

Proposal for Design, Architecture and Engineering Services for the

Evansville Aquatics Center & Athletic Fields City of Evansville, WI

March 22, 2021

Aquatic Facilities | Waterparks | Indoor Waterpark Resorts



Design Excellence for an Exceptional Experience



Architectural Design Consultants, Inc.

Wisconsin Dells & Madison | 608.254.6181 | adcidesign.com



WATER TECHNOLOGY INC.

Beaver Dam | 920.887.7375 | watertechnologyinc.com



Projects delivered with communication, commitment and creativity.
– ADCI's 3-Cs of Service

Letter of Introduction



Bill Ryan | EVP/COO
Authorized Representative

30 Wisconsin Dells Parkway
PO Box 580
Lake Delton, WI 53940
608.254.6181

b.ryan@adcdesign.com

Architectural Design Consultants, Inc. (ADCI) guarantees the validity of this proposal, including our fees and costs, for 90 days from the date of submission.

March 22, 2021

City of Evansville
31 S Madison Street. PO BOX 529
Evansville, WI 53536

Attn: Jason Sergeant

Creating a new Aquatics Center for Evansville is exciting for not only the community and surrounding area, but for us as design professionals. This project falls squarely into our area of expertise and the type of work that is part of our firm's DNA. ADCI has guided clients through the planning, design and construction of water-play facilities since our beginning nearly 35 years ago. We understand aquatic facilities and all the unique challenges and requirements involved. Aquatic projects get our hearts pumping!

Project success comes from teaming with all the right partners. For Marshall's project, we have joined forces with Water Technology Inc. (WTI) – a world leader in aquatic planning, design and engineering. ADCI and WTI have a long-standing relationship, and we've designed over 50 projects together. That means we understand each other's project development processes and responsibilities, making our team highly efficient. The City of Evansville will benefit from fewer missteps and miscommunications, resulting in a well-managed project that is delivered on time and on budget.

Our team understands the current trends, economic pressures and political complexities of developing a municipal aquatics facility. We consider smarter staffing, energy consumption, ADA compliance, money-maker programs and other factors to assist you in the development of the finest aquatic facility for the community's investment in quality of life.

Additionally, our team is highly skilled in developing municipal projects and understands the complexities and unique requirements of public projects. And we are adept at fostering collaboration and building consensus.

You'll find us highly responsive, abundantly capable; we possess the precise expertise required and have a proven track record for adhering to budgets.

The success of your project rides squarely on teaming with the best consultant. With our aquatics specialization and extensive municipal experience, ADCI/WTI is your ideal partner.

Our team is ready to go and excited for the opportunity to work with you to make the new Evansville Aquatics Center a successful reality!

Sincerely,
ADCI

A handwritten signature in black ink, appearing to read 'Bill Ryan', written over a white background.

William J. Ryan
Executive Vice President | C.O.O.

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Firm Overview and Qualifications

Our Background

Architectural Design Consultants, Inc.

Established in 1987 by Robert W. Nagel, ADCI began as a five-person, hometown architectural firm with an office in Lake Delton, Wisconsin. Our roots are in the aquatics, municipal, housing, hospitality, retail and financial markets. Those clients fueled our growth to where we opened a second location in the Madison area in 1992. Nearly 35 years later, communities and small business owners remain a vital part of our business.

From our early days helping “Mom and Pop” hotels/motels add pool and splash play amenities to having designed more indoor waterpark resorts than any other firm in the world, ADCI continues to expand its reach in the hospitality and leisure industry, particularly in the water attractions arena.

We continue to grow, employing over 40 distinguished professionals and providing our services nationwide designing projects as large as 1.3 million square feet with estimated construction cost of over \$400,000,000 – or as small as an 1,800 square foot therapy pool addition to a senior living facility. ADCI has designed more aquatic space than any other firm in the USA.

Water Technology Inc.

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



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WTI Philosophy

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

Company Details

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



WTI Advantages

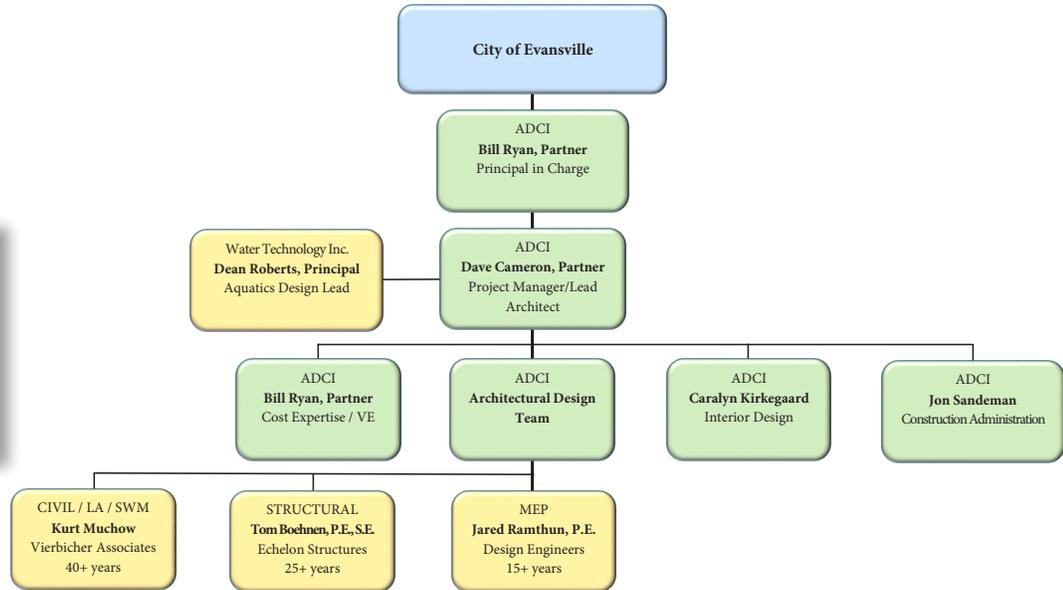
- Solution driven planning and philosophy
- Two-way sharing process between WTI and client
- Forward-looking designs that support dynamic community programs
- 150+ AQUATIC Projects Per Year
- Historical database of cost estimates and realistic timelines



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Your Seasoned Team



ADCI

Bill Ryan – Bill is the principal in charge and will oversee the entire project. He will also develop the pool building project budget.

Dave Cameron – As lead architect, Dave will manage the project and lead programming and design meetings. He will also manage and coordinate all consultants and will be your primary contact. Dave was the Lead Architect on the 2020 award-winning Richland Center Woodman Aquatic Center.

Jon Sandeman – He will transition at the end of construction documents to oversee the construction process.

WTI

Douglass Whiteaker – Doug will oversee the aquatic comprehensive design and assist in developing the project goals and scope.

Richard Speake – As Concept Designer, Richard will leverage his extensive aquatic design experience for an aquatic facility design that uniquely fits the Marshall community.

The team members we've selected are immediately available and have adequate capacity in their schedules to give your project the high-level attention it deserves.

Resumes for our team are provided in the Appendix of this proposal.

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Outside Consultants

Mechanical, Electrical & Plumbing Engineer

Design Engineers
437 S. Yellowstone Drive, Suite 110
Madison, WI 53719
608.424.8815
Jared Ramthun, P.E.

Structural Engineer

Echelon Structures, LLC
3530 Timber Lane
Middleton, WI 53562
608.206.0521
Thomas Boehnen, P.E., S.E.



Civil Engineer

Vierbicher Associates, Inc.
400 Viking Drive
Reedsburg, WI 53959
608.524.6468
Kurt Muchow

We regularly work with each of these consultants and have a long history of successfully completed projects. Let us know if you would like more information on our consultants or resumes from the engineers who will be working on your project.

Extensive Team Experience on Your Side

Most Recent Similar Projects

1) The most recent municipal aquatic project for the ADCI/WTI team is the **National award-winning Woodman Aquatic Center - Richland Center, WI**

Completed 2020
Shane Stibbe, Recreation Superintendent
450 S. Main Street
Richland Center, WI 53581
608.647.8108

2) Selah Aquatic Center - Selah, WA
Completed 2020
Kelliann Ergeson, SPRSA Board Chair
214 S 3rd, Selah, WA 98942
509.961.7996

3) Wisconsin Rapids Regional Aquatic Center - Wisconsin Rapids, WI
Completed 2020
Joseph M. Terry, P.E., Director of Public Works
City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495
715.421.8255

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4) The CORE (Center of Recreation Excellence) - Hobbs, NM
Completed 2018

Doug McDaniel, Parks & Recreation Director
City of Hobbs
200 East Broadway, Hobbs, NM 88240
575.397.9293



5) Adventure Cove - Abilene, TX
Completed 2017 & Slide Addition 2019

Lesli Andrews, Director
City of Abilene
555 Walnut Street
Abilene, TX 79601
325.676.6220



6) Merrill Aquatic Center - Merrill, WI
Completed 2016

Dan Wendorf, Parks and Recreation Director
City of Merrill
1100 Marc Drive, Merrill, WI 54452
715.536.7313

Unmatched Depth of Experience

The following list is a sampling of our team's extensive aquatic facility experience.

Woodman Aquatic Center - Richland Center, WI
Soaky Mountain Waterpark - Sevierville, TN
Great Wolf Resorts - Nationwide
Camelback Mountain Resort Lodge/Waterpark - Tannersville, PA
Chula Vista Resort - Wisconsin Dells, Wisconsin
CoCo Key Resorts Waterpark Additions - Nationwide
Kalahari Resorts - Wisconsin, Ohio, Pennsylvania
Colburn Park Pool Building - Green Bay, WI



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Hershey Lodge Water Works - Hershey, PA
Wilderness Resorts - Wisconsin and Tennessee
Alexander Sportplex Swimming Pool - Alexander City, AL
South Boulder Recreation Center Indoor Pool - Boulder, CO
Ping Tom Park Recreation Center - Chicago, IL
Palos Hills Moraine Valley Community College Pool - Palos Hills, IL
Charlevoix Area Community Pool - Charlevoix, MI
Langtree Aquatic Center - Mooresville, NC
Athens Community Pool - Athens, OH
Grandview Heights Pool - Grandview Heights, OH
Sunriver Homeowners Association Aquatic Center - Sunriver, OR
Clover Aquatic Center - York County, SC
Erb Park and Swimming Pool - Appleton, WI
Colburn Pool - Green Bay, WI
Goeres Park Pool - Lodi, WI
Manitowoc Family Aquatic Center - Manitowoc, WI
Camp Southern Ground Aquatic Center - Fayetteville, GA
Cherokee County Aquatics Complex - Cherokee County, GA
Cumming Aquatic Center - Cumming, GA
Ebster Pool and Bathhouse - Decatur, GA
McKoy Park Pool - Decatur, GA
Middle State College Recreation and Wellness Center - Macon, GA
Memphis Kroc Corps Community Center - Memphis, TN
Community Recreation Center - Southlake, TX
Cottonwood Community Recreation Center - Cottonwood, AZ
GWL Southern California - Garden Grove, CA
GWL Colorado Springs - Colorado Springs, CO
Greeley Citywide Masterplan of Outdoor Aquatic Centers - Greeley, CO
Lone Tree Recreation Center - Littleton, CO
Forest City Family Aquatic Center - Forest City, IA



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Apple Canyon Lake Property Pool and Bathhouse - Apple River, IL
Des Plaines Park District Chippewa Pool - Des Plaines, IL
Willow Stream Aquatic Center Renovation - Buffalo Grove, IL
Green Lake Family Aquatic Center - River Forest, IL
Prophetstown State Park Family Aquatic Center - Battleground, IN
Salt City Splash Aquatic Center Study - Hutchinson, KS
Las Cruces Regional Recreation & Aquatic Center - Las Cruces, NM
Aberdeen Family Aquatic Center - Aberdeen, SD
Madison Outdoor Aquatic Center - Madison, SD
Russ McEwen Aquatic Center - Big Spring, TX
NRH2O Waterpark - North Richland Hills, TX
Springbrook Recreation Facility - Lake Delton, WI
Creeside Family Aquatic Center - The Woodlands, TX
Upton Hill Regional Park Pool - Arlington, VA
Kandle Park Pool - Tacoma, WA
Reindahl Splash Pad - Madison, WI
Hoyt Park Pool - Wauwatosa, WI



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Work Plan and Design Schedule

Our proven methodology begins with Client discussions and education regarding the project goals and parameters. Our team takes a holistic approach to design and will develop the pool building and aquatic facility simultaneously. We feel it is important to review the comprehensive goals, budget and existing wish list before confirming the previously designed concept for Marshall's new aquatic facility. During our kick-off meeting, we will gather with the Design Team, Community and Staff to talk about how they view the present and the future aquatic needs of Evansville community.

Our team will review and validate the existing conceptual design and propose revised layouts where needed or applicable taking into consideration the following items: cost, serviceability, accessibility, size (considering project occupancy), efficiency, code requirements and best practice. During the conceptual planning phase, budgets are developed and updated to reflect information about the pool building and aquatic facility. The project schedule is also developed.

Schematic Design and Design Development phase fine tune the conceptual plans and serve as the basis for implementing design decisions. Materials, finishes, activities and equipment are reviewed and selected. The facility plans, sections, utility requirements, code review and budget conformance review are developed during this phase.

Preparation of construction documents, permitting, bidding and construction administration phases are the implementation of the design ideas and goals into physical form. During the preparation of construction documents, periodic coordination and quality reviews are conducted. Review of documents with permitting authorities prior to plan submission assists in achieving reasonable permitting review times and comments. Our final detailed documentation of drawings and specifications produce good bids and few questions from the contractors. The contractors that bid our designs know to expect fairness from us, along with firmness in holding to the specifications.

During construction, our construction specialists will observe the work for any deficiencies. We will communicate to you the results of our site visits and any impacts to the schedule from weather or other events. Our qualifications are matched by our commitment to produce an outstanding project for our clients. Construction administration consists of field visits, shop drawing reviews and providing response to field questions and coordination issues. Including but not limited to:

- Review of submittals including architectural, structural, mechanical, electrical, plumbing and aquatic
- Correspondence with State of Wisconsin and Health Department officials regarding questions during construction
- Perform site visits at appropriate intervals of construction
- Progress reporting to the City
- Issue field reports documenting site conditions and issues
- Perform a punch list at project completion

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- Review aquatic area operating instructions provided by contractor
- Provide consultation during the start-up process
- Coordination with construction contractor and subcontractors
- Assist in resolving disputes

References



Architectural Design Consultants, Inc.

Project: Woodman Aquatic Center, Richland Center, WI

Size: 4,350 SF Bathhouse/Concessions/Operations; two pools, lazy river, splash pad, lounge decks

Completed: 2020

Shane Stibbe
City of Richland Center
450 S. Main Street
Richland Center, WI 53581
608.647.8108

Project: Soaky Mountain Waterpark, Sevierville, TN

Size: 50-acre Outdoor Waterpark with 21 operations/support buildings
Completed: 2020

Frank Powers
Wilderness Hotel and Golf Resort
511 East Adams Street
PO Box 830
Wisconsin Dells, WI 53965
608.253.9729

Project: Multiple New Indoor Waterpark Resorts across the USA

Size: Indoor Waterparks, Hotels, Restaurants, Retail, Family Entertainment Centers
Completed: Many Projects over the past 20 years

Rodney Jones
Vice President of Design and Construction
Great Wolf Resorts, Inc.
525 Junction Road, Suite 6000 S. Tower
Madison, WI 53717
608.662.4755

Project: Indoor Waterpark at Kalahari Resorts, Pocono Manor, PA

Size: 220,000 SF
Completed: 2017

Todd Nelson, President
Kalahari Development, LLC
1305 Kalahari Drive
PO Box 590
Wisconsin Dells, WI 53965
608.254.3750

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Water Technology Inc.

Doug McDaniel, Recreation Director
City of Hobbs Recreation Department
4827 North Lovington Highway
Hobbs, NM 88240
575.397.9293
dmcdaniel@hobbsnm.org



Bill Haugen, Aquatic Supervisor
City of Lynnwood
19100 44th Ave W
Lynnwood, WA 98046
425.670.5511
bhaugen@LynnwoodWA.gov

Jennifer Cunningham, Assistant City Manager
City of Garden City
301 N. 8th Street
Garden City, KS 67846
620.276.1160
jennifer.cunningham@gardencityks.us

Other Information

Our history of great design, meeting schedules and adhering to budgets is exceptional. We will skillfully help you address budget constraints, economic pressures to reduce subsidies and manage input from a whole town of stakeholders.

The biggest asset you will get is our understanding of the modern municipal aquatics facility. We understand all aspects and will share our knowledge base, which will help you make the best decisions. These decisions will save money, make



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efficient functional decisions, increase pool attendance and generate revenue.

Some topics we'll discuss include:

- Site Development – How to cater to drop-offs and bicycles to reduce parking needs, easy chemical delivery, ample shade and a variety of seating.
- Constraints – Including budgets, parking, utilities and the surrounding park context.
- Programs and Profit Centers – Determining the right mix of programs so that every square foot of water can be used. We'll consider lap swimming, water aerobics, group fitness classes, life guard training, swim lessons, important senior programs and rentable options.
- Concession stand economics.
- Building – Give careful consideration to all program elements so as to not oversize the building.
- Smarter Staffing – How to staff the facility efficiently.
- ADA Compliance - How to best incorporate ramps, steps with rails and chair lifts.
- Operation Cost Savings – Efficient energy investments and decisions including variable frequency drives, mechanical equipment that is not oversized, centralized pool equipment, pool covers, filters and the cost of utilities.
- Building Materials – Durable and aesthetic options.
- Turf or Grass for athletic fields
- Skinned or Grass infield
- Press Box
- Concession
- Pavillion
- Storage/Maintenance Building



Appendix

Resumes





William J. Ryan

Executive Vice President / COO - Partner

Education

Madison Area Technical College - Associate Degree - Architecture

Professional Affiliations

WWA - World Waterpark Association

IAAPA - International Association of Amusement Parks & Attractions

Green Council

Construction Professionals of Wisconsin

Industry Leader

Selected as one of the "Power 25" by Aquatics International magazine recognizing him as a leader and innovator in the waterpark resort industry worldwide.

In his role as Executive Vice President, Bill's responsibility is to ensure the firm's success as it relates to operational performance. He provides the ADCI team a support level of management that delivers a quality design process, on schedule and on budget, with its prime focus always on client satisfaction.

As a Project Manager, Bill brings over 35 years of expansive professional experience. Through the course of his career, Bill has also been a carpenter, construction site superintendent, construction project manager/estimator and architectural field administrator. He provided field supervision, estimating and project management for one of Wisconsin's largest general contractors.

Having worked in the construction industry for many years, Bill developed the experience and insight that enables him to develop realistic concept budgets. As ADCI's primary concept budget developer, clients benefit from that deep experience with highly accurate, reliable decision-making information.



David E. Cameron, AIA, NCARB, LEED AP BD+C

Senior Architect - Partner

Education

Kansas State University, Manhattan - Bachelor of Science

- Architecture

Registrations

MN, WI

LEED Accredited Professional

Professional Affiliations

AIA - American Institute of Architects

NCARB - National Council of Architectural Registration Boards

WSA - Wisconsin Society of Architects

Project Experience

Dave's experience spans a broad-spectrum of private and public projects over the past 20+ years, including municipal aquatic facilities, auto dealerships, industrial facilities, medical office buildings, municipal buildings such as police and ambulance stations, public works facilities, retail buildings, banks and financial institutions, public libraries, multi-family housing, restaurants, utility buildings and office buildings.

Dave has managed all aspects of architectural design services from feasibility studies and programming through design and contract administration.

His keen attention to detail, consensus-building skills and fostering of a collaborative process has resulted in successful projects and enthusiastic clients time after time.





Caralyn A. Kirkegaard, NCIDQ, WRID

Senior Interior Designer

Education

Madison Area Technical College, Madison - Associate Degree in Applied Arts - Interior Design
University of Wisconsin, Oshkosh - Business Major

Registrations

Wisconsin Registered Interior Designer

Professional Affiliations

IIDA - International Interior Design Association



Project Experience

Since joining ADCI, Caralyn has made a name for herself with our hospitality clients. She strives to convey a fun yet sophisticated feel into every space she touches. While she tackles every project in every sector with the same enthusiasm, her talent shines brightest in her hospitality work.

Most notably, her work can be recognized on impressive projects such as Kalahari Resorts in Wisconsin and Pennsylvania, Double Cut Restaurant and the Sundara Spa Expansion and Renovation.

She's accustomed to facilitating fast tracked schedules and delivering beautiful interior spaces within constrained budgets. Caralyn has experience in all phases of design ranging from project management to FF&E specification.

With her resourceful approach and relentless commitment to client satisfaction, Caralyn continually executes interior design work that impresses even the most discriminating.

Jon D. Sandeman, AIA, NCARB

Architect / Director of Construction Administration

Education

University of Wisconsin, Milwaukee - Master of Architecture
Oxford School of Architecture - Study Abroad
University of Wisconsin, Milwaukee - Bachelor of Science - Architectural Studies

Registrations

IL, TX, WI

Professional Affiliations

AIA - American Institute of Architects
NCARB - National Council of Architectural Registration Boards
USGBC - US Green Building Council - LEED Green Associate



Project Experience

With 25 years of diverse experience in hospitality, restaurant, educational and theater design, Jon brings critical perspective and acumen to each project. He has overseen construction administration for several resort additions, as well as a new all-season resort. Jon's combination of architectural expertise and construction administration experience provides clients highly-skilled "eyes on the ground" during construction. Jon is a LEED Green Associate, and has successfully guided a project to LEED Silver Certification.

As Director of Construction Administration, Jon provides leadership and work direction to department staff, ensures adherence to processes and procedures, and is responsible for quality management and overall project performance and delivery.

Douglass Whiteaker

President | Principal | Design Lead

Education

Luther College - Bachelor of Arts - Chemistry and Biology

Professional Affiliations

CSI - Construction Specifications Institute

NRPA - National Recreation and Park Association

TEA - Themed Entertainment Association

Project Experience

Douglass G. Whiteaker, President and Principal of Water Technology, Inc., has extensive knowledge and experience in the aquatic industry. He is dedicated to the planning, design, engineering and construction of aquatic facilities, and his engaging personality helps to facilitate a two-way sharing process with our clients. Doug helps the team to understand unique project demographics and public needs which ultimately results in team ownership of the project, producing the ultimate in project excellence. He excels in managing integrated project delivery teams, and his hands-on management abilities energize effective collaboration. Ultimately, his goal is to ensure that the needs and expectations of the client are exceeded.

Doug leads projects of great diversity in size, scope and function including colleges and universities, athletic and wellness centers, YMCAs, community developments, family aquatic centers and waterparks. Renowned for his knowledge of recreational water treatment systems, he provides insight into emerging technologies for pristine water quality. His academic background in biochemistry and decades of practical experience in the design and construction of aquatic facilities proves to be an invaluable resource.



Richard Speake

Concept Designer

Education

Washington University, St. Louis - Architectural Program -
Advanced CAD3D

LaJolla Academy of Advertising Arts - Associate of Applied Arts
- Advertising Communications / Marketing

Registrations

NSPF Certified Pool-Spa Operator

Professional Affiliations

TEA - Themed Entertainment Association

Project Experience

Richard Speake is greatly experienced in graphic design, illustration, multi disciplined CAD design/drafting and technical graphics. With over 14 years experience in the aquatic design industry, his main responsibilities at WTI include preparation and production of highly professional Conceptual Renderings and Presentation Graphics.

Rich is skilled in the use of leading Illustration/Design software, Art Markers, strong hand drawing capabilities and has an eye for design. His impressive aquatic design experience and his ability to make use of all possible resources, coupled with his ability to adapt to the industry's changing needs and trends, are just a few of the reasons that he is able to consistently design unique facilities that best meet the clients needs and vision. Richard is a NSPF Certified Pool/Spa Operator.



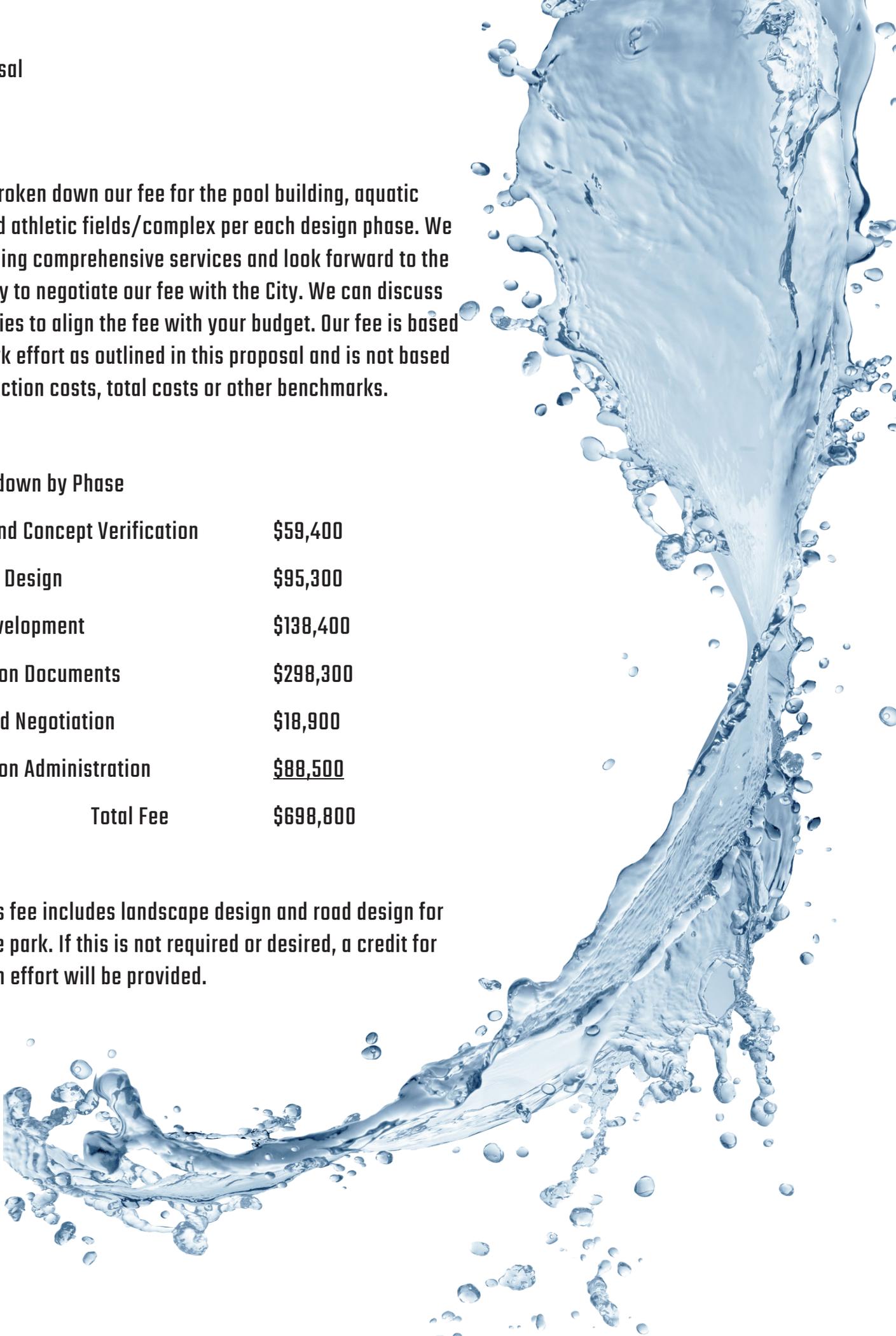
Fee Proposal

We have broken down our fee for the pool building, aquatic center, and athletic fields/complex per each design phase. We are proposing comprehensive services and look forward to the opportunity to negotiate our fee with the City. We can discuss opportunities to align the fee with your budget. Our fee is based on the work effort as outlined in this proposal and is not based on construction costs, total costs or other benchmarks.

Fee Breakdown by Phase

Program and Concept Verification	\$59,400
Schematic Design	\$95,300
Design Development	\$138,400
Construction Documents	\$298,300
Bidding and Negotiation	\$18,900
Construction Administration	<u>\$88,500</u>
Total Fee	\$698,800

NOTE - This fee includes landscape design and road design for the 24 acre park. If this is not required or desired, a credit for that design effort will be provided.





*Thank you for your time reviewing our
proposal.*

*The ADCI | WTI Team looks forward to
working with the City of Evansville to create
a splash-tacular Aquatics Center!*