

**PART FIVE**  
**PRICING & INFORMATION**

PRICING	PRICE
<b>Lump Sum Cost</b>	<b>\$174,923</b>

## Sauk County Provided Materials

Any materials and/or services that Sauk County will need to provide to the Vendor to complete this project must be listed below.

Existing construction documents in pdf format. Existing floor plans in AutoCAD format.  
Approval of design direction prior to proceeding into the following phase (DD, CD).  
Vendor contact information for furniture, wayfinding signage and audio visual equipment procurement.

---

The Vendor hereby agrees to provide the services and/or items at the price quoted, pursuant to the requirements of this document and further agree that when this document is countersigned by an authorized official of Sauk County, a binding contract, as defined herein, shall exist between the Vendor and Sauk County.

Dorschner|Associates, Inc.

---

VENDOR



11.12.19

---

AUTHORIZED SIGNATURE

Date

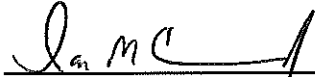
Dawn O'Kroley

Vice President

---

PRINTED NAME

Title



12-18-2018

Ian Crammond, Sauk County Facilities Director

Date

DORSCHNER ASSOCIATES

Architecture  
Planning

RECEIVED

NOV 12 2019

SAUK COUNTY CLERK  
BARABOO, WISCONSIN



## Sauk County Architectural and Engineering Design

November 14, 2019

Dorschner|Associates, Inc.  
849 East Washington Ave Ste 112  
Madison, Wisconsin 53703  
608.204.0777

November 13, 2019

Rebecca Evert, County Clerk  
Sauk County

Re: Sauk County Architectural and Engineering Design

Dear Becky and Members of the Selection Committee:

Dorschner|Associates, Inc. would like to express our interest in providing architectural and engineering services to renovate space in the Courthouse, West Square Building and the Reedsburg Human Services Building. Our extensive public building design experience has provided solutions to meet similar space needs and renovated existing buildings while occupied during construction. Our understanding of the design and public bid and construction process will result in the highest quality of design and construction.

Our commitment includes continuous principal involvement from the pre-design phase through construction. This unique approach to the design process facilitates clear communication led by your design team leaders. We provide design solutions, cost estimates and schedules to allow key decision-making early in the process to ensure a successful project. We will meet with your staff and design to meet your goals for long term maintenance. We will develop optimal sequencing and identify how spaces will be impacted as the renovation progresses. We will define the approval process and are experienced providing fully modernized, sustainable and accessible spaces appropriate to their context, including National Register Listed Places.

Dorschner|Associates, Inc. brings unique design solutions to all of our projects. Our firm is known as design-oriented firm that provides personalized client service. Founded in November 2000, we are a full-service architecture and planning firm that provides outstanding programming, construction documentation and construction phase administration services. We are a certified Woman-Owned Business Enterprise (WBE). Our clients include civic organizations, commercial businesses, local municipalities as well as the State of Wisconsin, and the University of Wisconsin System. We have included related project experience to display our expertise in solutions that very closely parallel Sauk County's space needs.

Our experience designing public spaces considers each department's specific balance to provide both a welcoming entrance and a secure, productive and collaborative office environment.

Our ability to manage scope and schedule will ensure a both the final design and the process is clearly communicated and collaborative. We are able to dedicate the staff and resources to meet your schedule. We are committed to the success of Sauk County and your staff's impact on our community.

Sincerely,



Diana Dorschner, AIA  
Principal



Dawn O'Kroley, AIA  
Principal

## Design Team Members

### **Dorschner|Associates, Inc.** **Additional Project Experience:**

Dane County City-County Building  
master plan, multiple renovations

University of Wisconsin-Madison  
School of Human Ecology, \$42.5M

University of Wisconsin-Platteville  
Lecture Halls and Classrooms

Circus World Entrance Replacement

Baraboo Public Library Conceptual  
Design and Programming

Department of Human Services  
Lakeview Campus Master Plan for  
68,000 s.f. of office space

Madison Park Edge Park Ridge  
Neighborhood Employment Center

Women's International Pharmacy

Fitchburg Community Center \$1.7M

Janesville City Hall Renovation

Wisconsin Historical Society First  
Capitol and Stonefield Historic Sites

St. Mary's Hospital Rooftop Healing  
Garden architecture and envelope

\$150M State of Wisconsin  
Transportation Building 4.79 acre  
Site Planning and Programming  
580,000 s.f. office multi-tenant

University of Wisconsin-Extension  
Radio Hall Office Renovation  
located on Bascom Hill

City of Madison Sustainability  
Commerce Center Study in the  
Capitol East District

Office of Legal Counsel Renovation  
East Wilson Street Wisconsin  
Department of Health Services

RenewAire 111,000 s.f. office and  
manufacturing facility renovation  
pursuing LEED Gold Certification

Wisconsin Technical College  
System Board 20,000 s.f. office  
renovation Hill Farms Building E

**Dorschner|Associates, Inc.** brings unique design solutions to all of our projects. Our firm is known as design-oriented firm that provides personalized client service. Founded in November 2000, we are a full-service architecture and planning firm that provides outstanding programming, construction documentation and construction phase administration services.

Dorschner|Associates, Inc. is led by Diana Dorschner, AIA, founding principal and Dawn O'Kroley, AIA, principal. Our team includes two licensed architects and technical staff. We are a State of Wisconsin certified Women-Owned Business Enterprise (WBE). We excel at leading an engaged design process to create outstanding public spaces. We have teamed with JDR Engineering, Inc. based on our long-term, past project experience with them to ensure the design aligns with the vision for the success Sauk County.

### **Diana L. Dorschner, AIA** **Principal Dorschner|Associates, Inc.**

Diana is a licensed architect with 27 years of experience, with a Master of Architecture degree from the University of Wisconsin-Milwaukee. As principal of Dorschner|Associates, Inc., Diana has won a Project of Distinction Award from the Associated Builders and Contractors, Inc. (ABC) for the Women's International Pharmacy facility in Madison, Wisconsin. In her role as lead designer for HSR Associates, Inc., Diana's project list included laboratories, corporate facilities, municipal buildings, schools and multi-family housing and specifically the Risser Justice Center in Madison, Wisconsin. Prior to her position with HSR Associates, Inc., Diana was a lead designer for Flad Associates, Inc. In that role, she was solely responsible for design, documentation and coordination of the 6,000 s.f. Seminar Hall for the University of Wisconsin-Madison, Chemistry Building. This was a four-year process that resulted in an AIA Wisconsin Award. As a member of the Flad Associates, Inc. design team, she participated in the design of elaborate laboratory/office facilities ranging from 30,000 s.f. to 240,000 s.f. Diana periodically serves as an Adjunct Professor of Design at the University of Wisconsin-Milwaukee.

### **Dawn O'Kroley, AIA** **Principal Dorschner|Associates, Inc.**

Dawn is a licensed architect working in the profession over the past 22 years with architectural firms in both Milwaukee and Madison, Wisconsin prior to becoming a principal at Dorschner|Associates, Inc. in 2005. She is a key design team member on various projects including civic and governmental, laboratories, corporate, and educational. Dawn brings her sense of design to all project phases as project architect and project manager including projects for the State of Wisconsin and local municipalities. Dawn received her Master of Architecture degree from the University of Wisconsin, Milwaukee with a Certificate in Historic Preservation. Dawn is chair of the Historic Preservation Plan Committee and served on the City of Madison Urban Design Commission for ten years. The Urban Design Commission was formed with a charge to foster civic pride in the beauty and nobler assets of the City and the design of buildings and landscapes promote the general welfare of the community. Her interest is in the preservation of buildings in an urban context concurrent with the continual transformation of the built form to bring a sense of time and history to place.

### **Tim Meeker, PE, LEED AP** **JDR Engineering, Inc.** **Principal – HVAC/Energy Analysis**

As a Senior Partner, Tim manages multi-disciplined projects for clients, and communicates owner/client requirements to other disciplines to establish a project's needs. This includes working with and directing others during design and production of contract documents. Tim has over 20 years of experience in HVAC design and project management for a wide variety of commercial, institutional, and industrial projects. He is actively involved in energy studies, building energy simulations, boiler system design, chiller system design, large piping and pumping system design, and large air handling system design for both new buildings and retrofit of existing buildings.

Tim's responsibilities include reviewing HVAC system options with clients and owners and providing system recommendations for specific building types. Additionally, he is responsible for taking HVAC systems design from conceptual review thru design development, contract documents and final project close-out. Tim coordinates and performs building energy evaluations, including recommending and evaluating building energy utilization improvements and performing energy conservation opportunity payback calculations.

**JDR Engineering, Inc.**

**Additional Project Experience:**

Dane County City-County Building  
Multiple Project Renovations

City of Madison City-County Building  
Renovations

Dane County Medical Examiner's  
Office Building

American Family Insurance  
Building C Remodel

Madison Park Edge Park Ridge  
Neighborhood Employment Center

Janesville City Hall Renovation

Henry Vilas Zoo Concessions and  
Restroom Building, \$2.2M

Promega, Biopharmaceutical  
Technology Center Fitchburg WI

RenewAire 111,000 s.f. office and  
manufacturing facility renovation  
pursuing LEED Gold Certification

Juneau County Health and Human  
Services Building

University of Wisconsin-River Falls  
Chalmer Davee Library

University of Wisconsin-Platteville  
Lecture Halls and Classrooms

University of Wisconsin-Madison  
Babcock Hall Renovation

Garver Feed Mill Renovation

Winnebago County Administrative  
Building

**Mike Klubertanz, DE, LC, IESNA**

**JDR Engineering, Inc.**

**Electrical**

As a senior level electrical project designer with over 20 years of experience, Mike has focused on the design and document production for a variety of markets and facilities including healthcare, industrial, justice, educational, and foodservice. He has worked closely with clients designing lighting using various lighting calculation software, lighting control systems including energy saving methods to comply with LEED and the State's energy code, electrical distribution and systems, and special systems including fire alarm, paging, security and technology.

Mike has experience with power distribution, lighting, lighting control, fire alarm systems, security systems, phone/data systems, and emergency power generation in a wide variety of markets including industrial, healthcare, justice, educational, and commercial buildings. Utilizing various lighting calculation software packages and control systems, lighting systems are designed to comply with USGBC LEED® and State of Wisconsin energy code requirements. Mike has experience examining lighting adequacy and control, recognizing potential areas for energy savings; reviewing electrical distribution systems; determining conditions by visual inspection; determining expansion capabilities; coordinating with local utilities; and determining adequacy of emergency power systems to include lighting, fire alarm, and emergency power generation.

**Joe Mullvain**

**JDR Engineering, Inc.**

**Electrical**

As an electrical project design engineer with JDR Engineering, responsibilities include electrical and lighting systems evaluation, design, specification and coordination. Fully involved from project inception to project closeout, responsible for coordinating with Project Managers and a multidiscipline design team. Experienced in lighting design and power systems layouts, conducting power system studies and arc flash hazard assessment, daylighting calculations, and fire protection system design with a particular focus in power engineering. Joe has been involved in a wide variety of project types including commercial, institutional, municipal and healthcare facilities.

**Chris Gehrke, DE**

**JDR Engineering, Inc.**

**Plumbing & Fires Protection**

As a senior level designer with JDR Engineering with over 15 years of experience, responsibilities include defining client and project plumbing requirements to meet project directives. Additionally, as a designer, responsibilities include cost estimates for new and renovated buildings, investigation into energy conservation opportunities for plumbing systems, and development of detailed documents that meet owner's requirements.

Experience as a plumbing designer includes the design of plumbing systems for healthcare, laboratory, commercial kitchen and hospitality spaces and facilities. His prior design-build experience provides valuable knowledge that enhances JDR Engineering's plumbing department.





### **Dane County City-County Building Renovations**

In 2006, Dorschner|Associates, Inc. provided in-depth **programming and space planning services for the 75,000 SF renovation of offices and customer service areas** on (3) floors within the 415,000 SF, nine-story building. Detailed study included varied approaches to find balance between the scope of renovation while maintaining occupancy throughout.

Client  
**Dane County**

2017-2019 phases

\$1,295,000

9,200 SF Third & Fifth Floor

Information Management Renovation

### **County Board, Madison Common Council and Municipal Court**

Programming and conceptual design with multiple user groups for the renovation of the primary public meeting room for Dane County, the City of Madison and the Madison Municipal Court. The design approach created a universally accessible dais and improved public access. Completed in September 2012 within the \$400,000 budget.

2016 phases

\$250,000 construction cost

2,000 SF

### **County Board/County Clerk Office and Shared Conference Rooms**

Renovation of 10,000 s.f. to provide four conference rooms for building-wide use and office space for the County Board and County Clerk. The project was phased to maintain usable meeting space during construction. Completed in October 2010 for a total project construction cost of \$608,000, below the original \$640,000 budget.

2014 phases

\$1,467,000 construction cost

16,000 SF

### **Corporation Council and Child Support Agency Renovation**

Full architectural and programming services for the 11,000 s.f. renovation of former jail space to provide office space for the Dane County Child Support Agency. Completed in December 2009. Final construction cost was \$895,000; below the \$1,186,000 original budget. In 2014 our team completed an adjacent renovation for Corporation Council below the \$137,000 budget with no change orders while meeting an expedited schedule.

2012 phases

\$495,000 construction cost

5,000 SF and egress improvements

**Office for Equity and Inclusion** renovation was completed in 2016 within a \$250,000 construction cost to create a new office suite on the third floor. This project included the Public Health of Madison & Dane County conference room renovation.

2010 phases

\$608,000 construction cost

10,000 SF

**Dane County Executive's Office** improvements for accessibility and after-hours access were completed in 2012 within a \$45,000 construction budget for the renovation.

2009 phases

\$895,000 construction cost

11,000 SF

**Dane County Register of Deeds, Planning & Development, County Treasurer, County Board, County Clerk and Veteran's Services** was the renovation of 14,000 SF to improve public access to resources and development review staff including shelving layouts for efficient document storage for the Register of Deeds. Dorschner|Associates, Inc. led a collaborative programming and design process and provided phasing alternatives to minimize the use of surge space. Project completion: November 2014. \$1,330,000 Construction cost; below the \$1,419,050 estimate with less than 5% change orders including additional scope.





Client  
**Dane County**

### **Dane County Courthouse Clerk of Courts Pretrial Services Office**

Dorschner|Associates, Inc. provided full architectural services for the renovation to provide an office suite in the Dane County Courthouse for Pretrial Services. Completed in 2019 within the \$250,000 budget. In 2013 we also completed the space study and estimate of probable construction cost to define the project scope and capital budget request.

**Dane County Human Services Job Center Office Renovation** provides staff a room for respite and collaboration in the existing open plan office. Views to the exterior were increased with an open exposed structure and wood acoustic walls. The \$600,000 project includes fully accessible restroom renovation and expansion with showers.

**Dane County Land and Water Resources Department** renovation of the Lyman F. Anderson Agriculture & Conservation Center included full architectural services for to provide contiguous collaborative office space. \$460,000 construction, completed in 2015.

**Dane County Library Service** renovation of a former fire department created 10,000 s.f. of collection and office space. The office renovation provides space for staff and houses the collection with vehicle storage accommodating the Bookmobile and Readmobile. The project utilizes on-site renewable energy through installation of 19 KW of photovoltaic cells on the roof. Completed in 2017 with a \$480,000 construction cost. Change orders resulted in a 2% credit to the project.

**Dane County Medical Examiner's Office** 29,000 s.f. \$10M new facility provides office and laboratory space as well as program space for Dane County Public Safety Communications (911) and Disaster Recovery Data Center. Completed in 2017, the one story, masonry and metal clad steel framed office/laboratory integrated a pre-engineered metal garage component. The arrangement of the program functions and building infrastructure is designed to accommodate potential future expansion while the facility would remain operational during expansion. The design incorporates access to natural daylight to support staff wellbeing supplemented by energy efficient light fixtures. Uniquely, the building systems utilize on-site renewable energy systems with waste heat from the landfill and the installation of 65 KW of photovoltaic cells on the roof. The integrated design process included Commissioning and Focus on Energy program incentives for Dane County.

**Dane County Day Resource Center, The Beacon** renovation incorporated public input and trauma informed design principles to support guests, partners, Catholic Charities staff and volunteers. The design includes a resource center with computer lab, training rooms, partner offices as well as daily needs including laundry, showers, kitchen, lockers and mail service. An area was enclosed to create an outdoor program space and an accessible entry sequence. An October 11, 2017 Wisconsin State Journal article described *"The renovation has dramatically transformed the building, with its broad windows, high ceilings and colorful finishes giving an airy, sunlit, modern feel."* The \$2.5M renovation was completed in 2017 to provide comprehensive access to resources for individuals experiencing homelessness in a purpose-built welcoming environment.



## University of Wisconsin-Madison School of Human Ecology Addition and Renovation

Client  
**State of Wisconsin**  
**Division of Facilities Development**

2007-2012

\$42.5M Construction Cost

87,000 s.f. renovation and  
75,000 s.f. addition

LEED Gold Certification

Madison Trust for Historic  
Preservation 2014 Award for  
Rehabilitation and Compatible New  
Construction

Dorschner|Associates, Inc. in association with Sasaki Associates, Inc., led the programming and full architectural services for the 87,000 s.f. renovation and 75,000 s.f. addition. Through a collaborative programming effort with the diverse group of stakeholders, the space needs were determined and how they could best be accommodated through both the renovation of the existing SoHE building and the construction of a new addition.

The design required a solution appropriate to the existing context while providing a modern facility to enhance excellence in education, research, creative scholarship and outreach. Each department office is equitably and centrally located adjacent to a daylight filled circulation and pre-function space designed to foster interdisciplinary collaboration and interaction between faculty and students. The main entrance, primary classrooms, social learning spaces, café, and high-tech conference rooms open to this central organizing space which vertically connects the four floors of the existing building through the insertion of two double-height spaces. Flexible research spaces were designed with an infrastructure that will allow various configurations of demountable partitions by Facilities Management on a project by project basis. Research and Grant Support office space is centrally located to allow resources to be shared between the Centers. Maximum flexibility is provided to allow users to customize their workareas and design studios including wet labs while maintaining a safe and intuitive built environment.







**Client**

State of Wisconsin  
Division of Facilities Development

**University of Wisconsin-Platteville, Doudna Hall Renovations** included multiple spaces within the building. Converting a former gymnasium into a 3,000 s.f. technology-rich, tiered lecture hall was completed by Dorschner|Associates, Inc., in October 2013 for a \$444,000 construction cost. The University of Wisconsin-Platteville College of Business, Industry, Life Science and Agriculture needed to transform a former gymnasium that was divided into small classrooms into a large instructional space. Dorschner|Associates, Inc. developed a solution that inserted tiered collaborative platforms and integrated full technology and new mechanical system to provide an instructional space seating 143. The original wood gymnasium floors were refinished at the instruction level.

Our team also completed the renovation of the Thomas B. Lundeen Lecture Hall to renovate a 2,700 s.f. double height live theater into a technology-rich, lecture hall. Completed in August 2017, \$780,000 construction cost.

**Risser Justice Center, Department of Justice and State Law Library**

Diana Dorschner and Dawn O'Kroley led the design of the 240,000 SF, \$32M, 8 story, urban infill building on the Capitol Square in Madison while at HSR Associates, Inc.

This 8 story, urban infill, office building on the Capitol Square houses the Wisconsin Department of Justice. The design intent was to develop a timeless building embodying historical and contextual relationships. Due to the relationship of this building and its occupants to the Capitol, the "L" shaped building mass should be perceived as one unified building with distinct entrances. Site planning for the .88 acre mixed-use project required a drive-through banking, 3 levels of underground parking providing 333 stalls and service access.

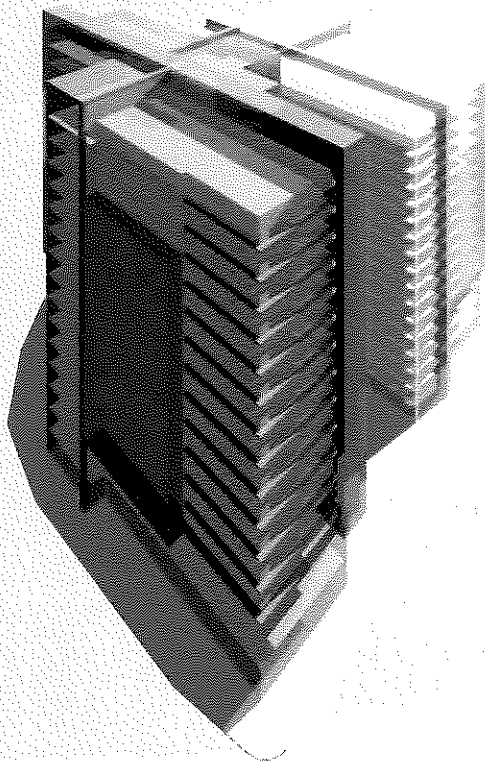
In direct response to the adjacent buildings, contemporary details recall its neo-classical neighbors by incorporating actual elements of the past with new symbolic formal references. The building massing, linear elements and fenestration appropriate to surrounding buildings with deference to high and scalar elements of the M&I Bank building. A classical visual ordering system of base, middle and top once again ties the past with the present. Materials are similar to those of the area, specifically, brick and limestone at the base and detail areas of the top.

**Department of Health Services Office of Legal Counsel** remodeled 4,800 s.f. of office space in the 15 story 1 West Wilson Street Building. \$80,000 construction cost.

**University of Wisconsin-Extension Radio Hall Renovation** design services were coordinated with the Wisconsin Historical Society to fully modernize the historic office space located on Bascom Hill. Completed in 2018.

**Wisconsin Department of Revenue Office Reconfiguration, Madison**

Reconfiguration of 35,000 s.f. of systems furniture, demountable partitions, offices and M/E/P systems on four floors to increase operational efficiency. Project completed in multiple phases.



### State of Wisconsin Transportation Office Building

**Client**

State of Wisconsin  
Division of Facilities Development

**Hill Farms Buildings A&B**

2001-2005

Programming and Space Planning for  
the Renovation of Hill Farms State  
Office Buildings A&B

2007-2009

Programming and evaluation of  
multiple site configurations for a new  
580,000 s.f. \$149M multi-tenant office  
building

**Hill Farms Building E**

2004-2006

Programming and design for a 20,000  
s.f. renovation providing office and  
meeting spaces. The renovation  
serves the Wisconsin Technical  
College System Board with offices, a  
technology-equipped board room and  
new visitor and staff entry sequence.

Dorschner|Associates, Inc. led an integrated design team to evaluate both the renovation of the Hill Farms State Office Buildings A&B located in Madison or the construction of a new multi-tenant office building to relocate the Wisconsin Department of Transportation from the existing buildings.

Our services included multi-phased, in-depth programming and space planning for the renovation of a 432,000 s.f., 11 story office building and customer service center. The project included analysis of space needs, building systems, security, parking, and the renovation of entry conditions. Space plans were created that incorporated facility standards and concepts for future design projects.

The recommendations in that study prompted further study comparing relocation versus renovation of the existing facility. In 2007-2009 we completed programming for a new, 580,000 s.f., \$149M multi-tenant office building to relocate the Wisconsin Department of Transportation from the existing Hill Farms State Office Buildings A & B. Programming included 70,000 s.f. of additional future tenant space, 5,500 s.f. of facility management spaces, a 5 bay loading dock, 18,500 s.f. of shared tenant spaces including cafeteria, lobby and shower facilities for a total estimated building efficiency of 70%. Structured parking including underground parking accommodated approximately 1,425 vehicles utilized a proportion of 3 stalls provided for every 1,000 rentable square feet. 120 bicycle parking stalls were programmed including covered bike parking. Standards established a goal of achieving a minimum of LEED Silver certification. The building massing takes full advantage of opportunities to connect the exterior of the building with the interior to maximize a positive work environment and occupant wellness.

Master Plan massing options based on the proposed Hill Farms Centre preliminary plat redevelopment of the entire site included investigation of the building form, access and density utilizing the 3.77 acre site at the corner of 'B' Street and University Avenue as well as options including the 3.77 acre site in combination with a 1.02 acre site located across 'D' Street. Schedule requirements included phasing of the development of the proposed infrastructure and site, relocation of current Department of Transportation operations to maintain continuity of services to the 3.77 acre site followed by development of the 1.02 acre site.

We also completed the renovation of Hill Farms Building E into Class A office space. The 20,000 s.f. renovation was completed for \$2M in 2006, below the \$2.4M budget.

**Fitchburg, Wisconsin****Client**  
City of Fitchburg

2010-2011

\$1.7M construction cost

5,000 s.f. addition and

8,000 s.f. renovation

**Fitchburg Community Center**

Initially envisioned by the City of Fitchburg as a 10,000 s.f. addition, a comprehensive programming effort led by Dorschner|Associates, Inc. included significant user group and public input resulting in a solution to both renovate existing spaces and reduce the scale of the addition. The 5,000 s.f., two story addition and 8,000 s.f. renovation was completed while the remainder of the building remained occupied.

Through a Values Driven Design Process, consensus was built during programming and project goals were defined informing the building form to engage the community, strengthen the existing civic campus and encourage leadership in universal design. The design provides universal accessibility to the Senior Center entrance on a steeply sloped site while meeting the program requirement to maintain the existing parking and drive serving the campus.

The design response is an extension of the original 1987 building on the civic campus strengthening the existing axial orientation of the building to the adjacent native landscape and view to the Wisconsin State Capitol on the horizon. The use of wood structure throughout the civic campus is celebrated by extending the glulam structure of the lounge and entry to the exterior, providing a sheltered entry and connection to outdoor space for events to extend outdoors. The increased use of glazing in the extension of the axial form allows the existing corridor to transform by framing views to the Capitol and welcoming an abundance of natural daylight into both the addition and existing building.

The design enhances social connections between functions and provides public visibility for activities and shared resources, both priority goals defined during programming, through the exterior expression and introduction of transparency between the floor levels through the double height space and glazing inserted into the communicating stair.

\$1.7M construction cost, substantially complete December 2011 integrated CDBG Block Grant requirements in the bid documents and compiled supporting information for the CDBG Grant Request.

## Project Approach

Our team brings an extensive background in the successful and inclusive design of public buildings. Our experience designing flexible public buildings and office space will create an outstanding design that meets your program goals. We have reviewed the RFP; the Space Planning Needs Study; the Courthouse, West Square Building and Reedsburg Human Services Building floor plans; and the Space Design RFP questions and responses.

We have included related project experience to display our expertise in solutions that very closely parallel Sauk County's project needs. Our team has completed multiple renovations for public offices providing balance to provide both a welcoming entrance and a secure, productive and collaborative office environment. We have integrated accessibility, technology and new building systems into existing occupied buildings, including those listed on the National Register of Historic Places. We have renovated a former jail into office space; renovated courthouses and courtrooms. Our solutions provide open office space with access to natural daylight while considering acoustics and flexibility into the future. Our designs include intuitive wayfinding features supplemented by signage. We work closely with building users, Building Services staff and committees to ensure the design meets our vision now and most importantly serves future generations while respecting the history of our community.

Our understanding of the public building design and construction process will result in a **successful integrated design solution**. Our team is confident we will **strengthen the project vision to create a place** that meets the goals for Sauk County.

Our team will develop the architectural design through an integrated design process with your input and prioritization of goals to create an exceptional public space the community will support. Detailed design strategies, cost estimates and schedules will ensure the most sustainable and responsible use of resources.

Our team's unique commitment includes **continuous principal involvement from** the pre-design phase through the construction and your occupancy. This unique approach to the design process ensures clear and fruitful communication led by your design team leaders.

### Our Mission

The Dorschner|Associates, Inc. Mission is threefold:

#### Vision:

At Dorschner|Associates, Inc. our vision is to provide creative design solutions in support of the goals of our clients. This statement carries with it an uncompromising commitment to the highest level of service, design excellence, exploration of options, and valuing people, their environment, work and ideas.

#### Creativity:

Designing environments that can be built economically and meet the needs of the users often means reconciling disparate perspectives. Creativity is often sparked by excitement in the face of that challenge. It is unleashed through the exploration of options. We at Dorschner|Associates, Inc. take pride in our ability to work closely with our clients and develop options that will meet their unique needs.

#### Detail:

At Dorschner|Associates, Inc. we understand both the micro and the macro perspective. The view from a distance, the beauty of a meticulous single detail and the comfort of a well designed space all are integral in how we help our clients articulate their vision.

## Project Approach

**Our experience designing public spaces will provide Sauk County with solutions to make key decisions early in the process and ensure a successful project.** Our Work Plan integrates time for County input at each milestone deliverable and all meetings will be coordinated with your schedules. Our experience and forward vision of the milestones are critical to the Work Plan and project success. This vision allows us to provide effective design solutions early in the process which has been key to our success leading the community engagement process for public buildings.

Our previously completed projects with the State, County and other municipalities have often involved multiple stakeholders and display our ability and dedication to work closely with each department while ensuring building systems meet the goals of Building Services for long term maintenance.

While renovating spaces in buildings that are occupied, we listen to your optimal sequencing and identify areas that will be impacted by various phases of work.

We look forward to the opportunity to provide a space that uniquely supports your staff workflow and well-being. The community will experience a public office space that integrates accessibility and sustainable design decisions.

### Design Phases

**Space Studies and Planning:** We draw upon our many years of space planning experience, incorporating information gathered via programming to provide our client with numerous solutions, and refine those solutions to arrive at the design that meets their goals. The breadth of our knowledge of various space creation theories assures the client that the project will be a wonderful place to live, work and play.

We are well versed in building codes and approval process requirements. Examples of projects we have led through the approval process include the LEED Gold UW-Madison School of Human Ecology and the Human Services Lakeview Campus which required approval for the deconstruction of a contributing building listed by the National Register of Historic Places. Since 2006, Dorschner|Associates, Inc., provided design services for the renovation of over 42,500 SF of space in the City-County Building. We also completed the 75,000 SF Master Plan for Dane County in the City-County Building and 7,500 SF Space Planning for City of Madison Engineering.

In addition to County requirements, we often work closely with other entities to reach additional approvals including the Wisconsin State Historical Society and the State of Wisconsin DSPS. Our approach includes outreach and investigation of ideas early to establish guiding priorities as a stakeholder group.

**Program Verification:** We will provide field investigation and information gathering for adjacency requirements and user groups process and flow. Your design team leaders will directly meet with user groups throughout the design process to create a flexible space to support multiple functions. This type of personalized service is one of our competitive advantages that will benefit Sauk County.

**Sustainable Design:** Our design approach is influenced by sustainability issues from the early planning stages through construction execution. We look to insure that the projects can and will minimize their impact on the environment and act as an example for projects to follow. We'll align your program goals with design solutions to meet or exceed sustainability requirements.

Our team is experienced in successfully revitalizing buildings and sites with creative new uses. Our enclosed related experience includes renovations, community centers and public buildings that provide users with access to resources. Our team believes that the consideration to locate projects on responsible sites and to renovate and/or reuse existing structures, in whole or in part, is a responsible and 'sustainable' first step to any project.



## Project Approach

**Design:** We at Dorschner|Associates, Inc. are firm believers that every project deserves quality design. The built environment enhances our everyday experience. We believe that style plays a second role to the aesthetic and the concept. We create three-dimensional, color renderings and models for clients and assist them in obtaining approval for their projects from their customers and government review bodies.

We bring extensive experience in creating public spaces appropriate to their context. At Newport State Park in Door County, Wisconsin we created a Park Entrance and Visitor Station embracing the architectural forms of the historic fishing, lumber and agricultural industries' buildings of northern Wisconsin. Our renovation and addition for the School of Human Ecology on the University of Wisconsin-Madison campus, created fully modernized spaces organized around a flexible central glass 'Link' to encourage participation of all users in overlapping functions.

Our experience designing public spaces considers each department's specific balance to provide both a welcoming entrance and a secure office environment. We will discuss solutions at entrances that are staffed as well as after-hours card reader access.

Our detailed cost estimating services is an iterative process that continuously reflects changes in the cost estimate as alternative design approaches are pursued. We pride ourselves on providing our clients with local knowledge and expertise backed by a network of resources.

We enjoy the design process and will communicate all milestones and approvals required to meet your budget and schedule. **Our team brings an extensive background in the design and programming of spaces with multiple stakeholders and public buildings.**

**Construction Documentation:** Dorschner|Associates, Inc. prides itself in thoroughly coordinated construction drawings and specifications. We also maintain a quality control and assurance policy in which no project leaves the office unless another in-house architect has reviewed the documents. We have adopted the American Institute of Architects (AIA) CAD layering standards, drawing order and utilization of contract documents. We utilize the complete, updated versions of AutoCAD® and REVIT.

We hold regular design coordination meetings with all design team members. Design solutions will be discussed with your staff throughout the process to ensure they meet your goals and maintenance plan for the building. Page-Turn milestone review meetings have ensured clear communication and alignment between program goals and construction documents.

**Construction Contract Administration:** All architects at Dorschner|Associates, Inc. provide Construction Administration on any project which that individual played a key role. This approach ensures attention to detail and that the project is completed as designed. Any contractor requests for additional costs will be rigorously reviewed and RFI responses will be promptly provided.

Providing continuous principal involvement is one of our competitive advantages that benefits owners to ensure the success of their projects through the public bidding process. We provide our services from pre-design through bidding, construction administration and warranty.



## Project Approach

### Proposed Work Plan

Dorschner|Associates, Inc. offers the following timeline to provide design services to meet the schedule provided in the RFP. We will coordinate the Work Plan with you to meet your needs and develop the most successful design solution. We enjoy the design process and will communicate all milestones and approvals required to meet your budget and schedule.

We will clearly indicate sequencing of construction in the documents. We will work closely with you to define the best strategy to minimize the number of times your staff is relocated while remaining fully operational during construction.

#### *Milestones and Design Meetings*

*week of*

#### **County Board Approval**

**December 17, 2019**

Review existing building drawings and information

December 18, 2019

Kick Off Meeting to review work plan, program verification

December 30, 2019

Field verification with Building Services staff

Confirm scope of State Historical Society appropriateness review

Define best process to gain employee input, share cultural history, clientele served

Schematic Design Meeting

January 13, 2020

Review detailed floor plan options and construction sequencing

Confirm goals align with standards and maintenance

#### **Schematic Design (SD) Phase Complete**

**January 20, 2020**

Design Development Meeting

January 27, 2020

Discuss design with Building Services staff, user groups

Review estimate of Probable Construction Cost

Coordinate with existing County equipment, building standards

Design Meeting to review

February 17, 2020

Review finishes, furniture plan construction coordination

Confirm construction phasing

#### **Design Development (DD) Phase Complete**

**February 24, 2020**

Final Review Design Meeting

March 9, 2020

Review updated estimate of Probable Construction Cost

#### **Construction Documents (CD) Phase Complete**

**April 1, 2020**

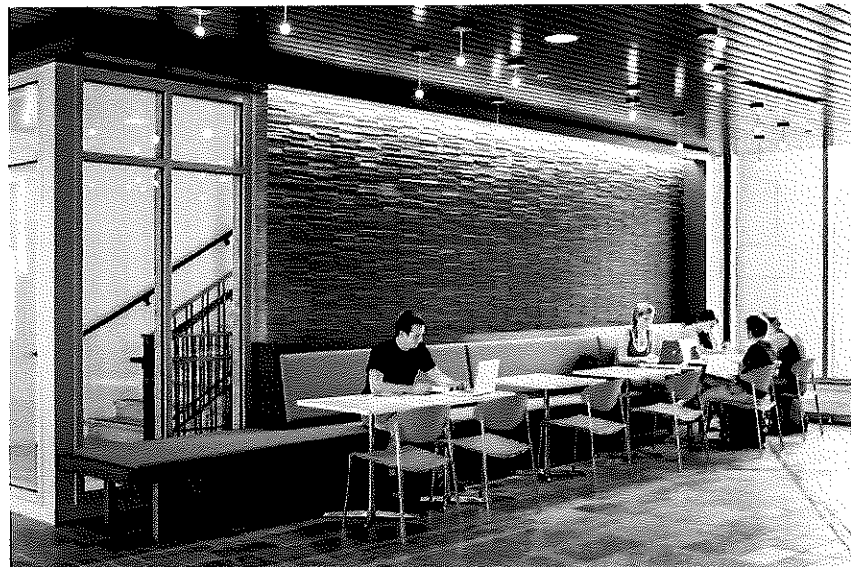
Submit drawings for plan review

#### **Bid Phase**

**May-June 2020**

#### **Construction Administration Phase**

**September-November 2020**



## Project Approach

## Proposed Contract

We are committed to the success of Sauk County and your staff's impact on our community. We look forward to the opportunity to meet with you and discuss any modifications to our Work Plan to ensure our services align with your goals. Our fee proposal includes a detailed scope of services document for your review. Our forward vision, detailed design strategies, cost estimates and work plan schedules ensure the most sustainable and responsible use of resources.

Our extensive experience designing flexible public buildings and office space will create an outstanding design that meets your program goals. The community will experience a public office space that integrates universal accessibility and sustainable design appropriate to the context of each building.

The contract normally used by Dorschner|Associates, Inc. is the AIA B101-2017 Standard Form of Agreement Between Owner and Architect. A copy will be provided for Sauk County review.

Thank you for this opportunity and we appreciate your consideration of our team.





#### References

Kerry Widish, Chief Deputy  
Dane County Clerk of Courts  
Ph: 608.266.4288  
kerry.widish@wicourts.gov

Eric Urtes, AIA, Project Manager  
Dane County Department of Public Works, Highway & Transportation  
Ph: 608.266.4798  
urtes.eric@countyofdane.com

Brad Logsdon, Circuit Court Commissioner  
Dane County Circuit Court  
Ph: 608.266.4334  
brad.logsdon@wicourts.gov

Tracy Foss, Project Manager/Utility Project Engineer  
City of Fitchburg Public Works  
Ph: 608.270.4272  
tracy.foss@fitchburgwi.gov

Susan Matiak, Construction Coordinator Supervisor  
State of Wisconsin Division of Facilities Development and Management  
Ph: 608.235.2156  
susan.matiak@wisconsin.gov

[illegible]

2.3	Design Team Meetings					0	0	0	0	0	0	0	0
2.4	Options of Construction Cost					0	1	0	1	0	1	0	0
2.5	HVAC Calculations					0	0	4	0	0	0	0	0
2.6	HVAC Demo Drawings					0	0	6	0	0	0	0	6
2.7	HVAC New Drawings					0	0	12	0	0	0	0	16
2.8	HVAC Specification					0	8	0	0	0	0	0	0
2.9	Plumbing Demo Drawings					0	0	0	0	0	6	0	6
2.10	Plumbing New Work Drawings					0	0	0	0	0	12	0	16
2.11	Plumbing Specifications					0	0	0	0	0	0	0	0
2.12	Fire Protection Demo Drawings					0	0	0	0	0	0	2	4
2.13	Fire Protection New Work Drawings					0	0	0	0	0	0	2	6
2.14	Fire Protection Specifications					0	0	0	0	0	0	0	0
2.15	Electrical Demo Drawings					0	0	0	8	0	0	0	8
2.16	Electrical New Drawings					0	0	0	16	0	0	0	16
2.17	Electrical Specification					0	0	0	0	0	0	0	0
2.18	Internal QC Review					0	1	1	0	0	1	0	0
2.19	Design Team Coordination					0	0	1	0	0	1	1	0
	JDR SD/DD Hours				184.0	0	10	31	32	0	28	5	78
	SD/DD JDR Subtotal				\$18,605	\$0	\$1,400	\$3,720	\$3,840	\$0	\$3,220	\$575	\$5,860
	SD/DD JDR Reimbursables				\$50								
	SD/DD JDR Total				\$18,655								
	SD/DD total				\$64,277								
<b>Construction Documentation: CD</b>													
	Construction Documentation	24	24	180	180								
	Update Estimate	0	1	0	0								
	Final Review Meeting	4	4	0	0								
	Final Review Printing and Reproduction	2	0	0	4								
	Meeting Minutes	1	0	0	0								
	Design Team Coordination/Meetings	2	2	2	2								
	Final Check Set/Coordination	2	2	2	2								
	QA/QC	2	2	2	2								
	Plan Review Application	1	0	0	1								
	Revisions	2	2	8	6								
	CD Review Printing and Reproduction	2	0	0	4								
	CD Hours	42.0	37.0	194.0	203.0	476.0							
	CD Architectural Subtotal	\$6,720	\$5,365	\$17,460	\$16,240	\$45,785							
	Architectural Reimbursables												
	DJA (no. office to Sauk Co. Vehicular Travel)	\$ 0.580	1	100		\$58.00							
	4 sets Final Review	\$500/				\$2,000.00							
	Shipping					\$200.00							
	CD Architectural Reimbursables Total					\$2,258							

[illegible]



[illegible]

		Consultants								Stone	Meeker	Klubertanz		Gerhke			
		Rate								\$140	\$140	\$120	\$120	\$125	\$115	\$115	\$75
4.1	Attend Pre-Construction Meeting									0	0	0	0	0	0	0	0
4.2	Submittal Reviews									0	0	8	8	0	6	1	0
4.3	RFI / CB/ General Correspondence									0	0	4	4	0	1	1	0
4.4	Intermediate Project Meeting, Site Visit with Follow-Up Report									0	0	4	4	0	4	1	0
4.5	Final Punchlist with Follow-Up Report									0	0	6	6	0	5	1	0
	JDR CA Hours							64.0		0	0	22	22	0	16	4	0
	CA JDR Subtotal							\$7,580		\$0	\$0	\$2,640	\$2,640	\$0	\$1,840	\$460	\$0
	CA JDR Reimbursables							\$150									
	CA JDR Total							\$7,730									
CA Total																	
Project Close-out																	
5.	Close-Out																
	Record Drawings and Specifications	4	0	8	8												
	Close out Documents (State)	2	0	0	0												
	CO Hours	6.0	0.0	8.0	8.0	22.0											
	CO Architectural Subtotal	\$860	\$0	\$720	\$640	\$2,320											
	Architectural Reimbursables																
	1 set Record Set					\$500.00											
	Shipping					\$30.00											
	CO Architectural Reimbursables Total					\$530.00											
	Architectural CO Total					\$2,850.00											
	Consultants								JDR	PIC	M Sr Engr	M Proj Eng	E Sr Des	P Sr Engr	P SR Des	FP Proj Des	CADD
	Rate								Stone	Meeker	Klubertanz			Gerhke			
									\$140	\$140	\$120	\$120	\$125	\$115	\$115	\$75	
5.1	Record Drawings								0	0	1	1	0	1	1	1	14
	JDR CO Hours					18.0			0	0	1	1	0	1	1	1	14
	CO JDR Subtotal					\$1,520			\$0	\$0	\$120	\$120	\$0	\$115	\$115	\$1,050	
	CA JDR Reimbursables					\$0											
	CO JDR Total					\$1,520											
CO Total																	
									Single bid package, one substantial completion.								
									Adequately sized existing plant systems remain.								
A/E TOTAL PROJECT FEE									\$174,923								