

VILLAGE OF FOX POINT
MUNICIPAL POOL ADVISORY COMMITTEE
AUGUST 22, 2017

A meeting of the Fox Point Pool Advisory Committee was held in Padway Hall, 7300 N. Santa Monica Blvd., on Tuesday, August 22, 2017 at 7:30 a.m.

Those present included:

Marty Tirado, Chair
Christine Symchych, Vice Chair
Jill Macek
Carrie O'Connor
Vicki O'Neill
Regina Weber
Adam Sturycz

Those not present included:

Jane Frank
Therese Gripentrog

Also present was Assistant Village Manager, Michael Pedersen, Village Manager, Scott Botcher, Director of Public Works Director, Scott Brandmeier and Assistant Director of Public Works, Bill Wojtanowski.

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meetings laws and posted on the official bulletin boards.

Fox Point Municipal Pool Advisory Committee was called to order at 7:35 a.m.

Approval of the Minutes of the May 18, 2017 Municipal Pool Advisory Committee Meeting.

On motion of Committee member Symchych, seconded by Committee member O'Connor and carried unanimously, the Municipal Pool Advisory Committee approved the minutes of the May 18, 2017 meeting.

Presentation from Burbach Aquatics, Inc., on Municipal Pool Project

Roger Schamberger and Joshua Layer from Burbach Aquatics, Inc., were present to discuss services that their organization could provide to the Village during the repair, renovation or replacement of the Fox Point pool. Material that was distributed is attached as **Attachment A**.

Discussion in regards to the current state and options for the future of the Fox Point Municipal Pool.

Scott Brandmeier, Director of Public Works, and Bill Wotjanowski, Assistant Director of Public Works, provided an in depth presentation detailing the existing pool facility, as well as discussed the four different site locations in full detail. Material that was presented and distributed is attached as **Attachment B**.

Adjourn

On motion of Committee member Tirado, seconded by Committee member Weber, and carried unanimously, the Fox Point Municipal Pool Advisory Committee adjourned at 9:43 a.m.

Respectfully Submitted,

Michael Pedersen
Assistant Village Manager



BURBACH AQUATICS, INC.

ARCHITECTS & ENGINEERS

Your Quality Choice for Aquatic Design!



Hartford, Wisconsin - Veterans Memorial Family Aquatic Center

Aquatic Facility Designs For Communities of All Sizes

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www.burbachaquatics.com

About Burbach Aquatics, Inc.

For 38 years, Burbach Aquatics, Inc. (BAI) has provided municipalities with professional design and consulting services for new Aquatic Facilities and also the renovation of existing Aquatic Facilities. BAI strives to continually improve our design and specifications. Our Professional Services matched with better efficiencies in equipment has positioned us a leader in the municipal aquatic industry. BAI's projects often exceed your expectations while maintaining the financial responsibilities of the project budget.



Belvidere Park District Belvidere, Illinois



Waupun, Wisconsin — Waupun Family Aquatic Center



Adel, Iowa — Adel Family Aquatic Center



Albion, Nebraska — Albion Family Aquatic Center



Powell, Wyoming — Powell Aquatic Center



Columbus, Nebraska — Pawnee Plunge Water Park

Available Services

Technical Evaluation of Your Existing Facility

Feasibility / Marketing Studies

New Facility Innovative Aquatic Design

Existing Facility Re-use Design

Green Technology Design

Capital Campaign Support

Successful Referendum Support

Construction Administration Throughout your Project

Assist with Scheduling, Facility Safety, Maintenance and Budget

Commitment to Post-Completion Customer Support

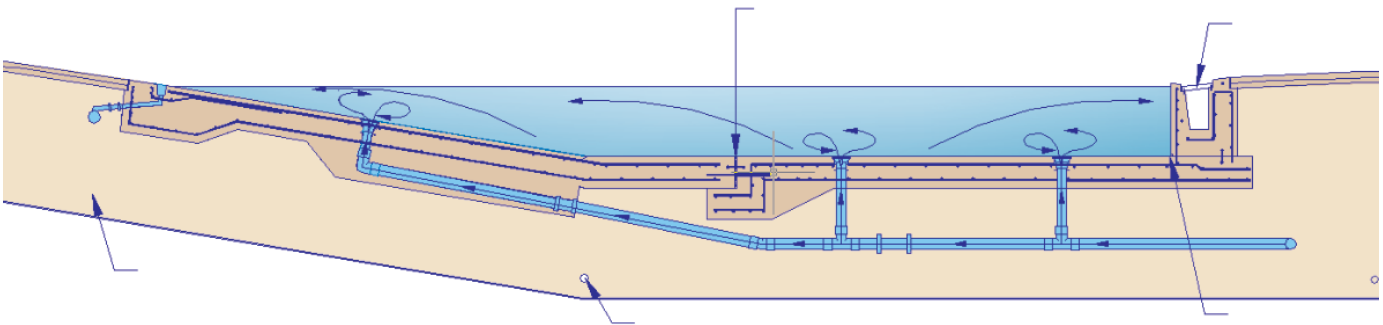
Strength in Design and Planning

Distinct Design Features

Burbach Aquatics, Inc. has many proprietary design features that result in a better overall operational experiences for the Owner.

100% Reverse Flow

This term means that 100% of the water which enters the pool vessel, enters via multiple, strategically placed floor inlets and exits the pool by rolling over the continuous rim of the pool vessel.



50 Year Design Life

This extremely long design life is created by utilizing several time tested engineering techniques. Double mats of steel reinforcing placed in the floors and walls of the pool vessel generate durability and critical mass. The aggregate placed behind the walls and beneath the floor is designed to reduce frost heave potential and drains water away from the pool vessel.



Why Choose Burbach Aquatics, Inc. as your Design Professional?

Impressive Warranty

Our philosophy is to do things right the first time. However, we are acutely aware of some unexpected pitfalls that each project may inevitably experience. Therefore, Burbach Aquatics, Inc. requires a full 2 year warranty on Aquatic Center projects, while the industry standard is only 1 year.



Foresight in Technology

Concern for the environment has led Burbach Aquatics, Inc. to invest heavily in research and development of environmentally green facilities through the use of high efficiency pumps, heaters and HVAC systems. Our facilities are designed to reduce chemical consumption while maintaining safe water quality. On-site chlorine generation, solar power, and geothermal heating are options that further reduce the carbon footprint.

Exceptional Customer Service

The expertise and experience of Burbach Aquatics, Inc. is always available to you. We will provide an experienced project manager to actively assist the contractor and the Owner throughout the Aquatic Center Project. Burbach Aquatics, Inc. provides the Owner with technical support on current regulations and Health Code requirements. At Burbach Aquatics, Inc. we pride ourselves on service before, during and after an Aquatic Center construction project. Burbach Aquatics, Inc. will be available for questions should uncertainties arise. Burbach Aquatics, Inc. is an aquatic engineering firm that works solely for the Owner, with the Owner's interest as our primary concern. We do not enter into additional conflicting relationships with contractors, suppliers or vendors.



Outstanding Experience

The personnel at Burbach Aquatics, Inc. are all highly trained individuals that work together to create award winning facilities. Burbach Aquatics, Inc. has consistently endeavored to produce state-of-the-art aquatic facilities on municipal budgets through all the phases of your project.

Outstanding Service via a 3-Phase Contract

A. Firm of Choice , Serving you from beginning to end of your Project

Phase I—Builds the Project Foundation—fees are back loaded-all Steps may not be needed

Step 1—Technical evaluation of the existing facility. This evaluation provides answers relating to the overall conditions of your facility in 32 different categories. Through this detailed on-site engineering review, we are able to provide you with an opinion of probable cost to repair your current facility to good operating condition.

Step 2—New or renovated facility study. This study addresses many key issues including a scientific formula that sizes your new facility for current and 25 year projected needs. The development of concept drawings, site location, water features, landscape and facility site plan, and operational costs are all addressed in this study.

Step 3—Public Opinion Poll

Step 4—3D conceptual drawings

Step 5—Fund raising—Capital Campaign

Step 6—Referendum support

Step 7—Town Hall meeting / Web Page

Step 8—High Altitude Modeling (H.A.M.)

B. Phase II—Design Development and Construction Document Phase

This phase produces the documents and plans needed for bidding and construction.

Compensation for Basic Services for Design Development and Construction Documents Phase and for all bid alternates shall be a % of the Construction Cost plus Reimbursable Expenses for these. Site survey, measuring and/or verification of existing facilities and soil borings shall be performed as Additional Service.

C. Phase III—Public Bidding and Construction Related Services

1. Project Bidding—very active due to 3-Prime Bidder approach and our Contractor Awareness Program - CAP
2. Construction Administration, Observation, Successful facility opening.

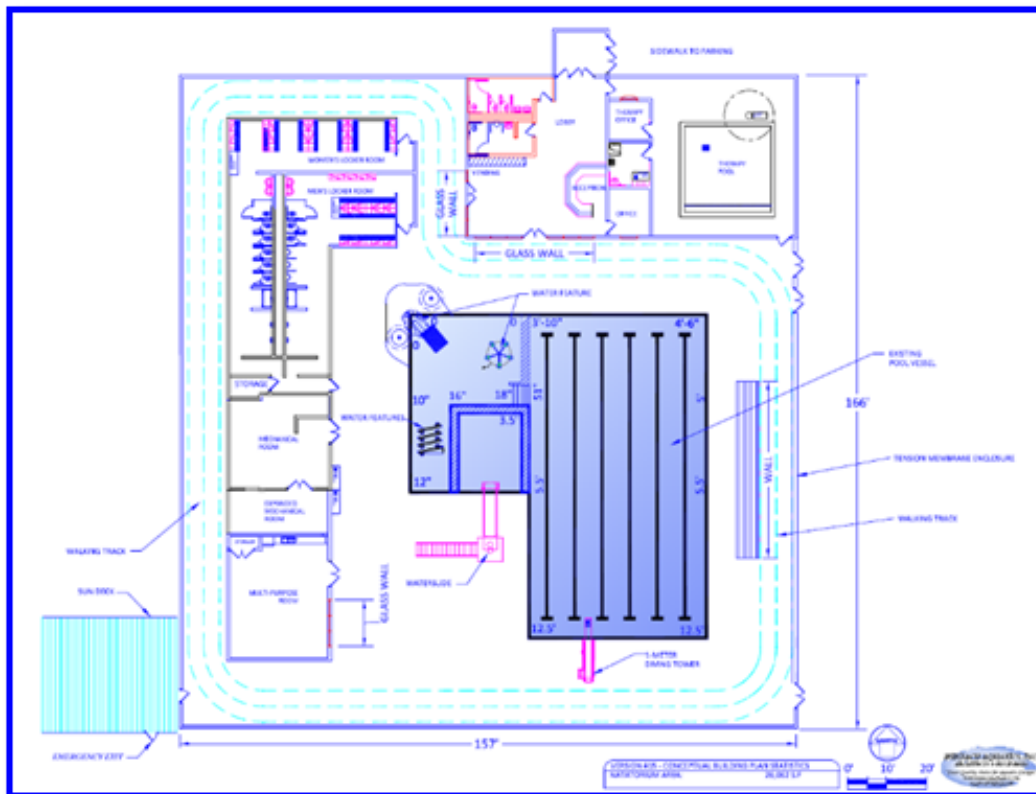
Compensation for Basic Services for Construction Related Services Phase and for all bid alternates shall be a % of the Construction Cost plus Reimbursable Expenses for these Scope of Services.

What is Unique about a Burbach Pool Project

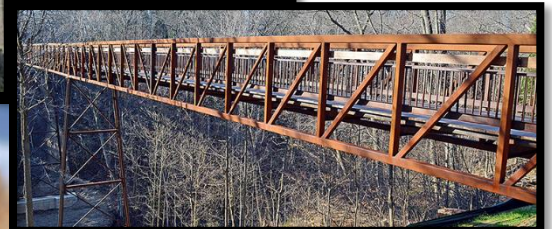
- A. Zonal System Control; copyrighted design
- B. Unique Re-circulation system design– 100% turn over
- C. Gutters, walls, and floors double steel reinforced cast-in-place concrete
- D. Competitive Bidding-3 separate Prime Contracts
- E. Strategic use of Green technology for the past 10 years
- F. On time / On budget
- G. No Failed projects or leaking vessels in 37 years

What is Unique about a Burbach Relationship

- A. Works solely for the owner with complete owner input
- B. 93% of projects constructed by local contractors –keeps local dollars in your Community.
- C. No supplier or vendor relationships-No Commissions or Finder Fees
- D. Programming and Profit Planning support
- E. Operational budget support



**PROPOSAL FOR
THE VILLAGE OF FOX POINT
FOR THE REPAIR, RENOVATION OR REPLACEMENT
OF THE MUNICIPAL SWIMMING POOL
FOX POINT, WISCONSIN
DECEMBER 21, 2016**



COMPANY INFORMATION: BURBACH AQUATICS, INC.
5974 Highway 80 South, P.O. Box 721
Platteville, WI 53818

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Email: baae@centurytel.net
Website: www.burbachaquatics.com

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A) Burbach Aquatics, Inc. by the Numbers

\$15,535,000	Amount of funds raised for Municipal Swimming Pool projects in the last 48 months
\$3,200,000	Burbach Aquatics, Inc.'s largest fund raiser for municipal pool
\$175,000	Largest net yearly profit at a Burbach Aquatics, Inc. pool
9,300+	Conceptual Project Plans Developed
6,755	Number of smiling residents in Fox Point with a new Burbach Aquatics, Inc. Aquatic Center
6,000	Largest daily attendance at a Burbach Aquatics, Inc. - Family Aquatic Center.
600+	Number of Municipal Pools Burbach Aquatics, Inc. has designed
93	Percent of construction contracts awarded to local companies
50	The design life of a Burbach Aquatics, Inc. pool in years
41	Number of Burbach Aquatics, Inc. "green" pool elements
38	Years of continuous Professional Service provided by Burbach Aquatics, Inc.
38	Consecutive pool referendum victories
12	Number of dedicated Burbach Aquatics, Inc. men and women available to help you
7	Days per week that Burbach Aquatics, Inc. is available
3	Phases of Burbach Aquatics, Inc.'s Professional Service
3	Number of prime construction contracts
2	Year labor and material warranty
1	Burbach Aquatics, Inc. provides all services in house, no sub-consultants
0	Failed facilities in 37 years

The above is our executive summary of Burbach Aquatics, Inc.'s impressive history of Professional Service to our Municipal Aquatic Clients throughout the Midwest & Western States.

B) Introduction to Burbach Aquatics, Inc.

Burbach Aquatics, Inc. (BAI) is a qualified professional architectural and engineering firm specializing in the development, design and construction consultation of municipal aquatic center facilities. BAI offers a seamless approach to helping Communities with their aquatic needs. Our clients range from Cities, Villages, Towns, School Districts, Municipal Park and Recreation Departments to self-taxing Park Districts. BAI is currently in their eighteenth generation of family aquatic center design. BAI has completed our 37th year of never having a failed pool vessel. BAI is known for providing rock-solid design of award-winning facilities on municipal budgets.

There are tremendous differences between professional firms. Designing and engineering aquatic facilities is BAI's only business. BAI is a full service Architectural and Engineering firm of close knit individuals including a Professional Aquatic Engineer, Professional Architect, Plan Designers, Project Managers and support staff. This combination of staff all in one firm creates a streamlined approach to your project, providing consistency from project inception through opening day and beyond.

Our specialized service includes:

- Technical Evaluation of Existing Facilities;
- Marketing Feasibility Studies;
- Capital Campaign Support;
- Site Selection;
- Initial Space Programming Development;
- Conceptual Design Services;
- Developing Opinions of Probable Construction Cost;
- Financial Pro forma, Staffing Projections and Attendance Projections;
- Public Opinion Polls and Referendum Support;
- Internet and Web-site Services;
- Design and Preparation of Plans and Specifications engaging and Support of Public Bidding;
- Strong Emphasis on Public Bidding, Project Management, and On-site Observation of the Construction Work as it Progresses.

BAI is keenly aware of how critical our presence is throughout the entire project. It is our goal to provide the highest level of service throughout the project life.

BAI is completely independent of pool suppliers, pool builders, pool contractors and pool equipment manufacturers. Since BAI is not influenced by outside sources, we work solely for the facility Owner and only in their best interest. BAI is one of a handful of firms in the nation that is completely independent. This means we do not benefit from commissions, exclusive equipment specifications or contractor rebates. We offer a very structured approach to helping Communities reach their project goals.

BAI is experienced and sensitive to the municipal political environment that surrounds high profile municipal recreation and aquatic projects. BAI is eminently qualified to provide professional services for projects up to \$25,000,000.00. Our unparalleled selection of amenities, time-tested engineering, heavy-duty steel reinforced concrete, 100% roll-out gutters, our Contractor Awareness Program (C.A.P.) and our Three Prime Contract approach are only a few of the many proprietary features for which our firm is recognized.

“Green” aspects of facilities concern many Owners and their citizens. BAI has foreseen this development and almost 9 years ago designed the first ever, horizontal geo-thermal heating and cooling system for a mid-western municipal natatoriums. Sustainable practices has been part of BAI’s design for these 10+ years also. BAI has also designed facilities to reduce chemical consumption and generate chlorine on-site, which further reduces the carbon footprint. Photovoltaic electric generation, reverse flow recirculation which reduces vacuum requirements by up to 90%, multiple (smaller) recirculation pumps, which reduce chemical & electrical consumption and more.

The combination of our strong aquatic engineering evaluations, detailed feasibility studies, award-winning design service, and input from the client and their public culminates in a package of Professional Services that are beyond compare. Our Scope of Services is grouped in a logical progression and reflects the maturing of a municipal aquatic/recreation project.

C) Sampling of Burbach Aquatics, Inc. Projects - (More samples available upon request)

Vermillion, South Dakota– Prentis Park Municipal Pool

This project consisted of a new multi-purpose zero depth pool with two waterslides, tot slide, lazy river, shade features mechanical building, and bathhouse that included ADA standards.

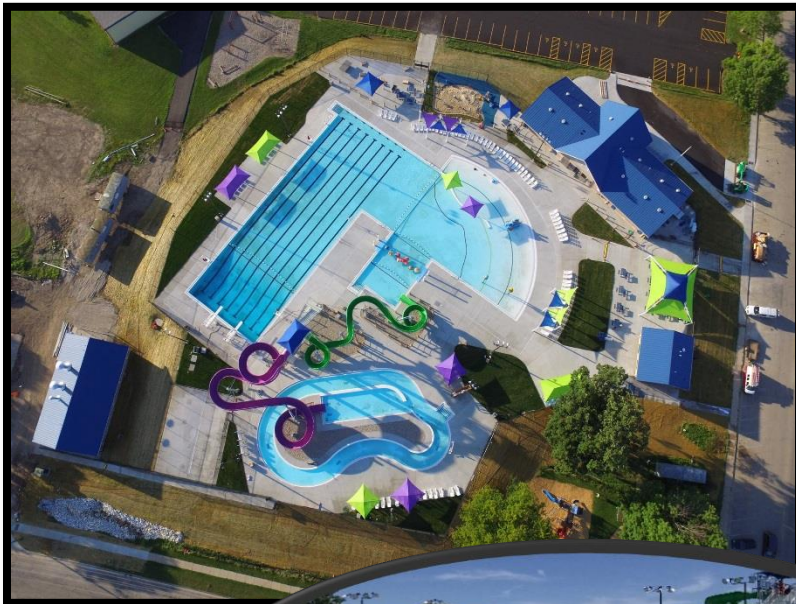
Jim Goblirsch, Director
Park and Recreation
605-677-7081

Completed – Summer 2017

Project Cost: \$4,990,000.00



Hartford, Wisconsin– Veterans Memorial Aquatic Center



This project consisted of a new multi-purpose zero depth pool, 50 meter lap pool, two waterslides, water walk, tot slide, large lazy river, shade features, concession area, mechanical building, and bathhouse that included ADA standards.

Mike Herman, Director
Parks and Recreation
262-670-3731

Completed – July 2016

Project Cost: \$8,973,000.00



Powell, Wyoming-
Family Aquatic Center



All new regional indoor aquatic center that comprised of a zero depth entry pool, waterslides, tot slide, lazy river, heated therapy pool, competition lap lanes, diving board, multi-purpose ADA natatorium and concessions.

Gary Butts, Public Services Manager
307-754-6951

Completed – 2010

Construction Cost: \$9,271,625



Belvidere Park District, Illinois-
Riverside Ice Arena

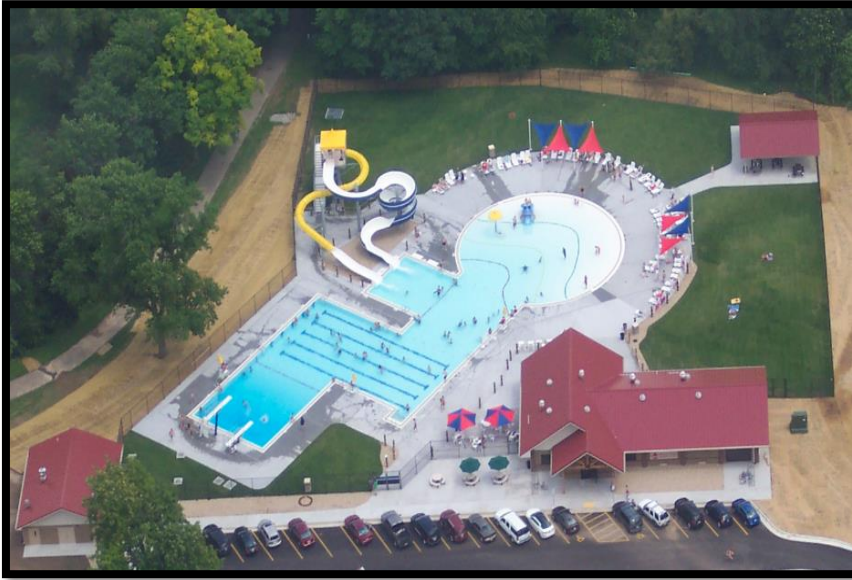
This project consists of a, multi-purpose ADA warming house, concessions, splash pad, chilled regulation hockey rink, parking lot, walking paths and community shelters. This project allows the park to serve the community more months out of the year. Ice can be made at 70 degree air temperature.

Dan Roddewig, Executive Director
815-547-5711

Completed – November 2015

Construction Cost: \$3,564,000.00





Waupun, Wisconsin–
Waupun Family Aquatic Center

This outdoor aquatic center project consists of a zero depth entry pool vessel, competition lanes, waterslides, fish “tot” slide, spray features, two diving boards, shade structures, mechanical building, multi-purpose ADA bathhouse and concessions.

Kyle Clark, Mayor
 920-324-7900

Completed – 2014

Construction Cost: \$4,247,892.00

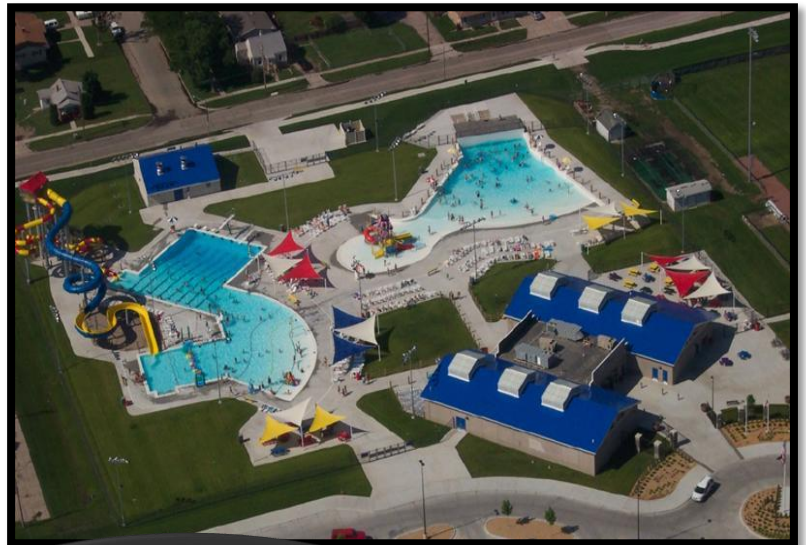
Norfolk, Nebraska–
AquaVenture Aquatics

This project consisted of a new regional outdoor aquatic center with a wave pool, competition pool, water walk, zero depth entry pool, interactive play system, waterslides, shade structures, mechanical building, multi-purpose ADA bathhouse and concessions.

Dennis Smith, City Engineer
 402-884-2020

Completed – 2012

Construction Cost: \$10,120,418.50



**Fremont, Nebraska–
Splash Station**



This project was comprised of a new multi-purpose zero depth pool with two waterslides, wave pool, splash pad, mechanical building, shade structures and new bathhouse that included ADA standards.

Kim Koski, Director Parks & Recreation.
402-727-2810

Completed – 2007

Construction Cost: \$4,690,859.91

**Columbus, Nebraska–
Pawnee Plunge Aquatic Center**

This project consisted of a new regional outdoor aquatic center with a lazy river, expansive zero-depth entry pool, water walk, interactive play system, several large waterslides, shade structures, mechanical building, ADA bathhouse and concessions.

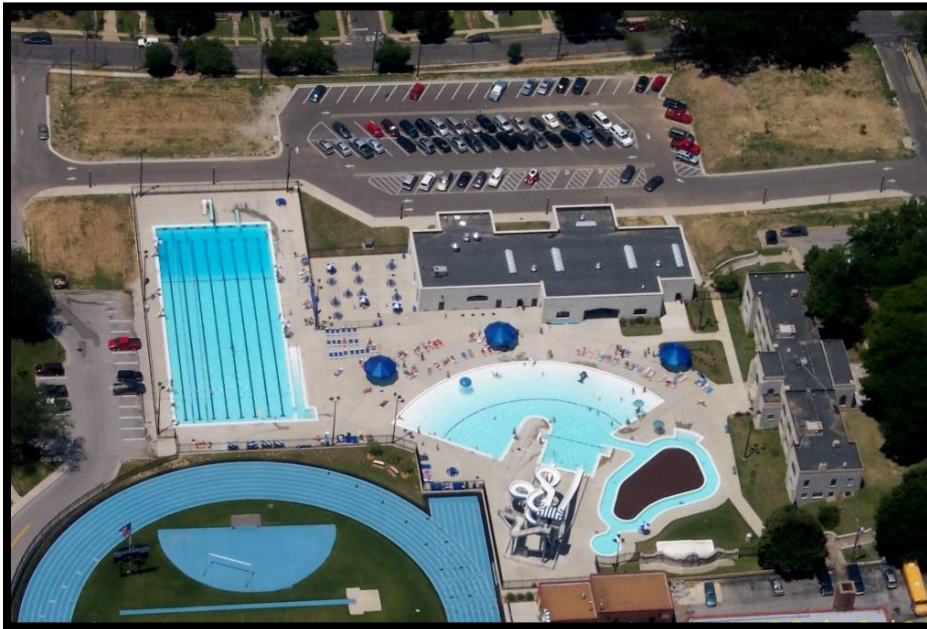
Brook Tomka, Aquatics Director
402-563-3222

Completed – 2006

Construction Cost: \$6,190,750.00



Maplewood, Missouri- Family Aquatic Center



This project was comprised of a new multi-purpose zero depth pool, 50 meter competition pool, lazy river two waterslides, wave pool, splash pad, mechanical building, shade structures and historic remodeled bathhouse that included ADA standards.

Thomas Grellner, Director
Parks and Recreation
314-781-1624

Completed – 2002

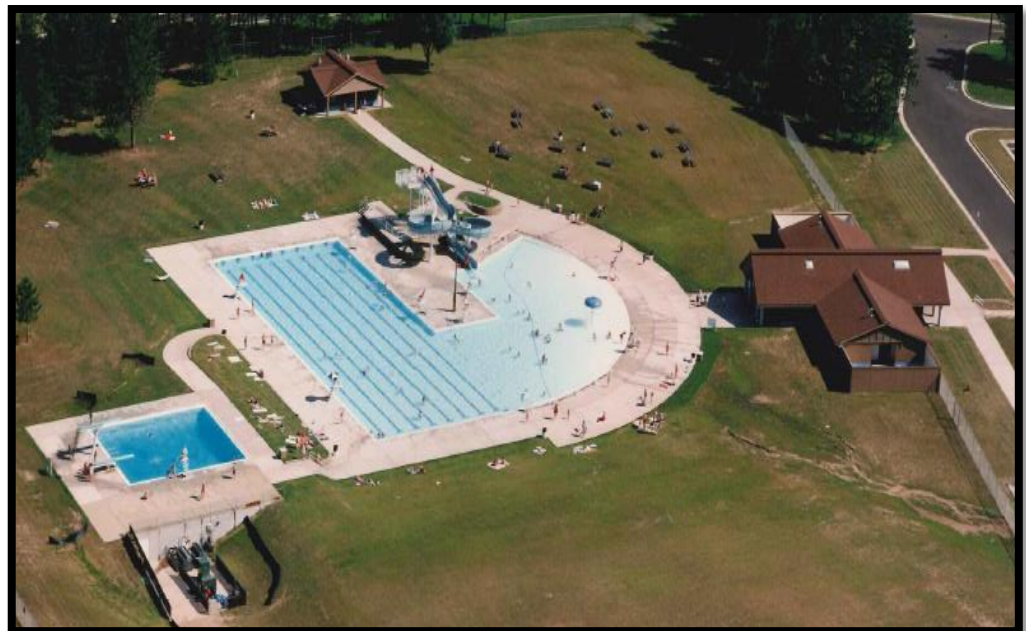
**Construction Cost:
\$7,150,000.00**

Eau Claire, Wisconsin- Fairfax Pool

This project was the State of Wisconsin's first new zero depth municipal swimming pool. The entire facility was new construction.

Phil Fieber, Director
Park and Recreation
715-839-5032

Completed – 1991



**Fort Atkinson, Wisconsin-
Family Aquatic Center**



24 years ago - This project was an all-new facility, which replaced a failed traditional pool. Flood plain and poor soils were design issues that BAI addressed on this project.

Scott Lastusky, Director
Park and Recreation
920-563-7781

Completed - 1992



**Sun Prairie, Wisconsin-
Aquatic Center**

All new regional aquatic facility and one of the largest municipal swimming pools in Wisconsin at the time it was opened.

Lee Igl, Director
Public Works Department
Joe Seltzer – Director
Public Works Department
Scott VanOmmeran
608-837-3050

Completed - 1993





Red Wing, Minnesota– Family Aquatic Center

This challenging project is comprised of a completely new Family Aquatic Center placed on an island, in the Mississippi River. Extensive Geotechnical work was completed. 440 friction pilings were driven to an average depth of 125'. Pool vessel, mechanical building, concessions, bathhouse and all shade structures required a deep foundation. Built above the 500 year flood plain, which proved to be very fortunate, as the 100 year elevation was reached twice in the spring the facility was to open.

Completed - 2001



440 -125' long friction pilings for bathhouse and pool vessel

70,000 cubic yards of free sand elevated site 13'



100 year flood event 2001

Completed facility next to the Mississippi River.

Grinnell, Iowa –
Grinnell Mutual Aquatic Center

This project included a new outdoor aquatic center, lazy river, competition pool, water walk, zero depth entry pool, interactive play system, shade structures, mechanical building, ADA bathhouse and concessions.

Russell Behrens, City Manager
641-236-2666

Completed - 2010

Construction Cost: \$5,303,948.40



Adel, Iowa–
Adel Family Aquatic Center

This project comprised of a new outdoor aquatic center, zero depth entry pool, water walk, splash pad, waterslide, tot slide, shade structures, two diving boards, mechanical building, concessions and ADA bathhouse.

Nick Schenck, Director
Park and Recreation
515-993-4525, Ext. 15

Completed - 2014

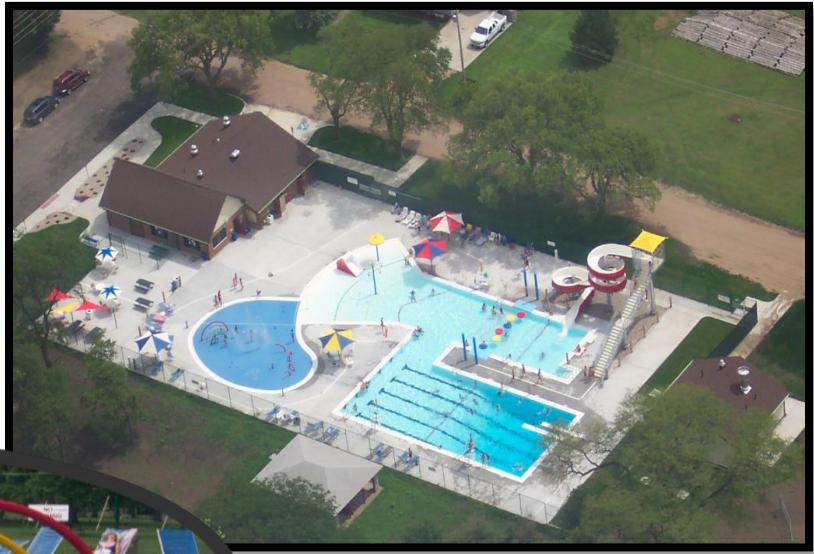
Construction Cost: \$4,356,480



Albion, Nebraska–
Albion Family Aquatic Center

This project comprised of a new outdoor aquatic center, zero depth entry pool, splash pad, water walk, tot slide, spray features, waterslide, shade structures, two diving boards, mechanical building, concessions and ADA bathhouse.

Andrew Devine, City Administrator
402-395-2428



Completed – 2014

Construction Cost: \$3,415,422.00



Lusk, Wyoming–
Tiger Plunger

This facility has become a source of “community pride” for 1,400 residents in rural Wyoming. The facility includes an outdoor aquatic center with zero depth entry pool, waterslide, tiger tot slide, spray features, diving board, shade structures, mechanical building, multi-purpose ADA bathhouse and concessions.

Patricia Smith, Mayor
307-334-3612

Completed – 2014

Construction Cost: \$3,051,183.00



D) References and Referrals- Burbach Aquatics, Inc.

Service Provided	Client	Service Provided	Client
1990 to 1993	<u>Fort Atkinson, Wisconsin</u> Scott Lastusky, P & R Director 30 N. Water Street – West Fort Atkinson, Wisconsin 53538 920-563-7781 (O) 920-563-7776 (F) Email: parksandrec@fortatkinsonwi.net	2013 to Present	<u>City of Hartford, Wisconsin</u> Mike Hermann, P & R Director 109 North Main Street Hartford, Wisconsin 53027 262-670-3731 (O) 262-673-8303 (F) Email: mikeh@ci.hartford.wi.us
2014 to Present	<u>City of Vermillion, South Dakota</u> Jim Prescott, City Manager 25 Center Street Vermillion, South Dakota 57069 605-677-7050 (O) 605-677-5461 (F) Email: johnp@cityofvermillion.com	2003 to Present	<u>City of Norfolk, Nebraska</u> Dennis Smith, City Engineer 309 North 5 th Street Norfolk, Nebraska 68701 402-844-2003 (O) 402-844-2001 (F) Email: dsmith@ci.norfolk.ne.us
2010 to 2014	<u>City of Waupun, Wisconsin</u> Kyle Clark, Mayor 201 East Main Street Waupun, Wisconsin 53963 920-324-7900 (O) 920-324-7939 (F) Email: kyle@cityofwaupun.org	2011 to Present	<u>City of Albion, Nebraska</u> Andrew Devine, City Administrator 420 W. Market Street Albion, Nebraska 68620 402-395-2428 (O) 402-395-6723 (F) Email: cityofalbion@frontiernet.net
2004 to 2011	<u>City of Grinnell, Iowa</u> Russell Behrens, City Manager 927 4 th Avenue Grinnell, Iowa 50112-2043 641-236-2666 (O) 641-236-2626 (F) Email: citymanager@grinnelliowa.gov	2012 to 2015	<u>City of Adel, Iowa</u> Nick Schenck, P & R Director 301 South 10 th Street Adel, Iowa 50003 515-993-4525 (O) 515-993-4527 (F) Email: jerry@bmtc.net
2008 to 2011	<u>City of Powell, Wyoming</u> Gary Butts, Public Service Manager 270 North Clark Street Powell, Wyoming 82435 307-754-6951 (O) 307-754-5385 (F) Email: gbutts@cityofpowell.com	2012 to Present	<u>City of Lusk, Wyoming</u> Patricia Smith, City Mayor 201 East 3 rd Street Lusk, Wyoming 82729 307-334-3612 (O) 307-334-2154 (F) Email: patsmith829@msn.co

CHAPTER 2 – Burbach Aquatics, Inc.'s Team for Your Project

A.) Meet the Team

The principal team members are David Burbach, President; Fred Matthias, AIA; Andy Pennekamp, P.E.; Jeffrey Eastman, Carol Tracy and Roger Schamberger. Mr. Burbach would serve as your lead contact person in all phases of the Project and would be responsible for overall coordination of our professional service; Mr. Burbach would also serve as the lead Aquatics Professional (Registered P.E. State of Wisconsin) with assistance from Mr. Pennekamp, (Registered P.E. State of Wisconsin) Mr. Matthias would serve as the lead Architect (Registered Wisconsin Architect). Mr. Eastman would serve as your Project Manager. Ms. Tracy would serve as the lead on all documents, timelines and scheduling. Mr. Schamberger would serve as concession/food service lead and assist with programming evaluation, space needs and project schedules. Our Team's resumes and roles in your project are as follows.

These are six of the key personnel from Burbach Aquatics, Inc. (BAI) which will be involved in your project along with support from our technical and staff personnel. The personnel at BAI are all highly trained and work well together as a project team. BAI has consistently endeavored to produce State-of-the-art aquatic facilities on municipal budgets.



The above Team Members were involved in the projects listed above, which include: Vermillion, South Dakota; Hartford, Wisconsin; Beresford, South Dakota; Casper, Wyoming, Sundance, Wyoming; Belvidere, Illinois; Powell, Wyoming; Waupun, Wisconsin; Grinnell, Iowa; Fremont, Nebraska; Columbus, Nebraska; Albion, Nebraska; Adel, Iowa; Independence, Iowa; Lusk, Wyoming, and many more.

B.) Department of Public Health Registration

David F. Burbach, P.E. goes above and beyond the typical requirements of most Professional Engineers by completing all testing, continuing education, certification and has had community's referred to BAI by the Wisconsin Department of Public Health. BAI has helped many communities with horrific pool structural & mechanical issues. As a leading Professional in the aquatic industry, Mr. Burbach is included in the prestigious Who's Who in Aquatics. BAI will deliver this experience & professionalism to Fox Point.

C.) Key Personnel Resumes

David F. Burbach – President and Director of Aquatic Recreation Services

Work Experience: Mr. Burbach is a registered civil, mechanical and electrical Professional Engineer in numerous states. Mr. Burbach's previous employers include: the Minnesota Department of Transportation; the Chicago-based engineering firm of Westenhoff and Novik; the Village of Hanover Park, Illinois; the Village of Barrington, Illinois; and has been self-employed as a municipal civil, mechanical and electrical consulting engineer for 38 years. Mr. Burbach has been planning and designing recreation assets for 40 years.



Education: Bachelor of Science in Civil Engineering from the University of Wisconsin- Platteville and many continuing education programs.

Professional Licenses & Affiliations: Registered Professional Engineer: State of Wisconsin # 15457-006; State of Iowa #15994; State of Wyoming P.E. #11359; State of Minnesota #20184; State of Illinois #062-03595; State of South Dakota #12320; State of Nebraska #E-8253; State of Missouri #30147; State of Kansas #18501; State of Oklahoma #27794; Registered Land Surveyor #2019-008 in Wisconsin; Certified Wisconsin Building Inspector; Master Morphological Evaluator (soils); 3 terms elected County Surveyor of Grant County, Wisconsin; Member of Wisconsin Parks and Recreation Association; League of Wisconsin Municipalities; Iowa League of Cities; Iowa Parks and Recreation Association; Member of Minnesota Recreation and Parks Association; Minnesota Municipal League; Colorado Parks and Recreation Association; Illinois Park and Recreation Association; Missouri Parks and Recreation Association; Nebraska Recreation and Parks Association; Nebraska League of Municipalities; National Public Works Association; Platteville, Wisconsin Chamber of Commerce; invited to sit on the American Society of Testing Materials (ASTM) Committee F08 to develop standards for athletic facilities.

Role: Director of Aquatic Services; Senior Engineer - Serve as your Project Engineer. Duties to include site evaluation; data analysis; calculations of aquatic needs; issuing press releases and media interviews; develop Opinions of Construction Costs; Design of pool/buildings; mechanical system designs; electrical design; site layout design; specification writing; Code reviews; Construction administration and on-site observation of work in progress.

Fred T. Matthias, A.I.A. – Lead Architect

Work Experience: Mr. Matthias has extensive experience in all aspects of Architectural design including project management and design, bathhouse, mechanical building, restaurant and concession layout and design, development and production of construction documents. Mr. Matthias has designed for prestigious firms including: Bergheim, Kahn & Lozano Architect, Ltd., Chicago, Illinois where he designed and construction-managed 17 Chicago Board of Education Rehabilitation School Projects; McDonald's Corporation, Boston, Massachusetts and Oak Brook, Illinois where he participated in restaurant design, construction management, supervision of construction management for McDonald Restaurants and became the Corporate Vice President of Restaurant Design responsible for over 800 construction documents per year; Infinity Dzines, Inc. as the firm's Vice President; architectural consultant providing services throughout his career.



Education: Bachelor of Architecture in Design from the University of Illinois.

Professional Licenses & Affiliations: Member of A.I.A (American Institute of Architects); Member of N.C.A.R.B. (National Council Architecture Registration Board); Registered Professional Architect in 48 states including Wisconsin (Registration #3029-011).

Role: Lead Design Professional - Will be responsible for the conceptual design; development space needs; and all design elements of the project.

Andy L. Pennekamp – Senior Plan Engineer

Work Experience: Mr. Pennekamp has a broad range of job experience with previous employers including industrial design and engineering with John Deere and Company, Dubuque, Works; surveying and civil engineering with Austin Consulting Engineering; Industrial and process engineering with Karavan Trailers. Mr. Pennekamp has worked for BAI for 10 years designing municipal pool projects.

Education: Bachelor of Science in Industrial Engineering, minor in Computer Science, Business and French from the University of Wisconsin – Platteville.



Professional Licenses & Affiliations: Registered Professional Engineer: State of Wisconsin # 44257-6; Institute of Industrial Engineering; Society of Manufacturing Engineers.

Role: Senior Plan Engineer - Will be responsible for the preparation of conceptual and final plan documents from the beginning stages of design all the way through to completion of the bid and construction plan set.

Carol L. Tracy – Office Project Manager

Work Experience: Ms. Tracy has a broad range of work experience in various levels of leadership and management positions with substantial knowledge in customer and public service. Ms. Tracy's previous employers included The Plasma Center, Dubuque Iowa (Quality Operation Director); Midwest Motor Sports (Office Manager) and Woodward Printing (Special Account Manager). Ms. Tracy has worked for BAI for over 10 years.

Education: Office Administration Degree – Northeast Iowa Community College.

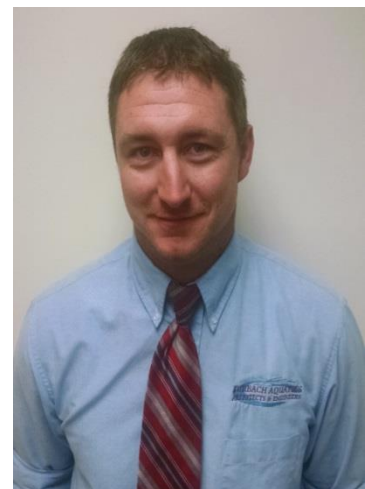
Professional Licenses & Affiliations: Certified American Red Cross Instructor-CPR, AED; Certified Lifeguard Management; Licensed/Certified Phlebotomists Instructor; Licensed/Certified Plasma Processor; Past Board Member of the International Plasma Products Industry Association (IPPIA).



Role: Office Project Manager – Is responsible for the coordination of Contract Documents. Serve as an assistant to the Engineer and Project Manager; will assist with programming conceptual development, programming reviews, Capital Campaign case statements, time schedule and project summary.

Jeffrey Eastman – Project Manager

Work Experience: Mr. Eastman has had a broad range of construction work experience with previous employers including: Wick Building Corporation (8 years), and was a partner in a Commercial/Agricultural/Residential Construction company in Southwest Wisconsin for 9 years. Mr. Eastman was involved in 100's of different construction projects and was responsible for all facets of the projects including: design, site/soil inspection, sub-contractor relations, quality control, material inspections, cost control, construction, construction management, client relations, final completion and warranty implementation.



Role: Project Manager - Will serve as your project manager and will assist with programming, conceptual development, programming reviews, time schedule, project summary, onsite observation of work in progress and conduct progress meetings.

Roger L. Schamberger, AFO, FSST – Business Development Director, Food Court Specialist

Work Experience: Mr. Schamberger has worked for previous employers in various levels of marketing and has an extensive knowledge of customer service, public service, and governmental procedures. Mr. Schamberger served four (6 year) terms as commissioner on a local park district board in Illinois, has served two terms as the Chamber of Commerce President, and has been recognized by the Mason's as a community builder of the year. He has also been actively involved in recreational and leisure activities development, land acquisition for recreational use; and recreational trail development and community planning for the past 35 years. Mr. Schamberger has been the project coordinator on numerous large-scale community projects and has received recognition three times, by the Governor of Illinois, for Volunteerism in the "Hometown Awards Program".



Education: Highland Community College.

Professional Licenses & Affiliations: Member of National Recreation & Park Association; President Emeritus of North West Illinois Association for Parks Recreation; Member of the Lena, Illinois Business and Professional Association; President Emeritus of the Illinois Paddling Council; Member of Prairie State Canoeists; Lifetime member as a (JCI) Jaycees International Senator; Co-Chair of Committee to build a 43,850 sq. ft. Multi-Generational Center; Project Coordinator for 1873 Lena Depot – Trailhead, Working Depot & Recreation Trailhead Project; Certified Aquatics Facility Operator, (AFO) by the NRPA; Past President of the Lena Business and Professional Association; Past Board of Directors of L.A.S.E.R.; Executive Board of North West Illinois Trails Foundation; Executive Board of the Friends of the Pecatonica River Foundation; Board of Directors of North West Illinois Association for Parks Recreation (8-terms); Charter President of the Lena-Winslow Jaycees; Former Commissioner and Executive Secretary of Lena Community Park District, Lena, Illinois (4 terms - 24 years); Licensed Food Service Sanitation Tech. in Illinois; Past Board Member of the Comprehensive Health Planning Board of Northwest Illinois.

Role: Licensed Concessions & Food Specialist; Director of Marketing - Is responsible for the coordination of study data; natant demand data collection and documentation; demographic analysis; communication liaison for final marketing analysis; administration of public opinion sampling; press release preparation; concession menu preparation and equipment specifications; and concession layout and design development.

D.) Organizational Chart for the Village of Fox Point, Wisconsin

Organizational Chart for the Village of Fox Point, Wisconsin			
Team Members	Phase I	Phase II	Phase III
David F. Burbach, P.E.	X	X	X
Fred Matthias, AIA	X	X	X
Andrew Pennekamp, P.E.	X	X	X
Carol L. Tracy	X	X	X
Roger Schamberger	X	X	
Jeffery Eastman	X	X	X

CHAPTER 3 – Our Understanding and Approach of Your Project

A.) Understanding

BAI believes that our Professional Services are well suited for the proposed Village of Fox Point - Aquatic Center Project. It is BAI's understanding that the Village of Fox Point is desirous of determining the structural, mechanical, electrical, and operational condition of your existing outdoor swimming pool, plus any code compliance issues. The data from the Technical Evaluation (PI, S #1) will help the Village by creating an informed pathway for the concept development within the Feasibility Study (PI, S #2). Both of which will help fulfill the aquatic expectations of your 6,755 village residents.

BAI has an extensive Feasibility Study program that engages the community, elected and appointed officials throughout the concept development process. The end results will be a facility that ignites aquatic enjoyment for citizens of all ages. The proposed facility is developed to fit within a construction and operational budget that is endorsed by community officials.

BAI has provided Feasibility Studies for all of our projects to determine size, opinion of probable construction and operating costs, staffing needs, utility costs, chemical costs, and food & beverage costs and so on. BAI's Phase I, Step #2 – Feasibility Study provides the project concept, Opinion of Probable Construction Cost, Operating Cost and a lot more. Please note the full description for these services listed within this proposal.

BAI offers a very structured approach to helping Communities reach their project goals and protect the Municipal Corporations best interests. BAI is experienced and sensitive to the municipal political environment that surrounds high profile municipal recreation and aquatic projects.

B.) Scope of Service as Project Matures

For the convenience of the Village of Fox Point, listed below is a review of all phases & steps of work involved in creating and completing a successful municipal aquatic & public use facility. Burbach Aquatics, Inc. current work load will allow us to carry on this project with continuity and timeliness.

Phase II is the actual Designing and Engineering of the facility. This phase produces the documents and plans needed for bidding and construction of the facility.

Phase III is the Project Bidding and Construction Administration/Observation of the facility. Burbach Aquatics, Inc. is keenly aware of how critical our level of service is. Our Project Manager's presence through progress meetings and critical observations is administered very effectively, creating a team effect between the Village Board, Village Administration & Staff, Pool Committee and the professional staff of Burbach Aquatics, Inc.

C.) Burbach Aquatics, Inc. - Our Approach:

Our proposal is for three Phases of Professional Service. Mr. Burbach included a very key component in our business plan. This required the same firm that performed the study and made the cost projections, to live with those projections as the project moves into design and public bidding. He also realized that most communities do not have large amounts of discretionary funds to be spent on studying a project which may not be constructed. Therefore, when he established BAI, he developed a three Phase contract in which BAI created the feasibility studies at a very nominal fee and therefore at a very low financial risk to our clients. This feature is quite often the deciding point that our new clients prefer and some demand.

Burbach Aquatics, Inc. has a systematic approach that is divided into 3 service phases. This first Phase is the Feasibility/Marketing Study. This is made up of eight different Steps. Due to differing conditions from Community to Community, all steps are seldom needed. This phase builds the project foundation. Facilities being considered for repair, renovation or rehabilitation would start with Step #1, which is the Technical Evaluation of an Existing Facility. For the Village of Fox Point, BAI suggests that our services would begin with Phase I, Step #1.

Step #1 is the Technical Evaluation of your existing facility. In all, data from 32 major categories of your swimming pool complex is reviewed for condition & code compliance. This study will develop a project foundation as to what can be repaired, renovated or should be replaced. Depending upon the findings, opinion of probable construction cost, Step #2 is the Development of costs, concepts, etc. for Renovation or New Construction. This is the second Step that the City would consider for their Aquatic Facility project. This study encompasses many key issues including a scientific formula that sizes your new facility for current and 25 year projected needs. The development of the initial space program, conceptual design drawings, site, traffic and work flows, water features,

landscape and facility layout, proposed construction costs, facility and operational costs are all addressed in this Step.

Step #3 is the Public Opinion Poll. Step #4 is the three dimensional (3D) Conceptual Drawings. Step #5 is the Fund Raising. Step #6 is the Referendum Support. Step #7 is the Town Hall Meeting - Web Page. Step #8 is the High Altitude Modeling or (H.A.M.). Burbach Aquatics, Inc. has created these optional steps to provide a completely unique and specifically tailored approach to each client and their needs.

The 2nd phase is the actual Designing and Engineering of the facility or Burbach Aquatics, Inc.'s Phase II. This phase produces the documents and plans needed for bidding and construction of the facility.

The 3rd phase is the Project Bidding and Construction Administration/Observation of the facility or Burbach Aquatics, Inc.'s Phase III. Burbach Aquatics, Inc. is keenly aware of how critical our level of service is. Our Project Manager's presence through progress meetings and critical observations is administered very effectively, creating a team effect between the Village of Fox Point – Village Board, Village Administration & Staff, Pool Committee, the community and the professional staff of Burbach Aquatics, Inc.

D.) Scope of Services for the Village of Fox Point

FEASIBILITY/MARKETING STUDY - Burbach Aquatics, Inc. feasibility studies are broken down into eight typical Steps of which 7 are Optional.

Phase I, Step #1 – Technical Evaluation of Existing Facility – (Recommended)

General: Professional service for Step #1 is centered on an evaluation and the development of scope and cost to renovate the existing facility to a state of good repair and Code compliance. In our evaluation process we will break each facility into 32 different categories, all of which will be responded to in the following manner:

1. Perform an on-site engineering review (technical evaluation) of the aquatic facility; catalog significant Health Code noncompliance issues and significant Americans with Disabilities (ADA) noncompliance issues;
2. Perform a technical evaluation of the existing facility to determine which elements, if any, could be reused or incorporated into the renovation of the facility; catalog facility elements which will need to be restored to a good state of repair;
3. Develop scope of construction necessary to restore the facility to good repair and meet significant Health and ADA Code requirements; and submit final recommendations for pool shell, surge area, piping systems,

filter system, recirculation pump, chemical system, pool heater, deck equipment, sanitary facilities, bathhouse area, bathhouse roofs, potable water system, process piping system, mechanical, electrical, etc.;

4. Develop opinions of probable construction cost to complete the recommended scope of construction for each of the above listed facility elements;

5. Make overall final summary recommendations regarding feasibility of renovation and/or repair and/or replacement of the facility's major elements;

6. Provide a timetable for the implementation of the recommendation of this Step, from beginning through construction and the occupancy of the renovated and/or repaired and/or replaced facility by the Owner;

7. Six copies of the Step #1 report are included in Basic Service;

8. A total of three trips are included in Basic Service. The trip schedule* for this Step is as follows:

- 1) Initial site visit to collect data;
- 2) Second site visit to collect data;
- 3) Meeting with Owner to review the final Step #1 report.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

Compensation for basic services for Phase I-Step #1 is a stipulated amount of \$2,450.00, plus reimbursables.

Phase I, Step #2 - Develop New Construction Program (New and/or renovated facilities)

General: Professional service for Step #2 focus on an evaluation of proposed sites; determination of optimum size; determination of the Community's aquatic programming needs; probable construction and operating costs; determination of the design of an aquatic facility to best meet the Community's needs and establishment of project concepts.

1. Perform an on-site technical analysis of three sites (if relocation is being considered) as part of Basic Service. The sites for the placement of a new aquatic facility are to be selected by the Owner. Burbach Aquatics, Inc. will prepare a rating table showing the numerical rating of each site. Our firm has developed rigid technical review requirements in which 18 categories of analyses are provided for each site, including field check of elevations and existing utilities, effect on surrounding neighbors, traffic patterns, accessibility for the users, etc.;

2. Review present and future projections of the Community's demographics;

3. Perform a marketing study including on-site evaluation of surrounding communities' aquatic facilities highlighting their relative strengths and programming;

4. Analyze recent swimming pool usage data provided by the Owner, analyzing demand for aquatics in the Community;

5. Review the Owner's existing and proposed programming to determine optimum programming needs and define which type of aquatic facility can best handle those needs. Develop a system wide approach to meeting the Community's aquatic needs for Owners with multiple aquatic facilities. Burbach Aquatics, Inc. will present a foam board presentation to the Owner illustrating different types of facilities and their respective uses;

6. From the above data, a detailed natant demand analysis will be completed, which will be used to determine the size of the proposed pool vessels. This demand will be calculated to meet the Community's present needs while, a second demand will be calculated, based on supplied demographics, for the next 25 years;

7. A conceptual plan of the proposed facilities will be developed based on the above data. Preparation of three versions of the conceptual plan of aquatic and recreation facilities is included in Basic Service. Conceptual plans will include a bathhouse or natatorium, pools including support areas (site amenities and other assets as appropriate);

8. Burbach Aquatics, Inc. will conduct up to three review and comment sessions with the Owner and interested Community groups to review the proposed conceptual plans and their associated programming, receiving Community input in the development of the final conceptual plan;

9. Burbach Aquatics, Inc. will evaluate and incorporate Owner and Community comments into the final conceptual plan. Individual components of the proposed facility will be analyzed taking into consideration issues such as maintenance, probable operating cost impacts, impact on the quality of the aquatic environment and serviceability;

10. Burbach Aquatics, Inc. will provide opinions of probable construction costs based on recommendations for the pool shells, surge tanks, piping systems, filter systems, recirculation pumps, chemical systems, pool heaters, wading pools, deck equipment, sanitary facilities, site amenities, bathhouses, mechanical buildings, and other project elements for a total of 32 categories;

11. Prepare overall final recommendations regarding the type and size of facilities, extent to which existing site facilities can be reused, location, demolition, phasing, etc;

12. Six copies of the Step #2 report and the labor to prepare two foam boards are included in Basic Service;

13. Present findings to the Owner for review and approval;

14. A total of seven trips are included in Basic Service. The trip schedule* for this Step is as follows:

- 1) Site visit to collect data for site ratings
- 2) On-site evaluation of surrounding competing facilities to collect data
- 3) Meet with Owner to review programming and conduct information meeting illustrating different types of facilities and their respective uses
- 4) Meet with Owner to review the natant demand analysis and conceptual plans
- 5) Conduct review sessions with Community groups
- 6) Meet with Owner to review final conceptual plans and opinions of probable construction and operating costs
- 7) Meet with Owner to review the final Step #2 report

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

Compensation for basic services for Phase I-Step #2 is a stipulated amount of \$2,675.00, plus reimbursables.

Phase I, Step #3 – Public Opinion Poll - Optional

1. The purpose of this step is to develop and conduct a scientific public opinion poll to ascertain Community support for a proposed project, expectations, perceived needs and the desired level of service for the Repair, Renovation or New Construction of an aquatic facility in the Village of Fox Point;

2. Six copies of the Step #3 report are included in Basic Service;

3. A total of two trips are included in Basic Service. The trip schedule* for this Step is as follows:

- 1) Meet with Owner to review and present final questionnaire for approval;
- 2) Meet with Owner to review the final Step #3 report.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

Compensation for basic services for Phase I-Step #3 is stipulated amount of \$4,100.00, plus reimbursables.

Phase I, Step #4 – Artist Rendering - Optional

1. Burbach Aquatics, Inc. will work with an artist to prepare an artist rendering (3D perspective) of the chosen facility concept. An artist rendering can be very useful when explaining such a project to the electorate. A perspective drawing helps some people to better visualize the project;

2. One artist's rendering of approximately 20" x 30" (size depends on artist) with one reduced copy of said rendering are included in Basic Service;

3. A total of two trips are included in Basic Service. The trip schedule* for this Step is as follows:

- 1) Meet with Artist to orientate and discuss site plan;
- 2) Meet with Artist after line drawing completed, prior to fill in of rendering.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

Compensation for basic services for Phase I-Step #4 is a stipulated amount of \$3,350.00, plus reimbursables.

Note: (2-D-Rendering) is included in the Scope of Service for Step #2.

Phase I, Step #5 – Fund Raising - Optional

1. Provide guidelines for selection of a Capital Campaign Cabinet to carry our significant fund raising to pay for a portion of the proposed project;

2. One foam board highlighting the conceptual site plan with leaders to proposed features orientated toward fund raising;

3. Meet with Owner to review goals and timeline for a Capital Campaign, also review selection process of campaign cabinet members;

4. Attend a kick-off meeting orientating potential cabinet members to the process, scope of project and their role in funding of the proposed project;

5. Meet with the established Capital Campaign Cabinet for the purpose of developing contact teams, potential donors and develop Capital Campaign literature;

A total of three trips are included in Basic Service. The trip schedule* for this Step is as described above.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

Compensation for Basic Services for Phase I-Step #5 is a stipulated amount of \$5,800.00, plus reimbursables.

Phase I, Step #6 - Referendum Support - Optional

1. Attend three meetings as part of Basic Service, with Owner to discuss strategy, need for the project, data to support the use and type of facility which the Owner has chosen and develop a question and answer sheet for this project;
2. Burbach Aquatics, Inc. will provide the labor to prepare three 2' x 3' foam boards as part of Basic Service, showing the colored site plan of the proposed facility along with leaders running to pictures of various components of the proposed facility. These visual aids can be displayed in public areas such as the library or in the post office;
3. On the same days as the above-mentioned 3 meetings, Burbach Aquatics, Inc. will make public presentations describing the project to various Community groups or interested parties such as financial institutions;
4. A total of four trips are included in Basic Service. The trip schedule* for this Step is as follows:
(1- 4) Meetings with the Owner and Community groups.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.
Compensation for Basic Services for Phase I-Step #6 is a stipulated amount of \$2,650.00, plus reimbursables.

Phase I, Step #7 - Town Hall Meeting - Web Page - Optional

1. Burbach Aquatics, Inc. will create a Web Page specifically for your proposed facility. This web site will be accessible through our web site home page, by way of a HOT LINK, to your specific project. No meetings are included in the Basic Service;
2. Prepare one colored site plan as part of Basic Service, of the proposed facility along with leaders running to pictures of various components of the proposed facility. These visual aids will help communicate your project to members of your Community;
3. Key information will be available. An additional E-mail question & answer section will be developed with answers from Burbach Aquatics, Inc. or municipal officials following each question;
4. Burbach Aquatics, Inc. will conduct a Town Hall Meeting, arranged in advance with the Owner, for the purpose of communicating all aspects of the project to the Community;
5. There are no trips included in the Basic Service.

Compensation for Basic Services Phase I-Step #7 is a stipulated amount of \$2,950.00, plus reimbursables.

Phase I, Step #8 - High Altitude Modeling (H.A.M.) – Optional

1. Burbach Aquatics, Inc. will create one electronic birds-eye view of your proposed project as part of Basic Service. Your site will be shown with a scaled version of your proposed swimming facility. This electronic rendering will offer a complete rotational experience of 360 degrees. Our individually created virtual tour offers the sights and sounds of a Burbach Aquatics, Inc. - Family Aquatic Center. No meetings are included in Basic Service;

2. A total of zero trips are included in the Basic Service.

Compensation for Basic Services for Phase I-Step #8 is a stipulated amount of \$3,150.00, plus reimbursables.

PHASE II- Design Development and Construction Documents Phase

1. Burbach Aquatics, Inc, will place advance advertisements of your project in trade magazines and plan room agencies to inform as many potential bidders of the project as possible;

2. Perform one site survey including elevations and locations for the site selected by the Owner for the proposed facility as Additional Service;

3. Prepare schematic design layout for the PROJECT located on the site selected by the Owner including revised opinion of probable cost, followed by up to 3 plan revisions. The primary objective of this step is to prepare 3 revised site layouts, and one detailed final site, detailing the location of major elements of the project with the result being an Owner approved site layout. This work will be based on the selected conceptual site plan developed during Step #2 Service. Burbach Aquatics, Inc. will meet with the Owner to ensure that the final detailed site plan conforms to the intent of the conceptual site plan;

4. Burbach Aquatics, Inc. will evaluate soil borings excavated by the Owner as Additional Service. In the event more extensive geo-technical work is required, the Owner shall separately contract with a geo-technical firm for more soil borings, testing and preparation of geo-technical report;

5. Preparation of preliminary pool vessel plans. The primary objective of this step is to develop a configuration of the pool vessel footprint including the selected site amenities following the concept established in the feasibility study, with the result being Owner approval;

6. Preparation of preliminary bathhouse, mechanical, concession building plans, with architectural elements by Burbach Aquatics, Inc. The primary objective of this step is to work to develop a configuration of the buildings following the concept established in the feasibility study, with the result being Owner approval;

7. Burbach Aquatics, Inc. will monitor the Opinion of Probable Construction Cost developed during the feasibility study so as to maintain the established project budget and inform the Owner of any changes at this stage in the plan development;

8. Preparation of final pool vessel, bathhouse, mechanical building, concession building plans, including architectural elements, all by Burbach Aquatics, Inc., based on the approved preliminary drawing. Work to be performed under this step includes structural design, design of the complete recirculation system for the pool vessel, pool mechanical equipment, underground tanks and supporting subsystems, plumbing systems, HVAC, equipment selection, layout of all building and construction details, drafting and preparation of construction plans for bidding purposes;

9. Preparation of electrical plans. Work to be performed under this step includes electrical layout and design for site improvements, process equipment, site amenities, bathhouse, mechanical and concession building, and preparation of plans for bidding purposes;

10. Preparation of plans for site amenities, water play features and landscape planting areas as chosen by the Owner. Work to be performed under this step includes specialized mechanical systems such as rim flow devices, body spray; specialized construction techniques for landscaping layout, redevelopment of the existing pool site into park land and relief for site and amenities; development of a bid allowance for site landscaping, which does not include a deep foundation nor floodway impact analysis;

11. Preparation of project specifications, contract and bidding documents. The purpose of this step is to prepare bid forms, general requirements of the contract, specifications and equipment specifications so as to produce what is commonly referred to as a Project Manual;

12. Five half-size plan sets, three full size plans and three project manuals for the Owner review during the plan development process are include in Basic Service;

13. Review Agency Submittal. Work to be performed under this step includes making one application to the Department of Public Health, where applicable, for the pool process piping system, plumbing system, bathhouse and swimming pool, as Basic Service. Burbach Aquatics, Inc. is very familiar with the health department personnel and their procedures. Any other submittals and all regulatory plan review fees and permits shall be performed as Additional Service;

14. Owner Approval. The purpose of this step is to summarize the plans and specifications and receive direction from the Owner with regard to specific contract language regarding completion dates, time of completion, etc.; provide presentations and review of the completed documents with the Owner and attend up to three meetings for the purpose of plan development and presentation of plans;

15. The Owner shall provide all available original plans, aerial survey maps, studies, plans, and topographic maps. Property surveys and establishment of actual public right-of-ways are not part of the specified work;

16. A total of five trips are included in the Basic Service. The trip schedule* for this Phase is as follows:

- 1) Meeting with Owner to review schematic design layout;
- 2) Meet with Owner to review preliminary building, pool and site plans;
- 3-5) Meet with Owner to review plan development and presentation of plans.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

17. Services requested in excess of the number provided in BASIC SERVICE shall be performed as Additional Service. Examples are number of meetings, plans, project manuals, trips, etc. in excess of the above-specified number included in Basic Service.

Phase II - Compensation for Phase II

Compensation for Basic Services for Design Development and Construction Documents Phase and for all bid alternates shall be 7.90 percent of the Construction Cost plus Reimbursable Expenses for the Scope of Services for Design Development and Construction Documents Phase. Site survey, measuring and verification of existing facilities and soil borings shall be performed as Additional Service.

Phase III - Construction Related Services

1. Burbach Aquatics, Inc, will place advance advertisements of your project in trade magazines and plan room agencies to inform as many potential bidders of the project as possible;

2. Burbach Aquatics, Inc., in cooperation with the Owner, will develop a listing of potential bidders including a listing of local contractors and mail or fax "Notice to Contractors" directly to each contractor's office as part of Basic Service. Local general and mechanical firms construct about 93% of our facilities;

3. Twenty-five half-size plan sets, ten full size plan sets and twenty-five project manuals are include in

Basic Service. Twenty-five standard express shipping of documents are included in Basic Service;

4. One pre-bid meeting will be conducted by Burbach Aquatics, Inc. along with a Contractor Awareness Program (CAP) as part of Basic Service. The purpose of CAP is to create multi-prime contracts and to educate and encourage local contractors, general contractors, pool contractors and mechanical contractors to participate in the bidding process, thereby encourage a competitive bidding environment construction, equipment and materials, resulting in the creation of a project with the greatest value to the Owner;

5. Burbach Aquatics, Inc. will answer contractor questions during the bidding stage and issue addendums/clarifications accordingly;

6. Burbach Aquatics, Inc. will conduct one public bid opening as part of Basic Service and will make a written recommendation regarding the successful contractor(s);

7. Burbach Aquatics, Inc. will prepare contracts in triplicate, have them executed by the successful contractor(s) and then submit them to the Owner;

8. Burbach Aquatics, Inc. will arrange and conduct a preconstruction meeting;

9. On-site observation and Progress Meetings:

a. Burbach Aquatics, Inc. will perform on-site observation as the construction work progresses; review and advise the Owner of test result; reject defective work as directed by the Owner; advise the Owner of special tests or inspections needed at additional cost; pre-pour check of the steel placement; observe piping pressure tests for the swimming pool; continuously observe the placement of the concrete;

b. Burbach Aquatics, Inc. will conduct and attend construction progress meetings for the purpose of observing the progress of the contractor's work, discuss problems, answer questions and review the contractor's planning of future construction work;

10. Burbach Aquatics, Inc. will notify the Owner of any work, which does not conform to the intent of the construction contract as part of our Basic Services;

As Additional Service, Burbach Aquatics, Inc. will notify the contractor, make recommendations to the Owner for the correction of nonconforming work and, at the request of the Owner, direct that the contractor implements these recommendations. This Additional Service may, at the discretion of the Owner, be deducted from the responsible contractor's contract amount due;

11. Burbach Aquatics, Inc. will review shop drawings to determine any objections;

12. Burbach Aquatics, Inc. will review the requests of the contractor for monthly progress payments and will recommend to the Owner, based on site observations, whether or not such request is commensurate with the work completed;

13. Burbach Aquatics, Inc. will review and recommend written change orders for approval by the Owner;

14. Substantially Complete and Final on-site observation. Burbach Aquatics, Inc. will perform one on-site observation to determine if the project is substantially complete and one final on-site observation to determine if the project is finally complete according to the contract documents and whether final payment should be made. If additional on-site observations are necessary, they will be performed as Additional Service. This Additional Service may, at the discretion of the Owner, be deducted from the responsible contractor's contract amount due;

15. Burbach Aquatics, Inc. will attend first season shut down and winterization and assist Owner with review of the winterization procedures. Burbach Aquatics, Inc. will also conduct a follow up on-site observation during the second year of operation;

16. A total of thirty-one trips are included in Basic Service. The trip schedule* for this Phase is as follows:

- 1) Meeting with bidders for pre-bid meeting;
- 2) Meeting for one public bid opening;
- 3) Meeting for one preconstruction meeting;
- 4) 25 meetings for on-site observation and progress meetings;
- 29) Meeting for one substantial completion on-site observation;
- 30) Meeting for one final on-site observation, shut down and winterization;
- 31) Meeting for one follow up on-site observation during the second year of operations.

*This meeting schedule outline is suggested and can be varied to meet the Owner's specific needs.

17. Services requested in excess of the number provided in Scope of Services shall be performed as Additional Service. Examples are number of meetings, plans, project manuals, trips, etc. in excess of the above-specified number included in Basic Service.

Compensation for Phase III

Compensation for Basic Services for Construction Related Services Phase and for all bid alternates shall be 3.95 percent of the Construction Cost plus Reimbursable Expenses for the Scope of Services for Construction Related Services Phase.

E) About our Programs:

BAI has developed a true Contractor Awareness Program (C.A.P.). BAI will divide your project into three separate prime contracts: the General Contract, the Mechanical/Process Piping Contract and the Pool Vessel Contract. Our C.A.P. allows local qualified contractors the opportunity to be included in the successful bidding of your project. Local contractors, who have been orientated through our Contractor Awareness Program, build 93% of all Burbach pools. This combination bidding program creates a very competitive and flexible bidding environment. BAI has a very personable, hands-on approach to helping municipalities and park departments achieve their goals.

F) General Conditions

This proposal adopts by reference The Standard Form of Agreement between Owner and Architect, 1987 Edition, form AIA B141-1987, with the following changes: (AIA are initials for the American Institute of Architects, this agreement form was adopted due to its universal acceptance) BAI reserves the right to change terms of this proposal after 90 days from 1st written date of said proposal.

1. Whenever the word "Architect" is used in the AIA Document B141, Standard Form of Agreement Between Owner and Architect, Edition 1987, as amended, the words "Burbach Aquatics, Incorporated" (BAI) shall be substituted.

2. Amend Article 1 by adding "BAI shall furnish and perform professional services as authorized and directed by the Owner's authorized representative. Such authorization and direction shall be confirmed by letter. By giving such authorization or direction, the Owner thereby warrants to BAI that sufficient funds to pay BAI for their services have been or will be appropriated in a timely manner for that purpose. All costs incurred by BAI to collect said compensation, including legal expenses, shall be paid by the Owner."

3. Article 2.2 shall be deleted and replaced with "Scope of Services for PHASE I-FEASIBILITY STUDY.

4. Article 2.3 and Article 2.4 shall be amended to include Scope of Services for Design Development and Construction Documents.

5. Article 2.5 and Article 2.6 shall be amended to include Scope of Services for Construction Related Services Phase.

6. Article 3.4.19 shall be replaced with "Providing services of consultants for other than aquatics, architectural, structural, and mechanical and electrical engineering provided as a part of Basic Services."

7. Article 4 shall be amended by adding, "If BAI is not notified in writing to the contrary within fifteen (15) days after completion and delivery of the services authorized by the Owner, they will be considered as delivered."

8. Article 8.1, 8.6 and 8.7 shall be replaced with "The Owner and BAI shall be bound by the terms of this Agreement for the life of the project. Life of the Project shall be either through completion of construction or, for a maximum five (5) year period of suspension, in the event the Owner suspends the project. This is an exclusive contract for performance of all the consulting work on this project, including all steps and phases of professional services as specified herein. Activation of each Step of Phase I, Phase II and Phase III Service will be authorized in writing by the Owner. In the event either party fails after 30 days written notice to substantially perform, in accordance with the terms of this Agreement, through no fault of the party initiating the termination, then the initiating party upon 7 days written notice may terminate this Agreement. The Owner agrees that if they enter into agreements with other entities regarding this project that they will extend the terms and conditions of this Agreement into any of these other agreements. In the event of breach or wrongful termination by the Owner, BAI shall be compensated fifty percent of unpaid basic compensation for Phase II and Phase III basic services."

9. Article 9 shall be amended by adding "BAI and the Owner agree that the overall liability of the actual, alleged, or threatened discharge, dispersal, release, or escapement of pollutants, and the responsibility for the ownership and maintenance of any toxic, hazardous, or asbestos materials relating to the project remain with the Owner.

BAI and the Owner acknowledge that BAI professional liability policy does not apply to claims arising out of the actual, alleged, or threatened discharge, dispersal, release, or escapement of pollutants. Therefore, the Owner agrees not to bring a claim against BAI relating to the uninsured liability referenced above. Furthermore, the Owner agrees to indemnify and hold harmless BAI for claims against BAI by a third party for the uninsured liability referenced above. BAI agrees to perform the services to the normal accepted standard of care, and to assume the liability resulting from a finding of gross negligence."

10. Article 10.2 shall be amended by adding "The rates set forth in the Reimbursable Expense schedule here to are for only the calendar years indicated, and that said rates shall be subject to annual adjustment on submission by BAI to the Owner of a new Reimbursable Expense schedule, and that upon receipt by the Owner, the rates in the new Reimbursable Expense schedule shall supersede those in all previous Reimbursable Expense schedules".

11. Article 11.1 "Zero Dollars (\$0)".

12. Article 11.2.1 Basic Compensation is listed with the corresponding Scope of Service. Services performed by BAI in excess of the number provided in Scope of Service for each Step of Phase I and for Phase II and Phase III, as described in Chapter 3 of this Proposal, shall be compensated by the Owner as Additional Service. Examples are number of meetings, plans, project manuals, trips, etc. in excess of the specified number

included in Basic Service. Compensation for Additional Services shall be based on the expense schedule included herein.

13. Article 11.3 – 11.3.3 Compensation for Basic Service Reimbursable Expenses and Additional Service Reimbursable Expenses shall be based on the following Expense Schedule, plus ten percent for administrative costs, for Calendar Year 2016 including: Telephone Charges-actual; Fax Charges-\$0.50 per sheet; E-Mail Charges-\$0.50 per sheet, \$3.00 per full color sheet; Mileage each way-\$0.55 per mile; Other Travel Costs-actual; Computer Usage-\$10.00/hour; Report Binders and Covers-\$2.00/set; Transparency Copies (8.5 x 11)-\$1.00/standard, \$4.00/color; Copies (8.5 x 11)-\$0.25/black & white, \$1.00/partial color, \$3.00/full color; Copies (8.5 x 14)-\$0.30/black & white, \$1.50/partial color, \$3.50/full color; Copies (11 x 17)-\$0.35/black & white, \$2.00/partial color, \$5.00/full color; Plan Copies (24 x 36)-\$4.00/bond; Foam Boards (24 x 36)-\$150.00/each; Shipping/Postage-actual; Photo Record-\$1.00/print, \$2.00/slide, \$5.00/video recorder; Survey Equipment-\$10.00/hr; Meals-\$7.00/breakfast, \$9.00/lunch, \$15.00/dinner; Lodging-\$90.00/night; Sub-consultants/Test-actual; Other charges as stated in Article 10.2. For Additional Service only: Engineer - \$195.00/hour; Architect - \$195.00/hour; Project Manager - \$110.00/hour; Engineering Technician - \$65.00/hour; Secretarial - \$30.00/hour. State and local plan review fees are not included with any of the above, and shall be paid by the Owner separately, or if BAI pays said fees, then Owner shall reimburse BAI separately.

14. This Agreement is for Three Phases of Professional Service.

15. Neither BAI or BAI's consultants, nor their agents or employees shall be jointly, severally or individually liable to the Owner in excess of One Million Dollars (\$1,000,000) by reason of any act or omission, including breach of contract or negligence not amounting to a willful or intentional wrong.

16. Article 11.4 shall be amended by adding "Reimbursable Expense schedule contained in the General Conditions shall be used as the basis of payment for Reimbursable Expenses."

G) Statement of Insurance Coverage

Burbach Aquatics, Inc. has never had a claim against our Error or Omissions insurance in 38 years of being in business. Burbach Aquatics, Inc. will furnish a Certificate of Insurance for the duration of the project on the following basis:

Excess Blanket Liability	\$1,000,000
Comprehensive General Liability	\$1,000,000
Owned Automobile Liability	\$1,000,000
Professional Liability Errors & Omissions	\$1,000,000
Worker's Compensation	Wisconsin Statutes

The background of the slide is a light gray gradient, decorated with numerous realistic water droplets of various sizes. Some droplets are large and prominent, while others are small and subtle. They are scattered across the slide, with a higher concentration in the top-left and bottom-right corners, creating a fresh and clean aesthetic.

FOX POINT MUNICIPAL POOL PRESENTATION

BILL WOJTANOWSKI

SCOTT BRANDMEIER

AUGUST 22, 2017

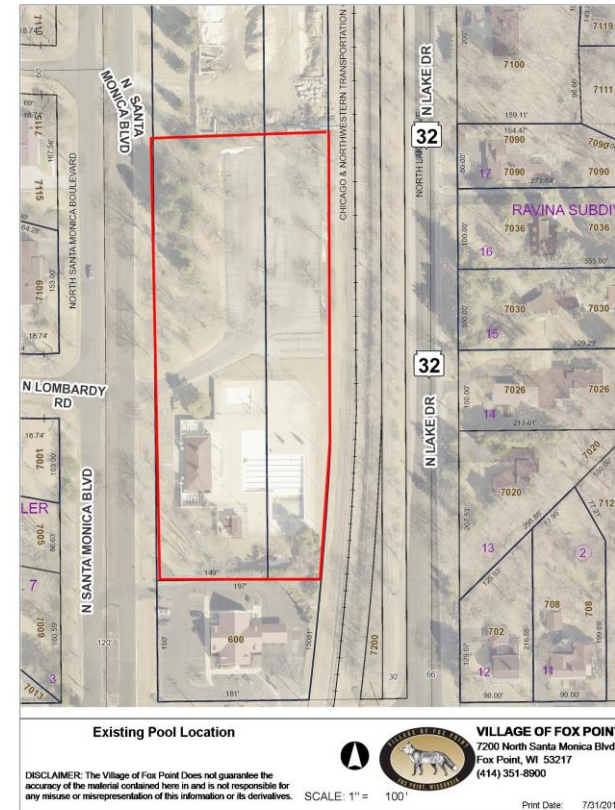
POSSIBLE POOL LOCATIONS

- EXISTING SITE
 - CONSTRUCTION SEQUENCING (COMMENCE AFTER SEASON IS COMPLETE)
 - SPACE CONSTRAINTS
 - EASEMENT
- INDIAN CREEK
 - LOCATED IN 100-YEAR FLOODPLAIN
- LONGACRE NORTH
 - LARGER AREA
 - USED FOR SKATING RINK
 - PARKING CONCERNS
- LONGACRE SOUTH
 - RELOCATION OF TENNIS COURTS AND SOCCER FIELDS
 - BIOFILTRATION SWALE
 - TREE CONFLICTS

POSSIBLE POOL LOCATIONS – EXISTING LOCATION

The existing pool consists of approximately 2.7 acres (118,000 square feet)

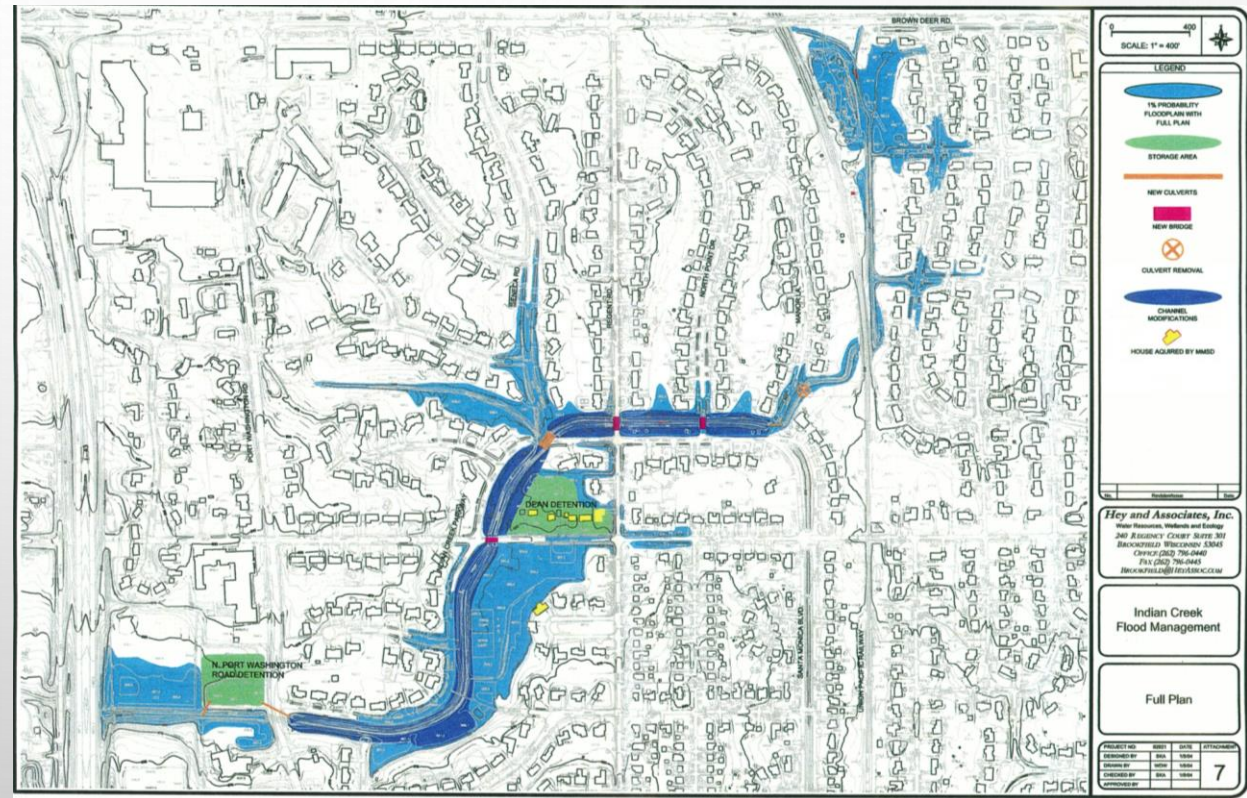
- The pool makes up about 28,000 square feet.
- The parking lot consists of another 31,000 square feet.
- An easement extends through the driveway and along the east side of the parking lot to the recently constructed cell tower.



POSSIBLE POOL LOCATIONS – INDIAN CREEK

Indian Creek conflicts:

- The former rink & shelter, current playground & tennis courts, and current ball diamond are all located within a 100-year floodplain.
- Construction within a 100-year floodplain is strictly limited and is very unlikely to be allowed.



POSSIBLE POOL LOCATIONS – LONGACRE NORTH

Longacre North consists of approximately 3.8 acres (164,000 square feet)

- The warming shelter is about 5,000 square feet
- The rink area is about 62,000 square feet.
- This site is about 56,000 square feet larger than the existing site.



POSSIBLE POOL LOCATIONS – LONGACRE SOUTH

Longacre South also consists of approximately 3.8 acres (164,000 square feet)

- The tennis courts use about 27,000 square feet
- The soccer fields about another 27,000 square feet
- Parking uses about 11,000 square feet
- The bioswale consists of about another 11,000 square feet. The bioswale, by agreement with MMSD, cannot be disturbed.
- There are also many Village trees planted at this location.



CONDITION OF EXISTING POOL FACILITIES AND SPACE LIMITATIONS

- TWO PREVIOUS REPORTS (BARRIENTOS & UWM) DETAILED CURRENT CONDITION AND SPACE LIMITATIONS
- RENOVATION MAY BE IMPRACTICAL
- SINCE BARRIENTOS REPORT:
 - EXISTING POOL FACILITIES HAVE BEEN MAINTAINED TO BE USABLE AND SAFE
 - IN THE PROCESS, DETERMINED THAT OPTIONS ARE LIMITED TO UPGRADE THE EXISTING FACILITIES
 - INADEQUATE SPACE AND OUTDATED OVERALL DESIGN
- FACILITY EVALUATION
 - EQUIPMENT & MAINTENANCE NEEDS
 - REUSABLE EQUIPMENT
 - FACILITY CONCERNS (STRUCTURAL, MECHANICAL, ELECTRICAL, OPERATIONAL)
 - ESTIMATED COSTS

PARKING LOT

Parking Lot Issues:

- Surface and base are in poor condition requiring annual repairs (patches)
- Not enough space for larger events
- Traffic pattern causes congestion and mixes vehicle traffic with pool patron traffic
- Poor lighting



WATER SERVICE LATERAL AND POOL PIPING

Water Supply Lines:

- There is 200' of 3" water lateral but only 20' was replaced in 2010
- 180' of old pipe runs under Santa Monica
- A 2" water line runs under the women's dressing room, divider wall and the pool deck between the pavilion and the control pit
- A problem during the pool season would cause disruption of pool availability for an unknown amount of time & without notice



PAVILION ROOF

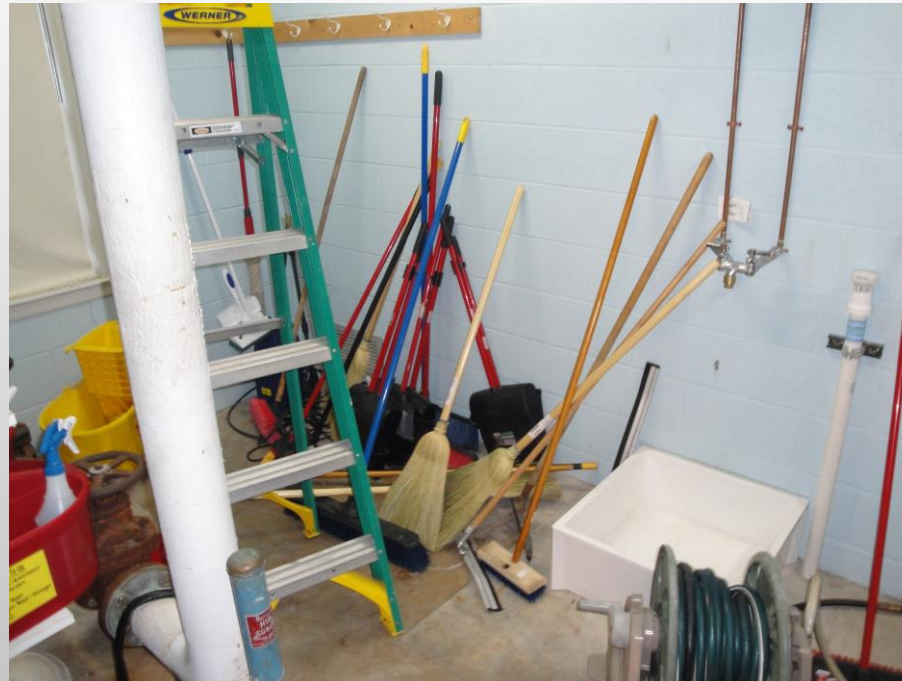
The cedar shake roof may be original except for the chimney flashing and the ridge and hip boards which were replaced in 2012.



NORTHWEST STAFF / MECHANICAL ROOM

Space Constraints:

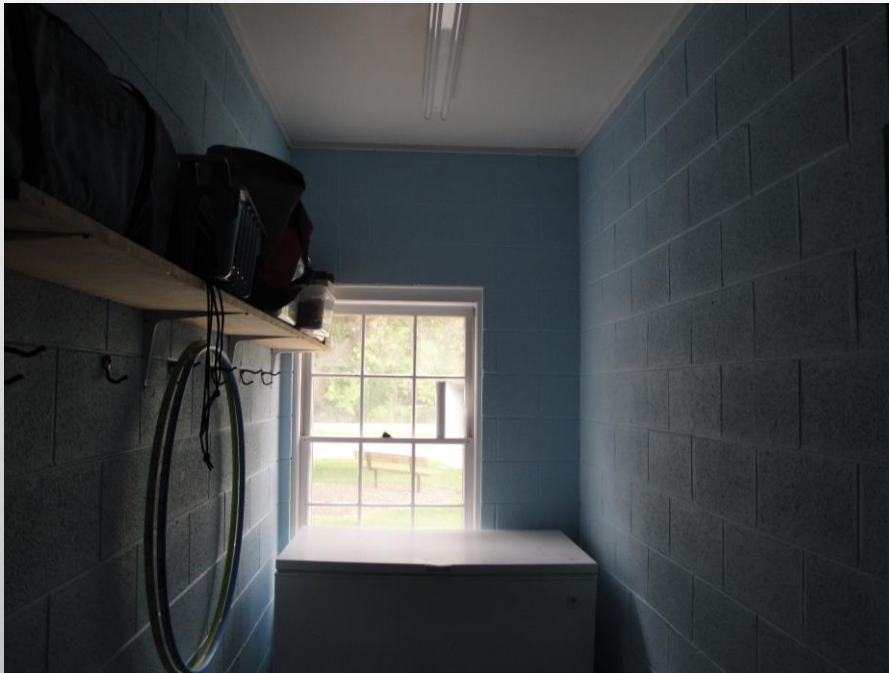
- Limited space for staff and storage
- Water heater clearance must be a minimum of 3' due to a fire hazard
- The water service runs through this room up into the attic area for distribution throughout the entire facility
- Only about 10% of the piping in the attic has been replaced or updated



SOUTHWEST STAFF / ELECTRICAL ROOM

Space Constraints (con't):

- Limited space
- Electrical panel clearance must be a minimum of 3' and it is always an issue with staff and equipment
- Underground electrical conduits are believed to be in poor condition and one circuit is currently out of service



POOL OFFICE

- Limited space for staff and equipment
- Concrete block contains large horizontal and vertical cracking
- Inadequate accommodations for computer, electrical, public address and communications systems
- Ceiling is porous and should be replaced
- The ceilings in the lobby and concessions areas are in need of replacement as well



CONCESSIONS STAND

- Inadequate space for food storage and preparation
- Limited dry food storage space
- Sink does not meet current code because it does not include a large basin for pans or a separate basin for washing hands (grandfathered)
- Window air conditioning is not ideal
- Ceiling is porous and in need of replacement (code violation)



RESTROOMS / SHOWER ROOMS

- The restrooms are very narrow and not easily accessible for wheel chairs
- The shower rooms are one of the only areas that could be considered to be adequate in size and layout
- The floors have a rough surface to eliminate a slipping hazard but this makes them difficult to clean and they are currently stained



DRESSING ROOMS / OUTDOOR

- Difficult to access by wheel chair
- Entry/privacy
- Deteriorating block walls
- Outdoor design is a problem with vandalism



POOL MECHANICALS & STORAGE ABOVE GRADE / OUTSIDE VIEW

Fenced area is 38' x 38' 1,444 sq. ft. containing:

- Outside storage
- 23' x 9' Storage shed
- 8' x 8' Boiler House
- 9' x 2' Acid storage shed
- 9,300 gal. surge tank
- (2) Main pool heaters
- (1) Wading pool heater
- Electrical Transformer
- Gas meter and piping
- 2" water supply line
- (6) 36" Main pool filters
- (1) 30" Wading pool filter
- (2) circulating pumps & debris strainers
- (2) Chemical controllers
- Chemical piping
- Filtration piping
- Sanitary sewer pit & pipe

NOTES:

- Chlorine is stored outside of this area in a separate building
- The concrete surge tank is deteriorating near the pipe connections



POOL MECHANICALS & CONTROLS BELOW GRADE / INSIDE VIEW



POOL MECHANICALS / EXISTING DESIGN ISSUES

- The chlorine storage building is outside of the fenced area
- There is a large sanitary sewer pipe in the pool control pit



POOL MECHANICALS / MAIN POOL FILTERS BENEATH THE STORAGE SHED

- Six large 36" main pool filters are located beneath the floor of the storage shed
- Access for routine maintenance is very difficult
- The floor to ceiling height is less than 5'
- The storage shed floor would have to be cut open in order to replace any of these filters because the shed was built on top of them



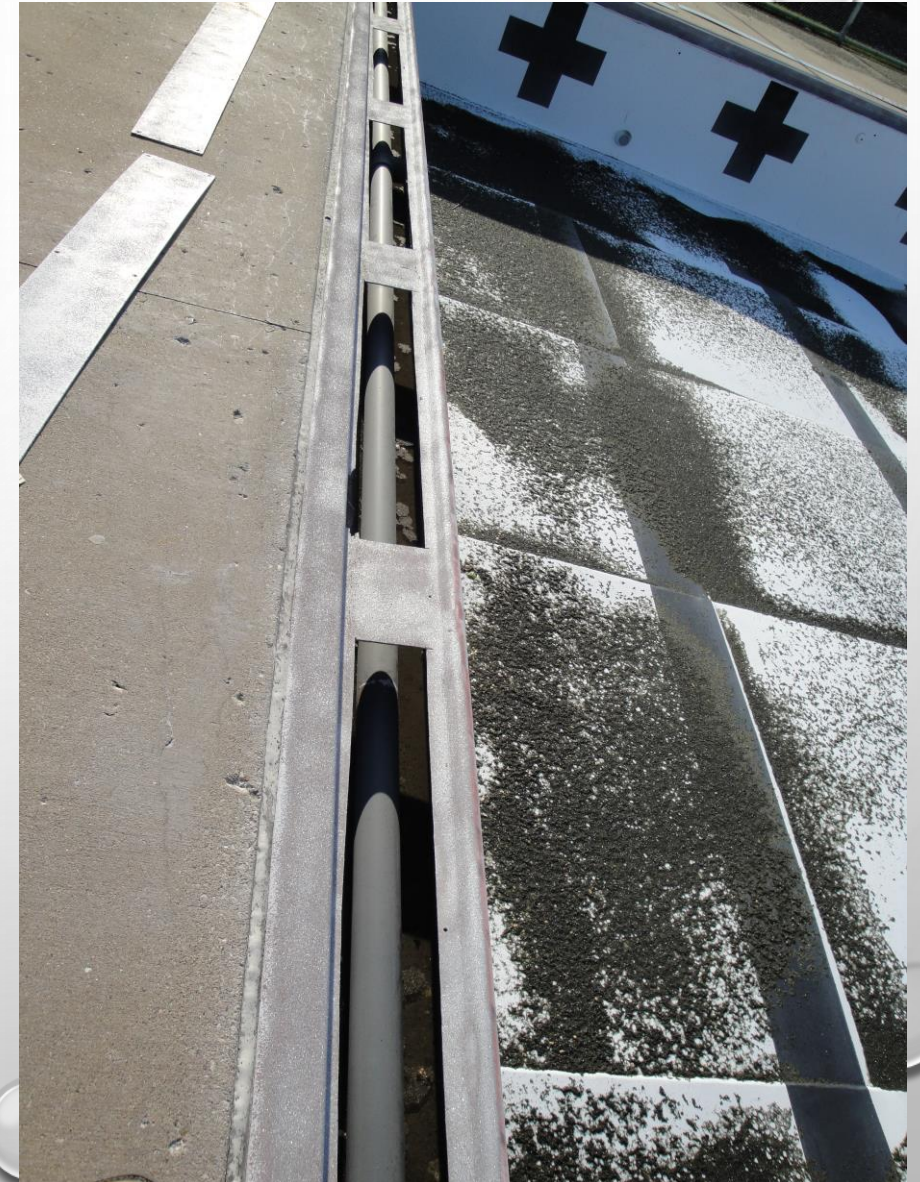
ALUMINUM POOL STRUCTURES

- Both pools are made 100% of aluminum
- The aluminum shells and paint are in relatively good condition
- Both pools require repainting every 4-6 years
- The diving well does not meet current pool construction standards for a diving board of any type (grandfathered)



MAIN POOL STRUCTURE

- The southeast pool wall is bowed and getting worse by the season – assumed to be a wall support failure or external pressure issue
- The original pool water piping was abandoned in 1994 and replaced by PVC piping inside of the return gutter which affects circulation throughout the entire pool



WADING POOL STRUCTURE

- The wading pool aluminum structure is in relatively good condition
- The wading pool is slowly losing water most likely through broken skimmers and/or main drain mounts (this will need to be addressed before next season)



CONCRETE POOL DECK

- The concrete pool deck is in poor condition with rough surfaces, cracks and uneven joints
- The concrete block partition walls in the dressing areas are sitting on top of the concrete deck making replacement extremely difficult or requiring replacement of the walls
- The deck must remain suitable for barefoot traffic



CONCRETE POOL DECK



EQUIPMENT THAT COULD BE CONSIDERED FOR SALVAGE OR REUSE

- WATER HEATERS (2) (2015)
- MAIN POOL HEATERS (2) (2016)
- MAIN POOL PUMP (2016)
- MAIN POOL FILTERS (6) (2002)
- WADING POOL HEATER (2015)
- WADING POOL PUMP (2015)
- WADING POOL FILTER (1999)

NOTES:

- Equipment is specifically designed for use with the existing pools and may not work on a different style or design of pool or pools.
- Some things that must be considered are current pool construction codes, pool capacity and design features such as zero-depth-entry pools and/or any type of water attraction which will determine the required flow rates for pump and heater sizing.
- The automated water-level and chemical control systems are beyond their service life and should not be considered for salvage or reuse.

EQUIPMENT THAT COULD BE CONSIDERED FOR SALVAGE OR REUSE



COST ESTIMATES

- UWM STUDENTS – PROVIDED A RANGE OF \$2.1 MILLION TO \$8.7 MILLION FOR A NEW FACILITY
- \$2.1 MILLION BASED ON BARRIENTOS' ESTIMATE FROM APPROXIMATELY 10 YEARS EARLIER, UPDATED FOR INFLATION
- \$8.7 MILLION BASED ON HOYT PARK POOL UPDATED FOR INFLATION
- REHABILITATION MAY BE A COSTLY OPTION WITH LITTLE BENEFIT (IN EXCESS OF \$1.0 MILLION)
- SUGGEST CONSTRUCTING YEAR ROUND TYPE FACILITY – POOL, COMMUNITY CENTER, SENIOR CENTER, SKATING RINK – MAY PUSH COST TOWARD \$3.5 TO \$4.0 MILLION (VERY ROUGH ESTIMATE)

To: Village of Fox Point Pool Committee

From: Scott Brandmeier, Director of Public Works
Bill Wojtanowski, Assistant Director of Public Works

Date: August 7, 2017

Re: Pool Options

The purpose of this memorandum is to address the following related to the Fox Point Municipal Pool:

- Proposed locations for a pool facility
- Current condition of the existing facility
- Estimated costs for repairing, replacing or completely rebuilding a new facility

This memorandum supplements previous studies performed by Barrientos Design & Consulting as well as the UWM students who completed an analysis of the current facility compared to other municipal pools.

Proposed Locations

The current facility is situated on approximately 2.7 acres of land (118,000 square feet) at 7100 North Santa Monica Boulevard. Expansion of the site is not possible (absent a land purchase) as the site is bordered by North Shore Bank to the south, Union Pacific railroad to the east, the DPW yard and cell tower to the north and Santa Monica Boulevard to the west. Of the 2.7 acres, the pool takes up about 28,000 square feet (just shy of one-quarter of the property) and the parking lot takes up another 31,000 square feet. Another constraining factor is the recently completed cell tower – an easement was granted to the developer to access the tower through the eastern portion of the pool parking lot and, should the pool be reconfigured/rebuilt, this easement will need to be redone.

Three other sites are also being considered for a new pool facility – Indian Creek near Spooner Road and the Longacre North and South parks. Of the three, only Longacre North has some viability as a potential site.

Longacre South consists of about 3.8 acres. The parking lot, which consists of about 11,000 square feet, was recently reconstructed (2015) and, as part of the reconstruction, a bio-infiltration (bioswale) was constructed under a green infrastructure funding initiative with the Milwaukee Metropolitan Sewerage District (MMSD). The bioswale assists the Village with its stormwater quality and quantity requirements under its NR216 permit with the Department

of Natural Resources (DNR) and, pursuant to the funding agreement with MMSD for the bioswale, the Village granted MMSD a 10-year conservation easement ensuring that the bioswale would continue to function until at least 2025. If any construction were to occur on the Longacre South park area, every effort would need to be undertaken to avoid any impacts to the bioswale. Further, the tennis courts (27,000 square feet), soccer fields (11,000 square feet) and numerous Village trees planted on this site make it a less than ideal location for a new facility.

The Indian Creek playground area also has a couple of constraining factors that limit the possibility of development. In 2006 and 2007, MMSD reconstructed the Indian Creek area by removing the concrete lined channel, widening the channel bottom width and incorporating flood retention areas. As part of the development, Fox Point is required to convey a flood easement to MMSD throughout the entire stretch of Indian Creek. Construction of a pool would be hampered by the flood easement and the location of the 100-year floodplain (which is currently being remapped by DNR). Additionally, the playground at Indian Creek was completed through donations from a number of local residents and, given the donation made to the community, those who contributed to the fundraising efforts to construct the playground may request that the playground be relocated rather than removed.

While neither site would be completely out of consideration, the limitations at both locations may add additional costs to the project beyond the normal brick and mortar costs incurred in building a new pool structure.

In contrast, Longacre North has more open area than the other two locations. Like Longacre South, the north park consists of about 3.8 acres and houses the Longacre Pavilion (warming shelter during the ice skating season – about 5,000 square feet) and the skating rink (about 62,000 square feet). Limitations at this location include possible reduction in size of the skating rink and adding parking to accommodate the necessary traffic. Additionally, constructing a pool facility that generates more traffic than the skating rink will require adequate public relations meetings to generate input on potential impacts to the neighborhood.

In summary, it appears that Longacre North and the existing location are the preferred and more ideal locations should a new pool facility be constructed.

Current Condition

The current pool facility was opened in 1968 which means 2017 marks its 50th season of service to village residents as well as many other non-resident patrons from surrounding communities.

The layout of the facility has not changed since it opened although most of the pool mechanical equipment has been upgraded to insure safe and clean pool water. It should be noted that these upgrades were done without improving staff access for operation and maintenance and in fact staff access to equipment has become even more of a problem primarily due to space limitations.

The pool pavilion includes a concessions room, staff rooms, mechanical rooms, outdoor dressing rooms, restrooms & shower rooms and they are all in relatively poor condition when considering everything from block walls and concrete to electrical and plumbing.

The condition and space limitations of the pool facility were presented in detail during the power point presentation today as well as from other sources including the Barrientos report of 2007 and the UWM report of 2017. It should be noted that the Barrientos report of 2007 did not include pool shells and mechanicals because at the time they were much more current and they are now at or beyond what they had estimated to be their expected service life.

Estimated Costs

Barrientos estimate was \$1.75 to \$1.95 million to demolish and replace the entire facility in 2007 dollars.

The UWM students used Barrientos low number adjusted for inflation or \$2.1 million and Hoyt Park high number of \$8.7 million for their estimate. It's ironic that the middle of the estimate is \$5.4 million or exactly the cost of the Hoyt Park facility design and construction when not including the endowment and maintenance costs.

Trying to narrow-up the UWM cost estimate and not knowing the design of the facility is very difficult so I am assuming a facility in Fox Point would be somewhat smaller in size than the Hoyt Park facility mainly because of population but that Fox Point residents would want similar amenities.

A very rough estimate of construction, design and ancillary costs would be somewhere between \$3.5 and \$4.0 million depending on size and amenities.