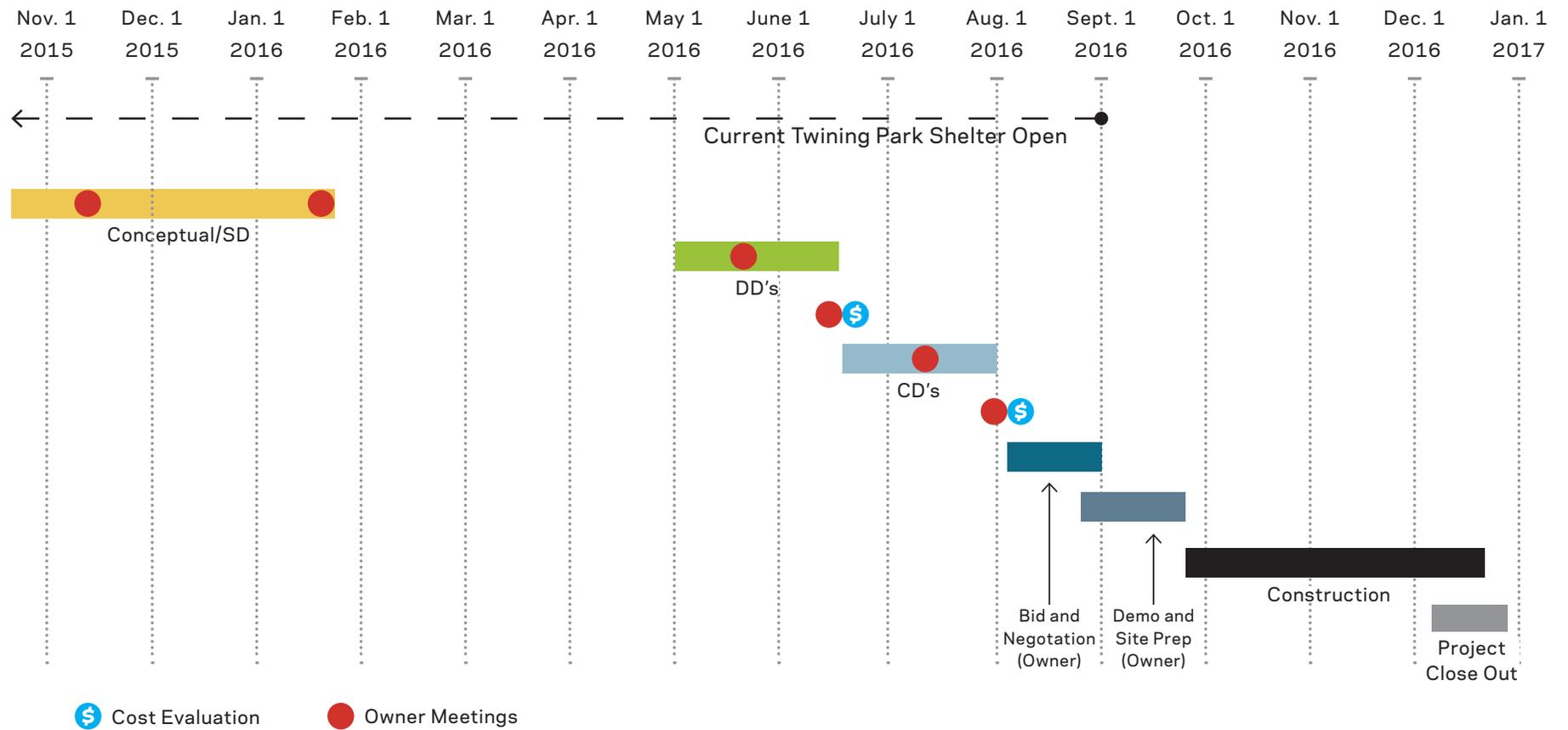
Paper Trail

It is important that we document all critical communication during construction administration with a trackable system for Information To Contractors, Requests For Information, Change Orders and Shop Drawing Reviews. Using project management systems effectively requires time, participation and discipline, but the transparency they allow is invaluable.

Principal Involvement

Our Principals participate in the project during all phases. We are a firm with a collaborative spirit where all members play a significant role on a project and understand the need for leadership to ensure compliance with schedules, budgets and the quality expectations of our clients.

17 Project Schedule



18 Budget

We understand the construction costs goal for this project is \$300,000.00 or less.

Below is an updated version of the preliminary Opinion of Probable Construction Costs prepared by OPN during the conceptual design phase with the Parks Commission. While this number is currently higher than the targeted project costs, we feel, aside from any unknown fees related to a DNR demolition permit, that the areas highlighted in yellow have the potential for costs savings that will be addressed in the Design Development phase.

TWINING PARK - SOUTH SHELTER BUILDING



SECTION	DESCRIPTION	UNIT	UNIT COST	TOTAL COST	SECTION COST	DIVISION COST
DIV 1 GENERAL REQUIREMENTS \$2,002						
01500	GENERAL CONDITIONS				\$1,402	
	30 YD Dumpsters	2 Tip	701	\$1,402		
OTHER	OTHER PROJECT COSTS				\$600	
	Building Permit Fees	0 EA	0	\$0		
	Plan Review Fees (W/ DSPS)	1 EA	600	\$600		
	Demolition permit (DNR)	1 EA	0	\$0		
DIV 2 SITEWORK \$34,005						
02000	BASIC DIVISION 2 (in lieu of 320000)				\$25,000	
	General Allowance (work by City)	1 LS	25000	\$25,000		
02 41 00	DEMOLITION				\$9,005	
	Building (above grade / Masonry)	8640 CF	0.39	\$3,370		
	Foundation	104 LF	16.8	\$1,747		
	Floors (SOG)	720 SF	5.4	\$3,888		
DIV 3 CONCRETE \$20,734						
03300	CONCRETE				\$20,734	
	Fdn Wals (4'h x 8'h) reinf t/b w/ fig (>100LF)	226 LF	35	\$7,910		
	Fdn Wals (4'h x 8'h) reinf t/b w/ fig (bench)	60 LF	35	\$2,100		
	Drilled piers (48" x 18" dia)	4 EA	85	\$320		
	4" Slab on Grade (non-nd - bernt) (large job)	2944 SF	3	\$8,832		
	Adder for thickened slab edge	248 LF	6	\$1,488		
	Adder for thickened slab edge (bench infill)	24 LF	6	\$144		
DIV 4 MASONRY \$40,301						
04 27 31	REINFORCED UNIT MASONRY				\$40,301	
	Indiana Limestone Sills (2.25H larger caps, etc.)	81 SF	22	\$1,782		
	Indiana Limestone Sills (2.25Hx8"W)	24 LF	12	\$288		
	Split-face CMU (labor & material)	1986 SF	18	\$35,748		
	Misc Masonry Accessories (Allowance)	1986 SF	1.25	\$2,483		
DIV 5 METALS \$240						
05100	STEEL				\$240	
	Beam saddles and misc metal hangers	2 EA	120	\$240		
DIV 6 WOOD AND PLASTICS \$107,600						
06100	ROUGH CARPENTRY				\$5,200	
	2x4 @ 18" OC w/ Knotty Pine Boxcar	400 SF	12	\$4,800		
	Misc Blocking Allow. (F&I)	1 LS	400	\$400		
	GLULAM & DECKING PROPOSAL (prelim)				\$102,400	
	Simple Gable Scheme	1 LS	100000	\$100,000		
	Labor / Install of timber package (4x3x25)	1 LS	2400	\$2,400		
DIV 7 THERMAL AND MOISTURE PROTECTION \$20,523						
07100	WATERPROOFING & DAMPROOFING				\$0	
	Drain Tile, Gravel, sump pit/crock	0 LF	5.75	\$0		
07210	BUILDING INSULATION				\$7,000	
	Board insul (2" / R10 Fdn) Slab Perimeter	4000 SF	1.75	\$7,000		
07270	AIR BARRIERS / WRB				\$120	
	Self-Adhered Flashings (col wraps)	8 EA	15	\$120		
07300	SHINGLED ROOFING				\$10,605	
	Arch Shingle Install (w/ fishg)	3535 SF	3	\$10,605		
	(w/ Adj for Prevailing Wage)					
07610	SHEET METAL ROOFING				\$0	
07620	SHEET METAL FLASHING & TRIMS				\$2,048	
	Flashings (Allowance 2x bidg perimeter)	512 LF	4	\$2,048		
07920	JOINT SEALANTS				\$750	
	Allowance	1 LS	750	\$750		
DIV 8 DOORS AND WINDOWS \$11,276						
08100	METAL DOORS AND FRAMES				\$4,200	
	Fiberglass panel doors	4 EA	1050	\$4,200		
08330	COILING DOORS & GRILLES				\$3,500	
	Nam. 8' W x 4'H - non-rated / push-up	1 EA	3500	\$3,500		
08710	DOOR HARDWARE				\$0	
	(incl under 08100)	0 EA	0	\$0		
08 62 00	UNIT SKYLIGHTS				\$3,000	
	Solatube (basic unit)	4 EA	750	\$3,000		
08 83 00	MIRRORS				\$576	
	Plate Glass	48 SF	12	\$576		

TWINING PARK - SOUTH SHELTER BUILDING



SECTION	DESCRIPTION	UNIT	UNIT COST	TOTAL COST	SECTION COST	DIVISION COST
DIV 9 FINISHES \$13,532						
99900	PAINTING & STAINING				\$13,532	
	Wall Paint CMU (primer & 1 coat epoxy)	2896 SF	3.25	\$9,412		
	Clg & Glulam staining (1 field over factory)	4000 SF	0.75	\$3,000		
	Boxcar siding staining (1 shop + 1 field)	800 SF	1.4	\$1,120		
DIV 10 SPECIALTIES \$9,450						
10 14 00	SIGNAGE				\$1,000	
	ADA Restrooms and general bldg ID	1 LS	1000	\$1,000		
10 21 13	TOILET COMPARTMENTS				\$6,450	
	Toilet Compartments (HDPE)	6 EA	1075	\$6,450		
10 28 13	TOILET AND BATH ACCESSORIES				\$2,000	
	Toilet Accessories	2 LS	1000	\$2,000		
10900	OTHER				\$0	
	Shelving	0 LF	35	\$0		
DIV 11 EQUIPMENT \$0						
11 00 00	GENERAL (item)	0 LS	0	\$0		
DIV 12 FURNISHINGS \$2,920						
12 36 00	MANUFACTURED WOOD CASEWORK				\$520	
	Hardwood casework (48" sink base)	1 EA	520	\$520		
12 36 00	COUNTERTOPS				\$2,400	
	Countertops - laminate	48 LF	50	\$2,400		
DIV 13 SPECIAL CONSTRUCTION \$0						
13 00 00	GENERAL (item)	0 LS	0	\$0		
DIV 22 PLUMBING \$16,800						
22 00 00	BASIC PLUMBING				\$16,800	
	Allowance (4 sinks, 8 WC, 2 Urinals, 1 DF, 1 Kit.)	14 EA	1200	\$16,800		
DIV 23 MECHANICAL \$3,200						
23 00 00	BASIC HVAC				\$3,200	
	Allowance (Exhaust Fans)	2 EA	1600	\$3,200		
DIV 26 ELECTRICAL \$25,500						
26 00 00	BASIC ELECTRICAL				\$25,500	
	Allowance	3000 SF	8.5	\$25,500		
TOTAL CONSTRUCTION / BUILDING BUDGET (preliminary)						\$308,082
CONSTRUCTION CONTINGENCY (7.5%)						\$23,106
OWNER CONTINGENCY (0%)						\$0
TOTAL PROJECT BUDGET						\$331,188
Formula Double-Check						\$308,082 \$308,082

	GROSS SQUARE FEET (TOTALS)	GROSS FIN	UNFINISHED
Main Level =	880	0	(24'x36'-8" RR's plus Concessions)
Ext. Useable =	2,064	2,064	(non-RR areas)
Total Sq. Ft. =	2,944	2,944	0
Cost / SF:	\$112.5		

Date: April 13, 2016
 Compiled By: RSW

19 Fee Proposal

For this project we propose an overall fee of \$23,125.00

Fee is based on the following assumptions:

Applicable allowances and estimated reimbursable expenses (including Reproductions / Shipping and Travel / Mileage) will be billed on "as incurred" basis. If the allowances are not used in entirety, that amount will be credited to the contract value

Fees do not include Permits, Governmental Review Fees, Site Surveys, Soil Borings or similar expenses as none anticipated either as self-performed services by the City of Monroe, separately contracted work by the City of Monroe, or internal fees waived by the City of Monroe.

Construction (CA) Services. OPN Architects and their consultants reserve the right to adjust rates / fees for services should project be delayed more than 3-months between tasks / phases due to "stop/start" request(s).

MEP consultant fees assumes: Plumbing design ends at 5'-0" outside building footprint. Ventilation only in the shelter, no heating or cooling. No fire alarm req'mnts; No egress / exit light req'mnts; Only mechanical exhaust at restrooms; No heat + plumbing shut-off / drained pipes for winter; Drinking fountain on-site / within shelter; Minimal site lighting & immediately adjacent to shelter. MEP consultant services will include a project/scope narrative and supporting documentation for Design-Build MEP subcontractors and does not include sealing of documents for the respective permitting, but does include RFI responses during bidding and limited product submittal review during construction.

Structural consultant fees does not consider implications of reusing existing Lannon stone fireplace or its materials in a structural manner. Normal structural design and coordination services, including review and coordination with the glulam or timber framing company is considered.

Design Team Fee Proposal

Billable Rates	Principal	Project Manager	Intern Architect	
	\$250.00	\$115.00	\$65.00	
Pre Design & Programming (Task 1a)				
1 Kick-off Meeting (agenda / minutes)				
2 Review Design Considerations, background info, photo				
3 Coordination with City's Engineering Department				
4 Building Code Review				
5 Develop Initial Design Concepts (2-3 options)				
6 Meeting with Client (City Staff) - concepts review				
7 Refine Preliminary Concept - Prep Rendering / Model				
8 Meetings - travel				
9 General Communication with Client	Hours: 1.00	9.00	16.00	
Subtotal:	\$250.00	\$1,035.00	\$1,040.00	\$2,325.00
Design Development Phase (Task 1b)				
1 Base Drawings (Design)				
2 Consultant Coordination				
3 Prepare Outline Specifications				
4 Various City / Client Group Meetings (2)				
5 Submittal Review Meeting w/ City Staff (1)				
6 Prelim Opinion of Probable Construction Costs (50%)				
7 Meetings - travel				
8 General Communication with Client	Hours: 1.50	12.00	32.00	
Subtotal:	\$375.00	\$1,380.00	\$2,080.00	\$3,835.00
CD Phase (Task 1c)				
1 Finalize Bid Docs (plans & drawings)				
2 Finalize Specifications				
3 Consultant Coordination				
4 Submittal Review Meeting w/ City Staff (1)				
5 Prelim Opinion of Probable Construction Costs (95%)				
6 Permit Docs & Exhibits / Submittal to City				
7 Digital Copies of CD's on CD (AutoCAD & PDF)				
8 Meetings - travel				
9 General Communication with Client	Hours: 1.00	14.00	40.00	
Subtotal:	\$250.00	\$1,610.00	\$2,600.00	\$4,460.00
Bidding & Negotiation Services (Task 2)				
1 Issue Bid Docs / Owner Coord				
2 Addenda				
3 Pre-Bid Conference (agenda / report / minutes)				
4 Attend Bid Opening (prep Bid - Fee & Distribution)				
5 Attend Committee or Council Mtg (1)				
6 Present Award Recommendation				
7 Prepare Notice of Award Letter / Distribution				
8 Prepare Comments / Coordinate Evaluation				
9 Meetings - travel				
10 General Communication with Client	Hours: 0.00	3.00	0.00	
Subtotal:	\$0.00	\$345.00	\$0.00	\$345.00
Construction Administration Services (Task 3)				
1 Pre-Const Meeting (attend / no lead)				
2 RFIs				
3 Monthly Pay Requests				
4 Shop Drawings / Submittals				
5 Change Orders - EIVA				
6 Bi-weekly Construction Observations (13 visits)				
7 Punchlist (prep / oversee)				
8 "As-Built" plans & specs (CAD & hardcopy)				
9 Meetings - travel				
10 General Communication with Client	Hours: 0.50	18.00	11.00	
Subtotal:	\$125.00	\$2,070.00	\$715.00	\$2,910.00
	\$1,000.00	\$6,440.00	\$6,435.00	\$13,875.00
				Architectural Fee Total
Travel (0 trips)				\$0.00 Allowance / Estimated
Reproduction/Shipping/Communications				\$1,000.00 Allowance / Estimated
Plan Review / Permit Fees				\$0.00 Assumed / City to Waive
Estimating Consultant				\$0.00 TBD
HVAC / MEP Consultant				\$4,750.00 Consultant proposal
Site / LA Consultant				\$1,000.00 OPN as required (allowance)
Site Survey Consultant				\$0.00 provided by owner
Civil Consultant				\$0.00 by owner (City Eng'g Dept)
Structural Consultant				\$3,500.00 Consultant proposal
CREDIT (work previously completed / billed)				-\$1,000.00 Conceptual Design (Task 1a)
Overall Fee Total:				\$23,125.00

OPN
ARCHITECTS



CITY OF MONROE

Paul Klinzing
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pklinzing@cityofmonroe.org

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Monroe, Wisconsin
53566
(608) 329-2460
www.cityofmonroe.org

May 11, 2016

To: Board of Public Works

Re: Engineering Services for new Twining Shelter

From: Paul Klinzing

We have been planning for several years to replace the Twining Park South shelter. This shelter was built in the early 1960's and is not able to accommodate the use this park receives. Rob Wheat with OPN Architects has met with the Park Commission several times to develop a design for a new shelter. Rob did the design work for the Badger State Trailhead shelter. The proposed design is similar to the Badger State Trail shelter but larger. The proposed shelter is 2900 sq.ft. compared to the Trailhead's 1800 sq.ft. The fee for the engineering service is \$23,125. As pointed out in their proposal this includes \$1,000 for landscape architecture services and \$1,000 for printing and plotting. I would like to accept their proposal as not to exceed the \$23,125 as some of the services listed will not be needed. The proposal also includes a cost estimate of \$331,188 with breakdown of the costs for the various divisions of work. Several of the divisions such as site work could possibly be done with city crews saving some costs. The funds for this project will come from \$100,000 we have from donations and fundraising, \$100,000 from the Park Department Fund Balance and \$100,000 that was budgeted in the 2016 Capital budget. There would be additional funds available in the Fund Balance and the Park Development Fund if needed. We are continuing to work on fundraising. This year's July 4th proceeds along this year's Reasa funds have been designated for this project. Attached is the proposal from OPN Architects. Please feel free to contact me with any questions.

Thank-you,
Paul



City of Monroe



1110 18th Ave.
Monroe, WI 53566-1850

2016 Skid-Steer Loader Quote Results

Listed below are the received quotes for a 2016 Skid-Steer Loader. The proposed units were evaluated as to how they exceeded the specifications and how their respective prices reflected this. This unit will replace our 2003 Bobcat S250 with 3,400 hrs. of service. This item is budgeted for and has been included in the Capital Equipment Replacement Fund for a 10 year replacement cycle. Funds are from the Streets Capital Equipment replacement reserve funds. We propose purchasing the Bobcat S650 for **\$20,462.00** with trade in of S250 from Carter and Gruenewald.

	Delivered Cost
Gehl V270 Trade value 47,125	\$22,500.00
Bobcat S650 T4 Trade value 17,000 Govt. discount 20,643	\$20,462.00
New Holland L228 Trade value 20,500 Govt. discount 15,000	\$21,000.00
John Deere 324E Trade value 18,500 Govt. discount 19,487.80	\$22,250.00