

JBS REDEVELOPMENT RFP RESPONSE

DEVELOPMENT FIRM

Revel49
215 N. Water Street
Milwaukee, WI 53202

POINT OF CONTACT

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Revel49

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March 29, 2024

City of Green Bay
Community & Economic Development Department

Attn: William Peters

100 N Jefferson St, Room 608
Green Bay, WI 54301
Will.Peters@greenbaywi.gov

Dear Mr. Peters,

Revel49, a next generation Indigenous development company, is pleased to submit its response to the Redevelopment Authority of the City of Green Bay's "JBS Redevelopment Site" RFP.

We believe our experience and proven track record of projects like The Broadacre, a medium-density housing community in Oak Creek, and Ho-Chunk Nation Village West LIHTC Apartments in Baraboo, make us a great fit and uniquely qualified to execute the vision of the JBS Redevelopment site.

With a commitment to sustainability, community engagement, and artistic integration, we believe our proposal complements the city's project goals and vision. If selected, Revel49 is committed to delivering a high-quality, innovative development in a timely and efficient manner that could make a lasting impact on the community for years to come.

Thank you in advance for your consideration.

Collin Price
Managing Partner
Revel49

215 N. Water Street
Milwaukee, WI 53202

ALIGNMENT WITH STRATEGY

Revel49 is an Indigenous-led real estate development firm poised to align seamlessly with the goals and objectives outlined in the RFP issued by the Redevelopment Authority of the City of Green Bay. With a commitment to sustainability at our core, we are dedicated to crafting environmentally conscious developments that not only meet the city’s need for residential growth but also embody the spirit of cultural inclusivity and community vitality.

By focusing on utilizing sustainable materials, implementing high-performance systems, and catering to the missing middle demographic, we aim to create a transformative housing project that not only enhances the fabric of the neighborhood but also reflects our shared vision for a vibrant and resilient future.

SAFETY FIRST

Our approach aligns seamlessly with the city’s safety objectives, as we proactively engage with local law enforcement and commit to fostering a welcoming and secure neighborhood environment. Drawing from his background as a former Wisconsin State Trooper, Managing Partner Collin Price understands the importance of community policing and creating safe spaces for all residents. By prioritizing safety, we aim to address concerns outlined in the RFP by removing underutilized properties with high complaint and police call volumes, thereby contributing to a reduction in neighborhood hazards and enhancing overall security.

Lighting design across the development and walkways is centered on providing safe modes of travel both through and within the development, enhancing visibility and promoting a sense of security for residents and visitors alike. By strategically placing lighting fixtures along pathways, streets, and communal areas, we ensure well-lit environments that facilitate safe navigation during all hours of the day.



PRODUCTIVE PROJECT

Our commitment to high-performance systems ensures that our developments surpass industry standards for energy efficiency, sustainability, and resilience. By incorporating advanced technologies and design strategies, we optimize building performance while minimizing environmental impact, resulting in long-term operational savings and reduced carbon emissions.

In terms of economic impact, our new development will generate substantial property tax revenue on what is currently vacant land, thereby increasing the overall tax base PROVIDE \$\$ ESTIMATE and contributing to the financial health of the city. The construction and operation of our development will create job opportunities for smart and skilled individuals, fostering economic growth and supporting local communities. Procuring local and minority-owned contractors fosters economic empowerment and inclusivity within the community, ensuring that the benefits of development are distributed equitably. By prioritizing these partnerships, we promote job creation, wealth retention, and diversity in the local economy, ultimately fostering a more resilient and vibrant community.

ACCESSIBLE

Our approach to addressing the city's accessibility goals encompasses several key initiatives. First, we are implementing universal design principles throughout the development to ensure that every unit is accessible to individuals of all ages and abilities. Second, we are creating well-designed pathways that accommodate pedestrians, cyclists, and vehicles, prioritizing safety and ease of access for all modes of transportation. Additionally, our development's strategic location fosters connectivity with surrounding neighborhoods and amenities, including VT Pride Park, enhancing accessibility and promoting community engagement for residents of diverse backgrounds and abilities.



ALIGNMENT WITH STRATEGY

CONTINUED

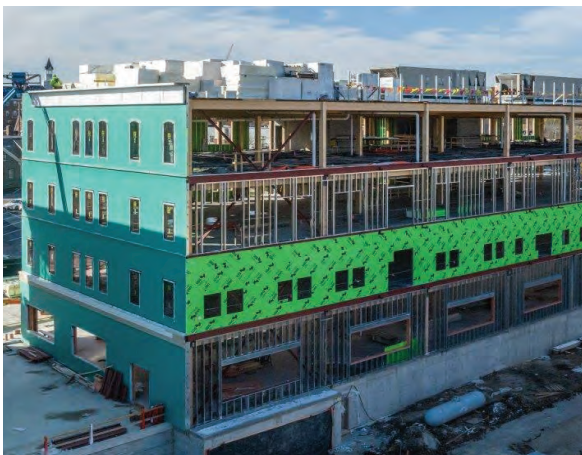
INNOVATION & SUSTAINABILITY

Our incorporation of a hybrid mass-timber component in every building type throughout the development represents a forward-thinking and environmentally conscious approach to sustainable construction. By integrating this innovative material into our building designs, we not only contribute to the rehabilitation and modernization of the built environment but also significantly enhance the overall performance and value of the structures.

In addition to our innovative use of mass timber, we are embracing biophilic design principles throughout the development, further enriching the living experience for residents and enhancing the overall sustainability of the community. By integrating elements of nature into our design, such as green spaces, native gardens and landscaping, natural light, and organic materials, we create environments that foster physical and psychological well-being while reducing environmental impact.

Biophilic design not only promotes a deeper connection to nature but also enhances air quality, reduces stress levels, and increases productivity, contributing to the overall health and happiness of residents. Furthermore, incorporating biophilic elements into our development aligns with the city's goal of creating dynamic and forward-thinking spaces that prioritize the well-being of residents and the surrounding environment.

We are dedicated to enhancing the cultural vibrancy of the development by engaging local artists to create unique public art installations throughout the neighborhood. These artistic elements not only contribute to the aesthetic richness of the environment but also foster a sense of identity and pride among residents.





Our commitment to sustainability extends to our construction practices, ensuring that we build brand-new structures using safe and responsibly sourced materials.

By employing environmentally conscious construction methods, we not only mitigate potential environmental contamination but also enhance the physical landscape, contributing positively to soil, water, and air quality. Our stormwater design approach takes an environmentally first stance, aiming to protect nearby wetlands and minimize the impact on city infrastructure. Through innovative stormwater management techniques, we strive to reduce the burden on public water, sewer, and stormwater systems, thereby reinforcing the city's efforts to strengthen and expand utility infrastructure while preserving natural ecosystems.

DESIGN & USE

Our approach to the development was to adhere to the proposed site plan as close as possible. Our approach to Phase 1's "housing laboratory" is to incorporate multiple unit types that are unique to the market. We anticipate these units will be well received and our lease-up will spur Phase 2 development with additional units.

Amenities & Features

- Exposed Mass Timber
- High efficiency appliance packages
- Water saving fixtures
- Bike storage
- Package delivery room
- Walking Path
- Dog Park
- Community Center & Gardens
- Dog Wash Stations
- Underground Parking
- EV Chargers
- Solar Panels
- Coworking Space
- Pickleball Courts
- Playground



PHASE 1

Three (3) Multifamily buildings consisting of 94 total units

Our smaller unit multifamily units are uniquely positioned to appeal to individuals and small families seeking quality housing at affordable rates. With rents set at or below those of similar units in the market, we prioritize accessibility and affordability without compromising on quality or comfort.

One distinctive feature of our units is the incorporation of exposed mass timber elements, which not only add architectural character but also contribute to a sense of warmth and natural beauty within each living space. Beyond aesthetic appeal, these elements offer tangible health benefits to our residents, promoting a holistic sense of well-being by creating a connection to nature and fostering a healthier indoor environment.

By offering smaller unit sizes, we cater to the evolving needs and preferences of modern households, providing a practical yet stylish housing option that meets the demands of urban living. Our commitment to affordability, coupled with the integration of sustainable and health-conscious design elements, ensures that residents can enjoy a high quality of life without exceeding their budgetary constraints.

- 1BR Units
- 1BR with Den
- 2BR Units
- 2BR with Den

Five (5) Single family homes

Our 1200-1500 sq ft single-family homes are meticulously crafted with a focus on affordability, specifically tailored to meet the needs of new homebuyers. By strategically reducing square footage while maintaining quality construction and thoughtful design, we ensure that these homes are accessible to a broader range of buyers, including those entering the housing market for the first time.

In addition to offering affordable homeownership opportunities, these homes provide numerous benefits for underrepresented communities. Homeownership not only fosters financial stability and wealth accumulation but also promotes a sense of pride, belonging, and community investment. By expanding access to homeownership in these communities, we contribute to greater equity and empowerment, helping to bridge the gap in wealth and homeownership disparities.

Eighteen (18) Multigenerational Townhomes

Our large 2500 sq ft townhome units are designed with a specific focus on multigenerational households, recognizing the unique needs and dynamics of these families. Unlike many existing homes, which often compromise functionality for multigenerational living, our units are purposefully crafted to provide ample space and accommodations for this growing household type.

Each townhome unit is thoughtfully planned to offer expansive living areas, multiple bedrooms, and flexible living spaces that can be adapted to suit the diverse needs of multigenerational families. Whether it's providing separate living quarters for grandparents, designated areas for children to study and play, or spacious communal areas for family gatherings, our units prioritize comfort, convenience, and inclusivity.

By catering specifically to multigenerational households, we aim to alleviate the challenges often associated with finding suitable housing for extended families. Our townhome units offer a harmonious blend of functionality and comfort, empowering multigenerational families to thrive and flourish within a supportive and welcoming environment.

DESIGN & USE

CONTINUED

Boulevard

- Activity space with ample seating
- Public art displays
- Firepits
- Pet-friendly space
- Stormwater Swales

Urban Farm & Community Center

Our community center concept features a mass timber versatile space that goes beyond traditional agriculture, offering a flexible open concept that can accommodate a variety of activities, including educational workshops, food demonstrations, and community events. With a focus on sustainability and community engagement, the farm serves as a hub for learning, collaboration, and celebration.

Our preliminary discussions with non-profit organizations have resulted in expressed interest in programming the space to support initiatives such as Indigenous food sovereignty, community gardening, and farm-to-table practices. By partnering with these organizations, we aim to foster connections between residents and their food sources, promote healthy eating habits, and empower community members to actively participate in food production and distribution.

Through a combination of hands-on workshops, cultural events, and collaborative projects, the urban farm becomes more than just a source of fresh produce—it becomes a vibrant center for education, empowerment, and community building. By embracing diverse perspectives and initiatives, we cultivate a dynamic and inclusive space that reflects the rich tapestry of our community's values and aspirations.

PHASE 2

Twenty (20) Townhomes

Nineteen (19) Single Family Homes

Missing Middle Housing

Our diverse unit types and affordable rents cater to the expanding “missing middle” demographic. Housing experts define the “missing middle” as a range of housing types that typically fall between single-family homes and large apartment buildings in density, scale, and affordability. The term “missing middle” highlights the gap in the housing market for these mid-density, moderately priced housing options, which are often in high demand but insufficiently supplied in many urban areas.

With rents at or below average rates, our development offers quality finishes and amenities without luxury price tags. We carefully select materials and building components to deliver superior quality while preserving the upscale aesthetic of high-end apartments.





City of Green Bay - JBS Site
MARCH 29, 2024



City of Green Bay - JBS Site
MARCH 29, 2024





City of Green Bay - JBS Site
MARCH 29, 2024



City of Green Bay - JBS Site
MARCH 29, 2024





INVESTMENT

PROJECT UNIT BREAKDOWN

Unit Type	Units	Mix %	Unit Size SF	Max Net Rent (80% AMI)	Projected Net Rent	Projected Net Rent (At Market)	Ratio of Net Rents to Achievable Market Rents	Per SF
1BR		0%	700		\$1,225	\$1,299	94%	\$1.75
1BR Affordable	32	34%	700	\$1,433	\$1,225	\$1,299	94%	\$1.75
1BR w/Den	26	28%	800		\$1,272	\$1,299	98%	\$1.59
1BR w/Den Affordable		0%	800	\$1,433	\$1,264	\$1,299	97%	\$1.58
2 BR	18	19%	950		\$1,615	\$1,902	85%	\$1.70
2 BR Affordable		0%	950	\$1,720	\$1,615	\$1,902	85%	\$1.70
2 BR w/Den	18	19.1%	1400		\$1,890	\$1,902	99%	\$1.35
2BR w/Den Affordable		0.0%	1400	\$1,720	\$1,890	\$1,902	99%	\$1.35
Total / Average	94	100%	962.5	\$1,577	\$1,500	\$1,601	94%	\$1.60

The total project costs for our development amount to approximately \$49,081,000, encompassing both soft and hard costs. This figure includes expenses associated with the community center, urban farm, playground elements, arts initiative, and the boulevard, reflecting our commitment to creating a holistic and vibrant living environment. Despite facing challenges such as rising construction costs and a high-interest-rate environment, we are committed to exploring options that help reduce costs and ensure efficient capital utilization.

INVESTMENT CONTINUED

PRO-FORMA MODEL

Year Period end	Pre-development / Construction		Construction		
	Year 0 4/30/25	Year 1 4/30/26	Year 2 4/30/27	Year 3 4/30/28	Year 4 4/30/29
PGI from apartments	-	-	-	2,436,516	2,509,611
PGI from town homes	-	-	-	604,800	622,944
Total potential gross revenue	-	-	-	3,041,316	3,132,555
Vacancy	-	-	-	152,066	156,628
Credit loss	-	-	-	60,826	62,651
Effective gross income	-	-	-	2,828,424	2,913,277
Other income	-	-	-	417,600	425,952
Total revenue	-	-	-	3,246,024	3,339,229
General operating expenses	-	-	-	848,527	873,983
Management fee	-	-	-	226,274	233,062
Project holding costs	-	150,000	150,000	-	-
Total operating expenses	-	150,000	150,000	1,074,801	1,107,045
Net operating income	-	(150,000)	(150,000)	2,171,223	2,232,183
<i>NOI margin</i>	-	-	-	66.9%	66.8%
Principle payment	-	-	-	-	-
Interest payment	-	2,393,913	2,368,684	2,341,631	2,312,622
Total debt payment	-	2,393,913	2,368,684	2,341,631	2,312,622
Cash flow after debt service	-	(2,543,913)	(2,518,684)	(170,408)	(80,439)
<i>Margin</i>	-	0%	0%	0%	0%
Construction costs	(49,081,000)	-	-	-	-
Tax credits & grants	9,816,200	-	-	-	-
Sale price	-	-	-	-	-
Sale costs	-	-	-	-	-
Unlevered cash flow	(39,264,800)	(150,000)	(150,000)	2,171,223	2,232,183
Loan proceeds	34,356,700	-	-	-	-
Loan fees	(515,351)	-	-	-	-
Loan payoff	-	-	-	-	-
Levered cash flow	(5,423,451)	(2,543,913)	(2,518,684)	(170,408)	(80,439)
Unlevered cash on cash return	-	-0.4%	-0.4%	5.5%	5.7%
Levered cash on cash return	-	-6.5%	-6.4%	-0.4%	-0.2%
DSCR	-	(0.06)	(0.06)	0.93	0.97

PRO-FORMA MODEL CONTINUED

Year 5 4/30/30	Year 6 4/30/31	Year 7 4/30/32	Year 8 4/30/33	Year 9 4/30/34	Year 10 4/30/35	Year 11 4/30/36
2,584,900	2,662,447	2,742,320	2,824,590	2,909,328	2,996,607	3,086,506
641,632	660,881	680,708	701,129	722,163	743,828	766,143
3,226,532	3,323,328	3,423,028	3,525,719	3,631,490	3,740,435	3,852,648
161,327	166,166	171,151	176,286	181,575	187,022	192,632
64,531	66,467	68,461	70,514	72,630	74,809	77,053
3,000,675	3,090,695	3,183,416	3,278,918	3,377,286	3,478,605	3,582,963
434,471	443,160	452,024	461,064	470,285	479,691	489,285
3,435,146	3,533,856	3,635,440	3,739,983	3,847,571	3,958,296	4,072,248
900,202	927,209	955,025	983,676	1,013,186	1,043,581	1,074,889
240,054	247,256	254,673	262,313	270,183	278,288	286,637
-	-	-	-	-	-	-
1,140,256	1,174,464	1,209,698	1,245,989	1,283,369	1,321,870	1,361,526
2,294,889	2,359,391	2,425,742	2,493,994	2,564,203	2,636,426	2,710,722
66.8%	66.8%	66.7%	66.7%	66.6%	66.6%	66.6%
-	-	-	-	-	-	-
2,281,517	2,248,162	2,212,397	2,174,046	2,132,923	2,088,826	
2,281,517	2,248,162	2,212,397	2,174,046	2,132,923	2,088,826	
13,373	111,229	213,345	319,948	431,280	547,600	
0%	3%	6%	9%	11%	14%	
					49,285,852	
					(2,464,293)	
2,294,889	2,359,391	2,425,742	2,493,994	2,564,203	49,457,985	
					(34,356,700)	
13,373	111,229	213,345	319,948	431,280	13,012,459	
5.8%	6.0%	6.2%	6.4%	6.5%	6.7%	
0.0%	0.3%	0.5%	0.8%	1.1%	1.4%	
1.01	1.05	1.10	1.15	1.20	1.26	

INVESTMENT CONTINUED

FINANCIAL GAP

In our proposal, we've identified a crucial gap between the total project costs and our desired return metrics for the mixed-income housing development. To address this challenge, we believe collaborative solutions with the City are essential. One option we propose is negotiating reduced land purchase costs, either through lowered prices or incentives such as land grants or subsidies. Additionally, we seek the City's assistance in securing low-interest loans or financing with favorable terms to alleviate some of the financial burden. Exploring Tax Increment Financing (TIF) could also be beneficial, allowing us to reinvest incremental property tax revenue back into the project area.

Addressing the funding gap by seeking financial support from the City, ranging from 10% to 20% of the total project costs, is a viable option worth considering. This percentage range aligns with common practices for public-private partnerships and reflects a reasonable contribution from the City towards the development project. However, the specific percentage within this range should be determined through careful negotiation and consideration of the project's economic impact, community benefits, and the City's budgetary constraints. By collaborating with the City within this proposed range, we can work towards closing the funding gap and ensuring the successful realization of the project while sharing the responsibility for its financial viability.

INCREASED TAX BASE

For the new ground-up mixed-income housing development in Green Bay, consisting of 147 units and with a total project cost of \$49 million, the expected tax base generated is approximately \$54,575,340. This calculation is based on the city's tax rate of \$7.58 per \$1,000 of assessed value. The assessed value of the construction is estimated at \$371,420, and when multiplied by the number of units, it yields the total assessed value for the project. This projected tax base reflects the potential contribution of the development to the city's tax revenue once completed.

We have developed a comprehensive Microsoft Excel model containing detailed financial projections and analyses for our project, providing a thorough overview of the investment's feasibility and potential returns. Additionally, we possess additional financial documents, including proof of funds, which validate our ability to fund the project. Should we advance in the process, we are more than willing to share and discuss these documents to facilitate transparent and informed decision-making.

PROOF OF FUNDING



March 25, 2024

Re: Revel Investments

To Whom It May Concern:

Through multiple entities, Revel Investments holds multiple deposit and loan accounts with First Federal Bank and all accounts are in good standing. The relationship includes financing for a ground-up multi-family construction project that is now stabilized.

Revel Investments has been a client in good standing since 2021.

If you have any questions, please don't hesitate to contact me at 262-788-9800.

Sincerely,

Andrew M. Narr
Digitally signed by
Andrew Narr
Date: 2024.03.25
17:33:43 -05'00'

Andrew M. Narr
SVP – Commercial Banking
First Federal Bank of Wisconsin

BROOKFIELD

PO BOX 1198

WAUKESHA, WI 53187

Member FDIC

MILWAUKEE

WWW.FFBWI.COM

WAUKESHA

800.556.1234

262.542.4448



CAPACITY AND EXPERIENCE

Our 24-month timeline for phase 1 encompasses planning to tenant move-in, demonstrating our commitment to delivering efficient and timely results.

TIMELINE

Description	Start Date	End Date	Duration
Final RDA Approval		4/9/24	
Contract Negotiations	4/9/24	5/9/24	1 Month
Pre-Development Planning	4/9/24	4/1/25	12 Months
Construction — Phase 1	5/1/25	11/1/26	18 Months
Marketing & Pre-Leasing — Phase 1	8/1/26	4/1/27	8 Months





CAPACITY AND EXPERIENCE

CONTINUED

QUALIFICATIONS & EXPERIENCE

At Revel49, we are proud to be at the forefront of elevating authentic Indigenous culture, art, and perspectives through the built environment. Our approach to real estate development goes beyond bricks and mortar; it is rooted in a deep appreciation for Mother Earth and a commitment to honoring her in every project we undertake.

Through thoughtful design, strategic partnerships, and community engagement, we integrate Indigenous culture and art into the fabric of our developments.

At Revel49, we believe that the built environment has the power to inspire, educate, and unite us. Through our commitment to providing safe, vibrant, and sustainability focused homes, we are not only shaping physical spaces but also creating meaningful connections and lasting legacies that honor the past, celebrate the present, and inspire the future.



Collin Price
Managing Partner

Collin Price is a real estate developer and co-owner of Revel49, leveraging his diverse background and deep commitment to advancing Indigenous communities and economies through housing and economic development initiatives. With a proud heritage as a member of the Ho-Chunk Nation, Collin channels his passion into projects that uplift and empower Indigenous populations and shared communities.

His development portfolio spans a wide spectrum, from a family-owned brick-and-mortar restaurant to affordable housing and large-scale casino resorts, reflecting his versatility and dedication to creating impactful spaces. Prior to his current role, Collin served as the Ho-Chunk Nation Public Relations Officer for seven years, where he honed his skills in community engagement and strategic communication.

Collin's journey of service began as a Wisconsin State Trooper, where he served with honor and distinction for five years, embodying the values of integrity, dedication, and public safety.

Currently pursuing a master's degree in real estate development at Georgetown University, Collin is poised to graduate in Spring 2024.

Collin's contributions extend beyond his professional pursuits, recognized as a recipient of Madison 365's Most Influential Native Americans for 2024. He actively engages with industry peers as a member of the Urban Land Institute (ULI), fostering collaboration and innovation within the real estate community.

Outside of his career, Collin finds joy in family life, sharing his journey with his wife Liz and their three children. With a deep sense of purpose and a commitment to excellence, Collin Price continues to shape the future of real estate development with his leadership and dedication to community empowerment.



Steve Pape
Managing Partner

With over 24 years of experience in real estate investment, leasing, acquisitions, dispositions, and development, Steve Pape brings extensive market knowledge and a wealth of industry relationships. In 2017, he launched a private equity and development group, Revel Investments, focused on acquiring and building institutional-quality real estate assets. Steve's leadership extends to his role as Managing Partner at Revel, overseeing asset management and the creative office / mixed-use and multifamily portfolios.

Previously, Steve served as a principal at Founders 3 Real Estate Services and was a partner and director of brokerage at Greynwolf Partners, where he spearheaded the brokerage division.

His career also includes 11 years at Inland Companies (now Colliers) as a partner. Steve holds a Bachelor of Business Administration degree in real estate and urban land economics from the University of Wisconsin-Madison and remains an active member of the Wisconsin Real Estate Alumni Association (WREAA). Steve also served on the executive committee and as board chair for the Commercial Association of Realtors (CARW) from 2014-2019 and he continues to leverage his expertise to contribute to the industry's growth and development.

Beyond his professional achievements, Steve is actively involved in the community, having served serving on the board of directors at Pius XI Catholic High School and supporting fundraising efforts for Children's Hospital of Wisconsin through his charity, Rally for Aly. He is also engaged at St. Jude the Apostle Parish and School in volunteering and coaching.

Recognized as a Milwaukee Business Journal's "40 Under 40" Honoree in 2015, Steve remains committed to driving excellence and impact in both his professional and philanthropic endeavors.



Eric Fors
Director of Development

For 36 years, Eric has managed commercial design/build real estate projects and the complex multidiscipline teams of professionals that conceive and realize projects that support the owner's objectives.

His strengths begin with an inherent ability to visualize the project and convert it to a conceptual medium that can be used by the project team to develop the project without deviating from the original concept unless approved by the owner. Eric built his career working in full service real estate development companies managing wholly owned real estate, design, construction and property management entities across many markets to deliver successful building projects. Beginning as an Assistant Project Manager for Opus North Corporation in Milwaukee, WI and culminating as President of the Redmond Company, in Waukesha, WI, Eric has occupied most positions in a development office that self performs commercial real estate design and construction. Eric increased his area of influence as Director of Construction for Focus Development in Chicago, IL and implemented a facility replacement program for the gas utility in Chicago.

The result of his experience is a strong belief that managing all project decisions against detailed assumptions developed early in the project planning and leveraging opportunities to improve the original assumptions yields successful building projects at reduced risk. With a degree in Architectural Engineering from the Milwaukee School of Engineering, Eric is uniquely positioned to develop project scope, cost and schedule very early in project development with little consultant support.

Risk management begins as soon as the original idea or opportunity can be communicated. Eric has developed and refined simple systems to deliver a project that is consistent with the objectives defined at project concept development.

PROJECT TEAM



Developer
Revel49



General Contractor
Corporate Contractors, Inc.



General Contractor (Interiors)
Mavid Construction



Community Design & Engagement
Parkitecture



Architect
Angus-Young Architects/Engineers



Civil Engineer
Oneida Total Integrated Enterprises



Site Work
Meltz Industries



Concrete
Seven Generation Contractors, LLC



Mass Timber Manufacturer & Consultant
Sterling Structural



Native Landscape Advisor
Wild Ones

DEVELOPMENT PROJECTS

The Broadacre Apartments
Oak Creek, WI

Six65 Apartments
Brookfield, WI

**Ho-Chunk Nation Village West
LIHTC Apartments**
Baraboo, WI

DEVELOPMENT PROJECTS

The Broadacre Apartments



LOCATION
Oak Creek, WI

COMPLETED
2023

118-UNIT MIX
OF APARTMENTS
AND TOWNHOMES
ON 10 ACRES



CLUBHOUSE + FITNESS CENTER + DOG PARK + UNDERGROUND PARKING

DEVELOPMENT PROJECTS
Six65 Apartments



LOCATION
Brookfield, WI

COMPLETED
January 2022

UNITS
24



**CLUBHOUSE + SOLAR PANELS AND HIGH EFFICIENCY APPLIANCE PACKAGE
+ ROOFTOP DECK + UNDERGROUND PARKING**

DEVELOPMENT PROJECTS

Ho-Chunk Nation Village West LIHTC Apartments



HO-CHUNK NATION
LOW-INCOME HOUSING
TAX CREDIT (LIHTC)
PROJECT

LOCATION
Baraboo, WI

UNITS
40

TRUST LAND DEVELOPMENT PROCESS (TRIBAL ZONING LAWS & ENTITLEMENTS)
SUSTAINABILITY FOCUSED CONSTRUCTION
HIGH EFFICIENCY APPLIANCE PACKAGE + UNDERGROUND PARKING +
IN-UNIT WASHER & DRYER + COMMUNITY ROOM + PLAYGROUND + COMMUNITY GARDEN +
SUPPORTIVE HOUSING SERVICES COMPONENT

ARCHITECT
PROFILE

Angus Young Architects



COMPANY PROFILE

67

Years in Business

63+

Excellent Employees

5

Principals

3

Office Locations

9,329+

Projects since 1956

Angus-Young is a full service architectural, engineering, landscape architecture, and interior design firm providing high quality design solutions, construction documentation, bid management, and construction services. Registered architects, engineers, and interior designers carry out the development of all projects. Our team’s involvement starts during initial programming and development of the design and continues through completion of construction.

As a design firm, we bring an innovative and fresh perspective to all of our projects, whether the project is a study, programming and planning, renovation or new construction. We are knowledgeable in all building systems, and we have an interactive approach to working with clients. Our ability to listen to our clients and involve them in the decision making process allows us to develop and produce successful projects for them.



JOE STADELMAN

Principal Architect, President, Project Contact

Joe started at Angus-Young in 1988, became a principal in 1992 and president in August of 2017. His responsibilities include management of the firm's facilities, working with major clients and maintaining the quality and office standards established in the firm.

As lead architect on many projects, Joe oversees building design, project scheduling of staff to meet project deadlines, system coordination with engineering, budget, and quality control.

Joe's experience includes master planning and multi-phased design and construction projects, providing schematic design, design development, working drawings, project administration, computer-aided design and drafting, and facility audits. His broad experience with diverse building types provides a strong understanding of client's needs and goals.

REGISTRATIONS/ MEMBERSHIPS

- > Architectural Registration: State of Wisconsin, State of Illinois
- > Member of the American Institute of Architects
- > Member of the Wisconsin Society of Architects
- > Member of the National Fire Protection Association
- > LEED AP Certification (2007)
- > Member of the American Public Works Association
- > Member of the Construction Specification Institute
- > Member of the National Council of Architectural Registration Boards

EDUCATION

Master of Engineering, University of Wisconsin-Madison (2002)

Bachelor of Science in Architecture, University of Wisconsin-Milwaukee (1987)

SELECTED PROJECT EXPERIENCE

City of Janesville Ice Arena Renovation

Belleville Police Station

Town of Delavan Fire Station

City of Fond Du Lac Public Safety Training Center

City of Beloit Truck Storage Building

Town of Delavan Fire Station

Beloit Fire Station No.2

Family Services Beloit Childcare Transitional Housing

Rock County Highway Division Interior Alternation and Wash Bay Renovation



KARL LUSIS

Architect & Project Manager

Karl has more than 25 years of experience in the Architecture, Engineering and Construction industry. As an enrolled member of the Oneida Nation of Wisconsin, he became one of the first licensed, Native American architects in the State of Wisconsin. He has worked on over \$300 million dollars' worth of development across the country. Some of these market segments include housing, retail and gas stations, multi-unit housing, casinos, assisted living facilities and civic structures like community centers, detention and safety facilities, administrative offices and healthcare facilities.

As a project manager Karl has unique experience as he has served on both sides of the contract; as the architect, and as the owner's representative of an institution. He brings a good balance of solid design solutions with a recognition of client's design budgets. Karl's diverse experience helps him bring different perspectives and solutions from other occupancies.

REGISTRATION/MEMBERSHIPS

Licensed Architect, Wisconsin #9516

Associates in Commercial Real Estate (ACRE) – Marquette University

Member of Hales Corners Lutheran Church

Board of Directors – American Indian Construction and Trade Association (AICTA)

Board of Directors – Type 1 Diabetes Charity Organization

EDUCATION

Bachelor of Arts in Architecture, University of Wisconsin - Milwaukee (1996)

Associates in Commercial Real Estate, Marquette University (2008)

SELECTED PROJECT EXPERIENCE

**completed with previous employers*

Elder Village Housing Development – 12 houses, replicating 4 designs by Karl Lusis (Oneida, WI) *

Lac Vieaux Desert Band of Lake Superior Chippewa - New housing development with 3 house designs. (Watersmeet, MI) *

Ho-Chunk - Dells Dam Community Center (Nekoosa, WI) *

Ho-Chunk - Wak Sik Ma Community Center (Tomah, WI) *

Vineyard Terrace Development - Cross Development (Milwaukee, WI)

Bad River Band of Lake Superior Chippewa - New Community Center and Bad River Housing Authority Offices (Odanah, WI)



STEVEN GENIN

Principal Mechanical Engineer

Steven has more than 10 years of experience at Angus-Young. As a lead mechanical engineer Steven works closely with other design disciplines to create cohesive building design. This includes designing mechanical systems for office buildings, retail facilities, educational facilities from elementary through college, medical including hospitals and clinics, industrial and manufacturing facilities, as well as municipal and transportation facilities. He has designed high- and low-pressure steam, hot water, chilled water, refrigeration systems, and various air handling systems. He has performed facility analyses for energy efficiency improvements and budgeting for chiller and boiler plants. Focusing on the design and modification of new and existing systems, he works to balance energy consumption, life-cycle cost, and comfort to meet the needs of each individual client. Steven consults and coordinates building mechanical systems from initial conceptual planning stages through construction.

REGISTRATIONS/MEMBERSHIPS

State of Wisconsin Professional Engineer – WI #46017-6

State of Illinois Professional Engineer – IL #062.070297

Madison Chapter of American Society of Heating, Refrigerating and Air Conditioning Engineers

The Government Relationship Council (GCR)

EDUCATION

Bachelors of Science degree in Mechanical Engineering, University of Wisconsin-Platteville (2013)

Masters of Business Administration, University of Wisconsin-Whitewater (2015)

SELECTED PROJECT EXPERIENCE

Dodge County Jail Chiller Replacement

Dodge County Jail Roofing Renovation

University of Wisconsin-Whitewater Field-house AHU Renovation

City of Juneau Sheriff Department HVAC Upgrades

Rock County Courthouse Cooling Tower Replacement

Waukesha County Administration Building Pump Replacement

Rock County DPW Ventilation Upgrades

Dodge County Air Handling Unit Upgrades

Dodge County Air Cooled Chiller Replacement



MASTERS

NEW APARTMENT COMPLEX

SCOPE

90,302 SF New Building
58 Apartment units

LOCATION

5251 Bishops Bay Parkway
Middleton, WI 53597

CLIENT

T.Wall Enterprises



SERVICES PROVIDED

Architectural
Structural

PROJECT DESCRIPTION

Phase 2 of the Masters Communities at Bishops Bay includes a 58 unit luxury apartment building. Angus-Young utilized a pre-approved schematic design direction developed for Phase 1 to develop the 58 unit apartment complex with parking underground. Parking level construction is non-combustible construction with a pre-cast plank deck above. The residential floors are wood framed construction.



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PELTON RESIDENCES

NEW APARTMENT COMPLEX

SCOPE

The proposed development consists of 3 buildings of three to six stories surrounding an elevated and landscaped courtyard. The buildings will contain (178) apartment units, 11,541 GSF of commercial (including 1st level of live/work units and 6th level commercial/community space), and (5) live-work units.

LOCATION

1010 -1024 Park Street
Madison, Wisconsin
Intersection of Fish Hatchery and Park St.

CLIENT

T.Wall Enterprises

SERVICES PROVIDED

- Architectural
- Interior Design
- Structural



PROJECT DESCRIPTION

The development provides a commercial space at the “wedge” of the site (corner of Park St. and Fish Hatchery Rd.) and along Park Street, live-work commercial spaces on Park Street and residential uses throughout the remainder of the site.

The design concept of the project reflects on the site history of Bancroft Dairy with a contemporary approach. This site was historically used as a manufacturing industrial use. With the Park Street elevation, we wanted to reflect on that history and provided a contemporary reflection of an “industrial warehouse” feel with large divided light windows, inset balconies with soldier course and row lock brick detailing with awnings at the commercial spaces. Also, we provided exposed steel canopy/sunshade structure at the first level commercial space to further this industrial aesthetic. This warehouse look transitions into a more contemporary focus at the point – the idea being that we are transitioning to an iconic element of the design that doesn’t forget about the neighborhood’s history. This concept was meant to reflect the overall transition of the Park Street Corridor.



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THE GLADE

MULTI-FAMILY DEVELOPMENT

SCOPE

266 Market Rate Apartment Units

LOCATION

711 Myrtle Way
Janesville, Wisconsin, 53545

CLIENT

Hovde Properties



SERVICES PROVIDED

- Architectural
- Interior
- Site Design/Master planning
- Landscaping
- Structural
- Site Lighting Design

PROJECT DESCRIPTION

Building 1 consists of 33 executive studio and 1 bedroom units. This building includes a business lounge and fitness center. The other 4 buildings are 56 and 57 units, with mixes from Studios to 2 bedroom units. The site was designed around an existing oak tree grove that creates a beautiful backdrop setting for 3 of the buildings. The site grounds are a mixture of open lawn and native prairie.

The development also includes a 3,500 SF clubhouse building consisting of a pool deck, fitness center, community room, and support spaces. The aesthetic of the development follows a contemporary farmhouse feel with high-end finishes and farmhouse details. Exterior materials are a mixture of fieldstone, composite siding, and a mixture of steel and shingled roofing.



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ENGINEER PROFILE

Oneida Engineering Solutions

OES engineers have over 50 years combined experience doing sustainable site civil engineering projects including stormwater management facilities. This includes LEED certified stormwater management projects in Wisconsin. Our plan would be to study the site constraints and work with the project team to locate stormwater management facilities accordingly. Preference will be given to developing a sustainable “treatment train” rather than placing a single best management practice.

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FIRM PROFILE



Our vision is to be a formidable, high-performing and nimble A/E/C firm with a reputation for integrity and innovation, and a mission to preserve, restore, and enhance the natural and constructed environment for future generations.

Oneida Engineering Solutions (OES) is a Native American tribally owned Disadvantaged Business Enterprise (DBE), under the Oneida ESC Group family of companies, each of which is owned by the Oneida Nation of Wisconsin. Originally founded in 1989, OES is an award-winning transportation design, environmental services and diversified engineering services firm dedicated to providing full-service, single-source solutions. OES is known for its technical expertise, quick response time, exceptional performance, high-quality results, and cost efficiency. Our depth of expertise across fifteen offices throughout the United States includes nearly 500 OESC Group professionals including engineers, scientists, and construction personnel. We are capable of providing a multitude of A/E services from field investigations, preliminary analysis and planning, design engineering, community involvement, bidding and award, and construction management.

OES offices in Wisconsin, Illinois and California offer transportation engineering design, construction management, environmental services, municipal engineering, surveying, and natural resources services. OES is experienced and knowledgeable in federal, state, and local regulations and we are a Certified DBE in Wisconsin, California, Florida, Georgia, Illinois, Minnesota, and Texas. We deliver innovative, sustainable, and cost-effective solutions to drive your project to successful completion.

We have extensive knowledge of federal, municipal and commercial operations. In fact, many of our experts are former agency and industry employees. Because of this institutional knowledge, we understand your business focus and leverage that understanding to enhance project outcomes and provide intelligent risk management. We have the ability to quickly and effectively separate real vs. perceived challenges, avoiding potential impact on your financial results and long-term liability.

As a small yet robust engineering and environmental consulting firm, OES quickly and effectively resolves challenges. From our efficient use of resources and proper project/site management to our tailored approach to blighted site remediation, we reduce the cost of site restoration and accelerate closures. OES's long-term successful regulatory relationships will streamline the process and enhance your reputation. We integrate with our customers and their missions – a partnership with a common vision for completed projects.



JOHN THOUSAND, PE, PLS, LEED AP BD+C

SURVEY MANAGER

■ EDUCATION

MS, Land Information Systems through Civil Engineering, University of Wisconsin-Madison, Madison, WI, 1997

BS, Civil Engineering (minor in Land Surveying), University of Wisconsin-Madison, Madison, WI, 1995

■ REGISTRATIONS/CERTIFICATIONS

Professional Engineer: WI (#37357), 2005, IA (#P24992), 2018

Professional Land Surveyor: WI (#2515), 2000; IL (#035.003730), 2007; ; MN (#58555), 2020

LEED Accredited Professional, Building Design + Construction, 2009

■ SPECIALIZED TRAINING

OSHA 40-Hour HAZWOPER

OSHA 8-Hour HAZWOPER Refresher

■ COMPUTER SKILLS

AutoCAD

MicroStation

Autodesk Land Desktop

Autodesk Civil 3D

GPS

GIS

FARO Laser Scanner

Recarga

WinSLAMM

John is a civil engineer and land surveyor with 26 years of experience in commercial and residential land surveying, subdivision layout and design, site civil engineering and infrastructure design. He is skilled at gathering data from many sources to benefit a creative and accurate design process. John has been the project engineer on several new subdivision design projects. He designed storm water management, erosion control, and preliminary site grading for the development of several subdivisions. His versatility in subdivision design projects provides a comprehensive and integrated design approach for cost-effective project delivery.

John has been a project surveyor on several subdivision projects around southern Wisconsin. He has worked on all aspects of the platting process including pre-design GPS control networks, topographic and boundary surveying, lot layout, creating preliminary and final plats, and construction staking. John has experience performing field to finish laser scanning projects using the FARO laser scanner and software.

John has also designed storm water management systems in compliance with new Wisconsin Department of Natural Resources (WDNR) Storm Water Management Technical Standards. Many of these designs included bioretention systems for total suspended solids (TSS) removal and groundwater recharge.

Stormwater Management Projects

Firing Range Berms & Drainage Design, AFCEC 4PAE08 Contract, Lackland AFB, San Antonio, TX – Project Civil Engineer. Provided engineering design to address storm water drainage problems at shooting ranges located at the Lackland AFB Annex. The design addressed significant flooding from the surrounding terrain and replaced sections of earthen side berms with concrete walls for safety, low maintenance, and cost effectiveness. Firing range design specifications met small arms range requirements of Engineering Technical Letter (ETL) 11-18. Due to the potential for lead particles in the storm water run-off, designed two settling basins to allow settling of suspended solids prior to leaving the firing range. The resulting design achieved project goals while minimizing impact to range operations.

Central Oneida Storm Water and Streetscaping Improvements, Oneida, WI – Project Manager. Led team in creating scope for the Oneida Engineering Department for procuring design services for future infrastructure improvements. Team researched storm water management options with WisDOT to control run-off on a regional level. Provided written report. As prime point of contact, provided project management and coordination between the Oneida Tribe of Indians of Wisconsin, WisDOT, and a subcontractor.



Lambeau Field Atrium Expansion, Green Bay Packers, Green Bay, WI – Project Manager/Civil Engineer. Provided engineering services for a multi-year, multi-phase project to expand the Lambeau Field atrium area. Design rerouting wastewater, water, and storm sewer to make room for the building additions. In one area existing grade was lowered 20 feet to create a new entrance to the building. A major portion of the project was to design water quantity and quality control for the 41-acre stadium parcel. Determined the appropriate sized of a 270,000 cubic foot underground concrete vault to serve as a wet detention basin. This basin decreases peak flow by 67% and removes suspended solids by 67% meeting the City of Green Bay and the State of Wisconsin requirements.

Sands Building, Kalahari Condominiums and Convention Center, Wisconsin Dells, WI – Project Civil Engineer. Designed storm water management design in compliance with new WDNR Storm Water Management Technical Standards. Responsibilities included site layout, site grading and erosion control, and site utilities. Project included site design for the Sands building, a major addition to the convention center, and an associated parking lot. The project required a storm water management plan and design for the entire Kalahari Development. *with another firm*

PACAF Storm Water Assessment, AFCEC 4PAE08 Contract, Eielson AFB, AK; Kunsan and Osan ABs, Korea; Misawa AB, Japan – Civil Engineer. Completed the condition of assessment of storm water conveyance components such as ditches, culverts, inlets, manholes, pipes, and outfalls at Eielson AFB and Kunsan AB. Assigned grades to each component, collected photos to document conditions, and updated mapping locations of each component. Authored reports documenting the condition assessments for Eielson AFB and Kunsan, Osan, and Misawa ABs.

Oneida Facilities

Elder Village Subdivision, Oneida Elder Housing, Oneida Nation of Wisconsin, Brown County, WI – Project Manager/Project Engineer. Provided site engineering design services for all road, utility, and storm water infrastructure, for a new 31-unit residential neighborhood development on the Oneida Nation's property in Brown County.

Green Valley Subdivision, Oneida Family Housing, Oneida Nation of Wisconsin, Brown County, WI – Project Manager/Civil Engineer/Land Surveyor. Provided the site engineering design and construction oversight for the construction of 3,000 feet of new roadway, sanitary sewer, and water main as well as storm water management for a 20-lot residential subdivision on the Oneida Indian Reservation. The roadway portion is funded by the Bureau of Indian Affairs, Indian Reservation Roads program and is designed according to BIA requirements.



KYLE CORNELIUS, PE

TRANSPORTATION ENGINEER

■ EDUCATION

BS, Civil Engineering, University of Wisconsin-Madison, 2011

■ REGISTRATIONS/CERTIFICATIONS

Professional Engineer: WI (#46106-6), 2018

■ PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers

American Indian Science and Engineering Society

■ COMPUTER SKILLS

AutoCAD

AutoCAD Civil 3D

Estimator

Bid Express

■ LANGUAGE SKILLS

Native American/Oneida Language

Tribal Member of the Oneida Nation

Kyle has 11 years of experience as a transportation engineer working exclusively on transportation projects. He is trained in both construction oversight and transportation design.

As a design engineer, Kyle has been involved with all levels of design from planning through PS&E. Kyle has successfully designed several rubblize/overlay projects. Specific areas of experience include 3D design and analysis, cross section development, earthwork quantity calculations, pavement design, quantity calculations, erosion control and PS&E preparation.

His construction experience has enabled Kyle to consistently provide design plans that are highly constructible. Construction experience includes construction inspection and project documentation of WisDOT highway construction projects. These projects have ranged from rural mill/overlay and resurfacing projects to complex Interstate/MEGA projects. Kyle's ability to communicate with construction team members, interact with contractors, and commitment to detailed construction documentation make him an asset to OES's construction teams and provide WisDOT with a high level of construction inspection services.

Design experience

STH 33, W Mulberry Street to E Village Limits; W City Limits to Lincoln Avenue, WisDOT, Reedsburg – Baraboo; City of Baraboo, Eight Street, WI – Design Engineer. Provided engineering for a 2.5-mile urban pavement replacement of STH 33 through the Village of West Baraboo and City of Baraboo. These projects consist of concrete pavement, concrete curb and gutter, concrete sidewalk, intersection control analysis, storm sewer, sanitary sewer, water main, street lighting, and curb ramps. Specific duties include evaluating horizontal and vertical alignments and profiles, cross-section and surface creation, curb ramp design, developing project estimates, and developing project staging and traffic control.

USH 14, Green Bay Street to Ward Avenue; WisDOT, City of Lacrosse – South Avenue, WI – Design Engineer. Provided engineering for a 1.1-mile urban pavement replacement of USH 14. The project consists of concrete pavement, asphalt pavement, concrete curb and gutter, retaining walls, concrete sidewalk, intersection control analysis, storm sewer, sanitary sewer, water main, street lighting, and curb ramps. Specific duties include evaluating horizontal and vertical alignments and profiles, cross-section and surface creation, curb ramp design, developing project estimates, and developing project staging and traffic control.

STH 19, USH 151 Interchange; WisDOT, Mazomanie – Sun Prairie, WI – Design Engineer. Provided engineering for 0.25-mile reconditioning of STH 19. The project consists of concrete pavement, concrete curb and gutter, signals, curb ramps and storm sewer. Specific duties include coordination



with WisDOT, utilities and local government, evaluating horizontal and vertical alignments, performing intersection control analysis, performing drainage analysis, developing project estimates, developing project staging, and completing pavement design, environmental and design study reports.

I-39/90 MEGA Six-Lane Expansion, Dane/Rock County Line, USH 12/18, WisDOT SW, Madison, WI – Design Engineer. Kyle played a critical design engineer role on this high-profile interstate project. He created plan sheets, environmental and constructability exhibits, cross-sections, typical section sheets and provided cost estimates. OES designed this project as part of a joint venture team preparing plans and specifications for the high profile \$230 million expansion. The project started construction in 2020, culminating a 21-mile four-lane to six-lane expansion of I-39/90 through Dane County. In addition, over 20 roadway structures will be built within the interchange.

Construction experience

STH 29 Rehabilitation, Wausau to Wittenberg, CTH J to CTH Q, WisDOT, Marathon County, WI – Construction Inspector. Provided construction inspection for a pavement rehabilitation project that involved the repair and replacement of existing concrete pavement in the eastbound and westbound lanes of STH 29 just east of the City of Wausau. The project included asphalt paving, concrete pavement, concrete pavement partial depth repairs, bridge deck polymer overlays, signing, pavement marking, ramp closure gates, and landscaping/erosion control.

USH 14, Urban & Rural Recondition, WisDOT SW Region, Rock County, Janesville, WI – Construction Inspector. Inspected storm sewer, concrete pavement, asphalt pavement, and grading operations for two projects that upgraded a vital section of USH 14, including reconfiguration of the ramps at the USH 14/IH39 interchange and reconstruction of six major urban intersections. Construction cost was over \$10 million.

IH 41 MEGA, IH 41/STH 54 (Mason Street) Interchange, WisDOT NE, Green Bay, WI – Inspector. Inspected highly complex \$25 million construction of the Mason Street Interchange and reconstructing one mile of USH 41 from four lanes to six on mainline USH 41 from Ninth Street to Larsen Road. Inspected storm sewer, MSE wall, retaining wall, fence installation, erosion control, electrical, as well as Mason Street and Ninth Street bridge deck pour. Project included bridge demolition and replacement, raze and removal, grading, and the installation of three multi-lane roundabouts, concrete paving, median barrier, lighting, Intelligent Transportation Systems (ITS), retaining walls, storm sewer, and detention ponds.

DAVE YOUNGER, PLS

ENGINEERING SPECIALIST/SURVEYOR

■ EDUCATION

AS, Civil Engineering/Public Works
Technology, Northeast Wisconsin
Technical College, 2001

■ REGISTRATIONS/CERTIFICATIONS

Professional Land Surveyor: WI (#2816-
8), 2007

■ COMPUTER SKILLS

Field Book/Field Manager

AutoCAD Civil 3D

MicroStation

Inroads

Trimble Business Center

AutoTurn

Dave has 21 years of experience in the survey, construction and design of a wide variety of transportation, federal and municipal projects. Dave is a well-rounded surveyor and civil designer and has excellent experience performing inspection duties for WisDOT construction projects.

East Johnson Street Reconstruction, Speedway, City of Madison, WI – Survey Lead. OES responsible for contractor staking on a half mile long, 5 stage reconstruction of East Johnson Street downtown Madison. Lead the construction staking team in laying out over seven thousand feet of curb and gutter, 90 storm sewer structures and 90 electrical structures.

Coordinated with the Foreman on a daily basis as well as the resident engineer to ensure the required staking would be completed. Developed best practices to work in and around heavy traffic while maintaining safety for employees and traveling public.

Mulberry Street Reconstruction, McGuire, City of Lake Mills, WI – Survey Lead. OES responsible for contractor staking on a three quarter mile long reconstruction of Mulberry Street and Fargo Street in Lake Mills. Lead the construction staking team in laying out almost seven thousand feet of curb and gutter, 70 storm sewer structures and almost 50 ADA ramps.

Developed best practices and QA/QC procedures to ensure highest level of accuracy. Worked with Foreman and resident engineer to schedule staking crew to help keep the project moving forward.

Lathrop Drive / Bascom Hill Survey, DFD, University of Wisconsin - Madison Campus, Madison, WI – Survey Lead. Project consisted of creating a map of the existing conditions of Bascom Hill on the UW Madison Campus for the use in utility repair design. Led the survey team in gathering large amounts of survey data that included over 20,000 points surveyed and record depths on over 200 storm sewer, sanitary sewer and steam structures. Coordinated with Diggers Hotline and private utility companies to ensure all utilities were marked and located on the map. Performed all survey activities with an eye on safety – ensuring pedestrian traffic was not hindered by survey equipment or open manholes.

Roadway Design and Construction 2016 and 2017, Oneida Nation of Wisconsin – Surveyor. Performed topographic survey, design and construction survey for various roadway reconstruction projects. Responsibilities included setting control, measuring all topographic features necessary to facilitate design of the roadways. Responsibilities also included assisting in roadway design and providing construction staking as required by the contractor.

Thornberry Creek at Oneida Golf Course, Oneida Nation of Wisconsin, Green Bay, WI – Surveyor. Project consisted of expanding the parking lot, reconfiguring the driving range, and updates to the maintenance garage at Thornberry Creek golf course in preparation for the LPGA. Responsibilities include setting control and gathering topographic information for the design



of parking lot, driving range and curb and gutter. The updates to the maintenance garage involved designing a parking lot adjacent to Thornberry Creek. Provided extensive coordination with the golf course to ensure minimal disruption to golfers, maintenance staff, and grounds keepers. Also performed construction staking on both the new parking lot and the maintenance garage.

Wak Lik Ma Community Center, Ho-Chunk Housing and Community Development, Mauston, WI – Surveyor. Project consisted of designing a Ho-Chunk Nation community center located on 43rd Street. Provided horizontal and vertical layout of parking, driveway and drainage features. Designed grading and 3D modeling of a storm water pond and swale to provide drainage of the entire site as well as storm water treatment.

Previous experience

Servant Way Regional Storm Water Pond, Village of Bellevue, WI – Civil Designer. Project consisted of constructing a storm water pond located on Servant Way. Created a Transportation Project Plat to create a parcel for the pond. Provided horizontal and vertical layout of storm sewer with special consideration to the needs of future development. Provided pond grading and 3D modeling to ensure grading is limited to the parcel created while maintaining surface area needed to provide treatment needed.

Manitowoc Road Regional Storm Water Pond, Village of Bellevue, WI – Civil Designer. Project consisted of constructing a storm water pond located on Manitowoc Road. Created a Transportation Project Plat to create a parcel for the pond. Performed topographic survey to be used in the design of the pond. Designed pond grading and 3D modeling using gabion walls and gabion weeper to increase storm water treatment time and save space. Also ensured that the grading stayed within the parcel while maintaining the surface area needed to provide the required treatment.

Fire Lane Drive Storm Water Pond, Village of Bellevue, WI – Civil Designer. Project consisted of constructing a storm water pond located at the end of Fire Lane Drive in the Village of Bellevue. Provided topographic survey to be used in the design of the pond. Designed pond grading and 3D modeling using articulated concrete block mats to protect against erosion due to the pond's proximity to a stream known to flood. Provided horizontal and vertical layout of storm sewer with special consideration to wetlands and potential flooding.

Debroux Park Bioretention Swale, Village of Bellevue, WI – Surveyor. Project consisted of constructing a 250-foot long bioretention swale to provide storm water treatment and to reduce storm water velocity before being discharged to a nearby creek. Performed topographic survey to be used in the design of the swale. Designed the horizontal and vertical layout of the swale as well as provided the 3D modeling while limiting tree removal as much as possible.

FIRING RANGE BERMS & AND DRAINAGE DESIGN, LACKLAND AFB

SAN ANTONIO, TX



SERVICES

- Land Surveying
- Stormwater Management
- Firing Range Design

CLIENT

772nd ESS

OES land surveyors performed a GPS field survey of the existing firing range and associated buildings in order to provide a basis for design. OES collected soil borings at the time of the survey since there was unexploded ordnance (UXO) on the range. OTIE UXO professionals were on-site to provide anomaly avoidance support for land survey and soil sample activities. OTIE's project performance included the retrieval of 20 soil samples and the excavation of two berms. OES employees collected field data and compared and combined field data with existing GIS information for the facility to form the basis of design.

OES engineers addressed significant flooding that was experienced where? from the surrounding terrain and replaced sections of earthen side berms with concrete walls achieving improved conditions for safety, low maintenance, and cost-effectiveness. OES employees prepared firing range design specifications that met small arms range requirements of Engineering Technical Letter (ETL) 11-18. Due to the potential for lead particles in the stormwater run-off, OES employees two settling basins to allow suspended solids to settle out of the water prior to leaving the firing range site. OES employees' design achieved design goals while minimizing impact to range operations.

Personnel: John Thousand, P.L.S., P.E., LEED AP BD&C – Civil/stormwater Engineer



LAMBEAU FIELD ATRIUM EXPANSION AND JOHNSONVILLE TAILGATE VILLAGE, LAMBEAU FIELD GREEN BAY, WI



SERVICES

- Land Surveying
- Civil Site Design
- Stormwater Management
- Regraded area to provide American Disability Act (ADA) compliant pathways.

CLIENT

Elkus Manfredi Architects

Lambeau Field Atrium Expansion: OES employees provided survey and design services for the multi-year, multi-phase project to expand the Lambeau Field atrium expansion. OES employees designed the required rerouting of wastewater, water, and storm sewer to make room for the building additions. In one area, OES employees lowered the existing grade 20' to create a new entrance to the building. As a major portion of the project, OES employees designed water quantity and quality control for the 41 acre stadium parcel. OES engineers designed a 270,000 cubic foot underground concrete vault to serve as a wet detention basin. This basin decreases peak flow by 67% and removes suspended solids by 67% meeting the City of Green Bay and the State of Wisconsin requirements.

Johnsonville Tailgate Village at Lambeau Field: OES engineers designed the re-grading of 4 acres to accommodate the new permanent structure and promenade. OES designed the re-grading to provide ADA compliant pathways. OES designed the promenade as a gently-sloped portland cement concrete pavement that is intentionally warped to minimize ponding around storm sewer inlets and is strong enough for vehicular traffic. OES employees extended the replacement hot mix asphalt pavement surrounding the new building and promenade to locations where these features aesthetically and functionally blend into the existing parking lot. Drive aisles and parking spaces are restriped in these areas to blend into the existing parking lot as well. OES employees also designed 420 linear feet of sanitary sewer, 570 linear feet of water main, and 650 linear feet of storm sewer extensions. OES employees deliverables included City of Green Bay and Ashwaubenon Utility compliant engineering drawings and specifications.

Personnel: John Thousand, P.L.S., P.E., LEED AP BD&C – Project Manager/Civil Engineer



STORM SEWER SYSTEM ASSESSMENT

ALASKA, JAPAN, AND SOUTH KOREA



HIGHLIGHTS

- Awarded multiple task orders due to quality work
- Fee: \$1,690,800
- August 2015 – February 2017

SERVICES

- Assessment and Planning
- Sewer Condition Assessment
- Asset Inventory and Analysis
- Storm Water Modeling
- Capacity Analysis

CLIENT


- Josh Biggers, PE/Project Manager
Air Force Center for Engineering & the Environment

OES employees completed Facility Condition Assessments of storm sewer collection systems at four Pacific Air Force (PACAF) sites in Alaska, Japan, and South Korea. OES employees led the site investigation teams, prepared Asset Management Datasets, prepared final condition assessment reports, and recommended projects. Collected field data consisted of system location, status, condition, criticality, and remaining life. OES employees used pole mounted cameras to quickly assess the condition of major pipelines, identifying observed defects. The pole mounted camera does not require a confined space entry, allowing for rapid deployment, and contains a zoom feature allowing examination down the pipeline. The final assessment reports summarized the asset analyses, condition assessment, and replacement values. Asset Inventory Spreadsheets were developed for facilitating installation. Additionally, OES employees performed a capacity analysis to determine if the existing systems could handle current and future predicted run-off capacities.

Personnel: John Thousand, PE, PLS, LEED AP BD&C, Project Manager



ONEIDA NATION GREEN VALLEY SUBDIVISION, BROWN COUNTY, WI

	SERVICES <ul style="list-style-type: none">■ Land Surveying■ Stormwater Management■ Subdivision Design■ Utility Design
	CLIENT <p>Oneida Nation of Wisconsin</p>

OES employees provided surveying and design services for all road, utility, and storm water infrastructure and provided construction management services during the construction phase of this new 20 unit residential neighborhood development.

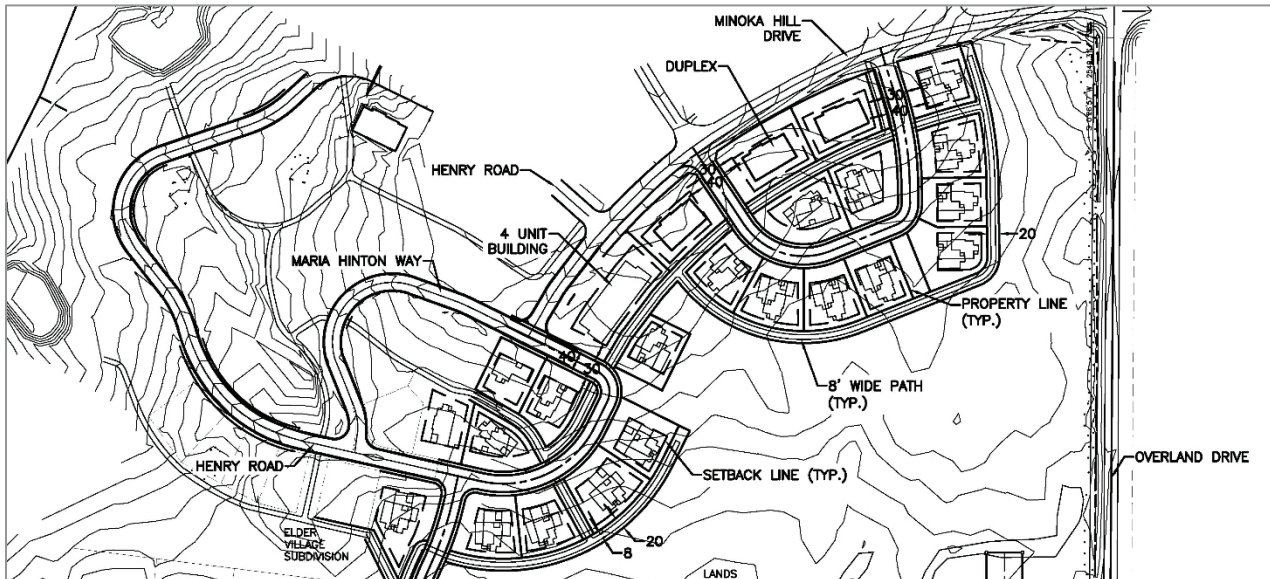
OES employees provided services to develop:

- 21 acre subdivision adjacent to Silver Creek
- 20 single family lots
- Two detention basins
- Four Acre community park in the center
- Subdivision path that runs through the center of the subdivision and connects to a reservation wide trail network for people to walk or bike through the reservation.
- 3,000 feet of new roadway, sanitary sewer, water main, and stormwater management

Project Staff: John Thousand, PLS, PE, LEED AP BD&C was the Project Engineer/Stormwater Specialist

ONEIDA ELDER VILLAGE SUBDIVISION

BROWN COUNTY, WI



HIGHLIGHTS

- 32-Lot Subdivision
- Design and Construction Administration

SERVICES

- Land Surveying
- Subdivision Platting
- Stormwater Management
- Storm Sewer and Roadway Design

CLIENT

- Oneida Nation of Wisconsin

OES provided surveying and engineering design for a 32-lot subdivision. OES worked with Oneida Planning and Oneida Engineering to create this beautiful subdivision for Tribal Elders. Features of the subdivision include an extensive trail network that connects to a Safe Routes to School trail, natural drainage throughout the subdivision, clustered neighborhood lot layout.

OES surveyed and developed base mapping for the 16-acre parcel. OES engineers then overlaid Oneida Planning concepts over the base map and worked with Planning staff to refine the layout. Once the subdivision layout was set, OES engineers developed a stormwater management plan to meet EPA standards, and designed the roadway through the subdivision. OES's teaming partner provided sanitary sewer and water design for the subdivision. Finally, OES facilitated bidding and construction of the project for the Oneida Nation.

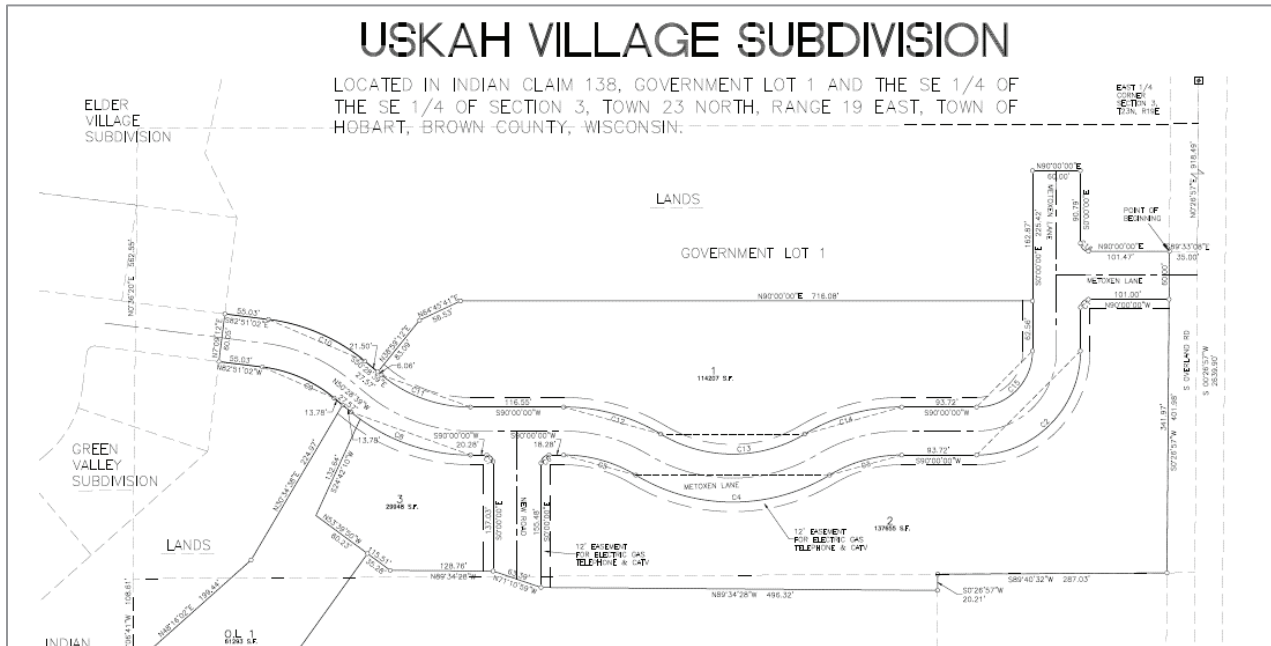
OES also coordinated a subdivision walking path to connect to the Safe Routes to School trail.

Personnel: John Thousand, PE, PLS, LEED AP BD&C, Project Manager/Civil Stormwater Engineer



ONEIDA USKAH VILLAGE SUBDIVISION

BROWN COUNTY, WI



HIGHLIGHTS

- Design and Construction Administration

SERVICES

- Land Surveying
- Subdivision Plat
- Stormwater Management
- Storm Sewer and Roadway Design

CLIENT

- Oneida Nation of Wisconsin

OES provided surveying and engineering design for a 3-lot subdivision. OES worked with Oneida Planning and Oneida Engineering to create this beautiful subdivision for two multi-family buildings.

OES surveyed and developed base mapping for the 8-acre parcel. OES engineers then overlaid Oneida Planning concepts over the base map and worked with Planning staff to refine the layout. Once the subdivision layout was set, OES engineers developed a stormwater management plan to meet EPA standards, and designed the roadway through the subdivision. OES's teaming partner provided sanitary sewer and water design for the subdivision. Finally, OES facilitated bidding and construction of the project for the Oneida Nation.

Personnel: John Thousand, PE, PLS, LEED AP BD&C, QC review



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GENERAL CONTRACTOR
PROFILE

Corporate Contractors, Inc.



THE GRAIN MASS TIMBER DEVELOPMENT

Delafield, WI

Under Construction: 129,000-sqft

The Grain, a multi-use, mass timber complex was developed by Hendricks Commercial Properties (HCP) and designed by Johnson Design. This development not only represents a significant addition to Delafield's downtown district, but sustainably designed as mass timber structures, it also utilizes state-of-the-art, environmentally friendly construction materials and methods.

The Grain features two, four-story buildings that will house 60,000 square feet of office space, 18,000 square feet of retail and restaurant space and 42,000 square feet of underground parking.



Corporate Contractors, Inc.



INSPIRATION. SENSIBILITY. PURPOSE.



INSPIRATION. SENSIBILITY. PURPOSE. THE BUILDING BLOCKS OF OUR SUCCESS – AND YOURS.

Corporate Contractors, Inc. (CCI) is a leading general contractor focused on a special goal: to make every project we undertake an example of **inspired design realized by purposeful construction that reflects a sensibility to our clients' vision.**

Headquartered in southern Wisconsin, our corporate values and Midwestern work ethic reflect our geographic origin. With decades of experience on a broad range of projects, our talented workforce has honed their skills to an exceptional level. Their work is not only infused with a personal commitment to our core values but a twenty-first century awareness of environmental needs as well.

Over the course of nearly four decades CCI has completed thousands of construction projects locally and across the nation – from designing industrial sites and building new community assets to preserving cherished landmarks and renovating historic commercial buildings. In addition, CCI's limestone quarry can supply material and aggregate for all types of roadway and construction needs. Whatever the project, our diversity of services, products and practice across a broad range of industries, allow us to ensure every client a successful outcome.

VIDEO: WHO IS CCI?



CCIWI.COM

CCI MISSION AND VALUES

Our mission as a highly regarded general contractor is to realize and exceed the expectations of our customers while encouraging teamwork, leadership, and growth among all associates. Continually motivated by our values and goals, CCI is committed to providing our customers with trustworthy, safety-conscious service while consistently delivering high value.

WE CONSIDER TRUST THE CORNERSTONE OF OUR COMPANY.

No company can succeed without earning the trust of its clients, its employees, the vendors it works with and the community at large. Trust is only possible if **integrity is part of everything** you do every day. At CCI honesty is more than just a “policy.” It’s our way of life.

WE RECOGNIZE THAT GREAT WORK IS FOUNDED ON GREAT RELATIONSHIPS.

Success in the construction industry depends on developing mutually beneficial long-term relationships with all levels of stakeholders. The strength of these relationships is proven not only by repeat business, but the fact that our customers frequently recommend CCI to others.

WE KNOW EXCEPTIONAL PERFORMANCE DEMANDS A PERSONAL COMMITMENT TO EXCELLENCE.

Good construction – whether it’s a newly-designed factory being built from the ground up or the renovation of a centuries old structure – takes an unwavering and constant dedication to the work. **At CCI each team member regards doing their best as an unbreakable promise.** To our customers. To our company. And to future generations.

SAFETY

WE PUT SAFETY ABOVE ALL ELSE.



Construction is a physically demanding and frequently dangerous occupation. Yet, we know our clients, as well as, our associates, depend on us to control and eliminate potential risks. CCI’s safety program includes a variety of on-going safety education, inspection and evaluation steps directed toward the elimination of risks and the empowerment of every build-team member to make safe decisions.



PROJECT TYPES



EVERY CCI PROJECT BEGINS BY FULFILLING A CLIENT'S VISION AND FINISHES BY EXCEEDING THEIR EXPECTATIONS.

CCI manages a broad range of projects both locally and across the nation. From designing and building manufacturing plants and transforming historic hotels into luxury apartments, to demolishing municipal water towers and excavating sites. All reflect **our total commitment to excellence** in design, construction, management and relationship building with clients.



COMMERCIAL *(Automotive, Clubhouse, Data Center, Fitness, Hospitality, Office, Multi-Family, Mixed-Use, Pool Complex, Restaurant, Retail)*



Innovation, style and efficient operation are key elements to creating exciting environments for commercial construction owners. **Our build teams strive to create stimulating surroundings that promote a client's vision and growth.** Ground-up or making old new again, CCI has successfully brought together style and utility in a variety of commercial venues.



INDUSTRIAL *(Manufacturing, Warehouse and Distribution)*



Our customers come from a wide variety of manufacturing environments. For some we've designed and built new facilities, for others we renovated existing structures. CCI's knowledge of specific industries assures special needs are addressed, **improving manufacturing capabilities and increasing efficiency of production right from the start.**



INSTITUTIONAL *(Assisted Living, Educational, Healthcare, Municipal, Religious)*



CCI prides itself on **designing structures to meet the evolving needs of an ever-growing and diverse economy.** Focusing on both form and function, our expertise delivers cost-efficient construction solutions that can be easily adapted to accommodate future growth. Many clients have benefited from CCI's ability to deliver quality, safety-conscious design and construction services.



RENOVATION & ADAPTIVE REUSE *(Any space or structure that requires updating or will be given a new purpose)*



CCI's corporate vision includes a true passion for preservation and a belief that conserving elements of a community's past enriches its present identity and future cultural heritage. Often, we give structures an entirely new functionality. This type of work **demand an informed vision, strategic planning, meticulous management and consistent communication between clients, designers and the construction team.**

CAPABILITIES



GENERAL CONSTRUCTION



A united, collaborative team is essential to a successful project. Whether revitalizing outdated structures or creating new community assets, CCI will be the driving force of your construction team and ensure the quality of your project from the ground-up.

CONSTRUCTION MANAGEMENT



At CCI, **exceptional outcomes are founded on great relationships.** The success of a project depends not only on expert craftsmanship, but expert management as well. Attention to detail, with hands-on management is key. CCI's experienced professionals work closely with owners, architects and subcontractors to ensure effective, clear communication and measured progress.

DESIGN-BUILD



CCI provides the complete package of single-source responsibility from site selection through project move-in. Our project-specific combination of design skills, trade capabilities and creativity provide you with high quality, economical solutions, on time and on budget.

RENOVATION & ADAPTIVE REUSE



Our appreciation of what once was inspires the creation of what will be. From complete overhauls to tenant improvements, our adaptive reuse projects continue to impress and inspire. A former manufacturing campus was meticulously transformed into a downtown business center and a former multi-story professional building is now a modern boutique hotel.



INSPIRATION. SENSIBILITY. PURPOSE.

SELF-PERFORMED SERVICES



CARPENTRY & GENERAL TRADES



CCI's carpentry team specializes in meeting the project needs of a diverse clientele. Our talented craftsmen have a **broad range of skills and years of experience** working on a wide array of assignments. From multi-phased new construction to tenant renovations, they've successfully completed projects of all types and levels of complexity.

COMMERCIAL ROOFING



Over the years CCI has built a well-deserved reputation for high quality commercial roofing services. **As accredited industry professionals**, our roofing associates are not only well-versed in new installations, repairs, inspections and warranty work, they're experts in the latest roofing products, installation procedures and safety precautions. Combining the latest in technology with years of proven experience, CCI is able to offer our clients a full range of quality services.

CONCRETE & MASONRY



Built on a strong reputation of **exceptional service and unmatched craftsmanship**, CCI offers an endless amount of quality concrete and masonry services. From sidewalks to stone walls and factory floors, our resourceful team of expert tradesmen have vast experience and go beyond expectations to ensure your project is completed to your requirements.

DEMOLITION & EXCAVATION



CCI provides professional, thorough and **safe**, demolition and excavation services to meet your schedule and budget. Fully-outfitted with our own diversified fleet of machinery and equipment, CCI can handle projects of all sizes and complexities. With a **companywide commitment to global conservation standards**, we make every effort to meet all environmental compliance initiatives including the effective recycling of demolished materials.

POLISHED CONCRETE FLOORING



Polished concrete is an extremely durable, environmentally friendly, and low-maintenance flooring choice. CCI is able to turn one of the oldest building materials into **one of the newest, greenest, and most affordable flooring options available**. No wonder polished concrete floors are fast becoming the favorite choice of owners, designers, architects and contractors. Even previously installed ordinary concrete floors can be completely transformed into beautiful reflective surfaces.

FACILITY MAINTENANCE

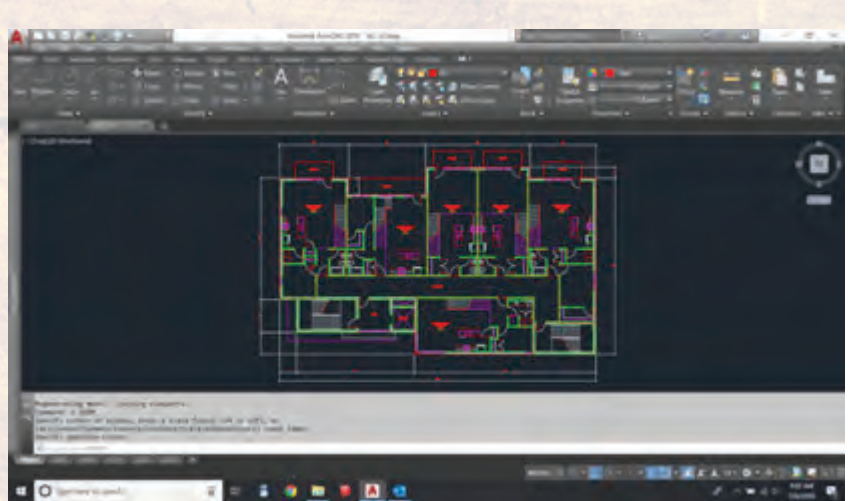


In today's climate of tight operating budgets, we realize many organizations are facing challenges associated with maintaining facilities. Even more, keeping your facility operating at peak condition and efficiency places considerable demands on your time. CCI can help **streamline your maintenance needs** with our comprehensive array of services. Our professional team is specially equipped for a wide range of interior/exterior repair, energy enhancement, and property upkeep services. Working together, we will customize a solid maintenance strategy to provide the quality and service you require.

DESIGN CAPABILITIES

While CCI does work with many design partners, we also have the flexibility to offer a comprehensive range of in-house design and virtual reality services for design-build and renovation projects. CCI's experienced designers collaborate with you and our preconstruction team to ensure the design and budget are aligned with your vision. Design capabilities include:

- General Carpentry
- Energy Savings Contracting
- Building Design for New Construction
- Redesign of Existing Buildings for Renovation & Adaptive Reuse
- FFE Selection (Fixtures, Finishes & Equipment)
- Virtual Reality: Utilizing VR, your project is brought to life for you to experience and better visualize making it easier for you to provide feedback and make changes virtually before construction begins. CCI's VR services include:
 - Rendered Images
 - Interactive 360 Panoramas
 - Virtual Walkthroughs



AWARD-WINNING SERVICES

The CCI team is honored when our commitment to building lasting relationships and providing innovative construction solutions is recognized by leading organizations. Not only do these badges of excellence reflect the hard work, dedication, and expertise of our associates, they showcase the incredible results of what's possible when teamwork and collaboration surpass expectations on a project. We love what we do!

- Associated Builders and Contractors – National
- Associated Builders and Contractors – Wisconsin and Iowa
- The Daily Reporter/Wisconsin Builder Magazine
- The Wisconsin Green Building Alliance
- US Green Building Council (LEED)
- Wisconsin Main Street Program
- Downtown Beloit Association
- Walworth County Economic Development Alliance
- Neighborhood Housing Services
- In Business Magazine



Corporate Contractors, Inc.

LIMESTONE QUARRY OPERATIONS



LIMESTONE QUARRY OPERATIONS

CCI's Beloit limestone quarry is a leading supplier of quality limestone and aggregates for building and road construction applications, as well as a provider of excavation and demolition services.

The limestone aggregate gradations are carefully sized for use in a broad range of applications including aggregate surfaces, road base material, foundations, erosion control, or shoreline restoration. In fact, the Wisconsin Department of Transportation has approved the aggregate for use in hot mix asphalt, concrete, open base coarse, and dense graded base coarse for city, county, and state road and highway projects.

As well as providing excavation, demolition, tipping, and trucking services, the materials offered include: crushed and clean limestone, rip rap, shot rock, structural fill, recycled asphalt and concrete, and more. Visit cciwi.com for details.



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CCI'S CARING CULTURE

GIVING BACK

CCI takes great pride in actively participating in local outreach activities. In fact, it's part of our company's genetic code. We share what we have in order to serve, support, and improve our communities. This is done through fundraisers, volunteer projects, donation drives, and more. Additionally, we feel we have an important responsibility to educate youth about the construction industry. Therefore, we encourage and offer internships as well as participate in numerous events that highlight opportunities by providing fun, hands-on demonstrations and informative show-and-tells with tools and machinery. Many of these events are designed to give youth an opportunity to explore the construction industry for the very first time.



Team CCI hosts an annual Building the Future Community Construction Zone event each fall. The objectives of this free, family-fun event are to excite and inform kids, teens, and families about the construction industry while allowing CCI associates to showcase their expertise. Each of CCI's skilled trade divisions and keen administrative departments plan a fun, hands-on and interactive booth to showcase their area of expertise. Kids of all ages have a blast experiencing hands-on construction-related activities including: Carpentry, Concrete & Masonry, Demolition & Excavation, Roofing, Power Tools & Heavy Equipment, Building Design, and more.



VALUED ASSOCIATES

CCI cares about its associates on both a personal and professional level. This commitment to associate well-being is ingrained in our company culture and evidenced by our investments in our workforce development program, wellness program, corporate chaplaincy program and Dream Builders program. These programs help inspire and motivate associates to become the best versions of themselves while having a positive impact on our company, clients and communities.



CCI's **workforce development program** advocates professional development and provides work-related training opportunities to each associate, including job skills and apprenticeship training.

Our **wellness program** empowers associates to make positive life choices that improve their overall health and well-being.



Through our **chaplaincy program, Faith At Work**, CCI's corporate chaplain Rev. Jim Melvin provides confidential spiritual support and guidance to associates through personal contact, social media and the jmfaithatwork.com website.



CCI's **Dream Builders** program provides associates and their family members the opportunity to meet privately with a CCI Dream Coach to help them identify and pursue their personal and professional dreams and goals.

INSPIRATION. SENSIBILITY. PURPOSE.







Corporate Contractors, Inc.



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Milwaukee Area Office

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Delafield, WI 53018
p: 262-314-8700



LIMESTONE QUARRY OPERATIONS



Quarry Operations

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Beloit, Wisconsin 53511
p: 608.362.0007 | f: 608.362.1300



CCIWI.COM

COMMUNITY DESIGN
PARTNER PROFILE

Parkitecture

SERVICES + ASSISTANCE



- | Landscape Architecture
- | Park and Open Space Master Planning
- | Aquatic Facility Analysis and Design
- | Athletic Facility Design
- | Recreational Waterfront Visioning
- | Public/Private Campground Design
- | Custom Theme Playscapes
- | Civil Engineering
- | Stormwater Management
- | Site Design
- | Construction Documentation
- | Construction Administration
- | Land-Use Planning
- | Public Outreach

Established in 2020, Parkitecture + Planning is a fresh start with familiar faces.

Principals Blake Theisen (Landscape Architect) and Katie MacDonald (Civil Engineer) formed the company to follow their passion, by focusing on park, open space, and aquatic based projects.

Born from the oldest Landscape Architecture firm in Wisconsin, our primary focus is on creating vibrant site design opportunities for our clients and community members.

Our approach toward park and open space design focuses on how social interaction can be stimulated through thoughtful layout and creative use of materials. We work to blend the lines of natural and built environments to enhance the user experience.



Parkitecture + Planning
901 Deming Way, #201
Madison, WI 53717
608.203.8203
www.parkitecture.org

We are Landscape Architects.
We are Engineers.
Above all, we are
Parkitects.

Staff Qualifications

Katie MacDonald, PE

Katie exhibits her expertise in park and public open spaces and focuses on contextual site grading, integration of green infrastructure, and creative material re-use in her site design approach to parks and public open spaces.

With an extensive resume in aquatic based recreation facilities, she has become one of the leading experts in Wisconsin and the upper Midwest in outdoor recreation facility design.

She is a co-founder and Principal Engineer of Parkitecture + Planning, based in Madison. She has been working as a civil engineer since 2002, and has experience with development projects of all scales. In 2010, she joined Schreiber Anderson Associates and began her focus on park and recreation based projects. Her creative eye towards blending stormwater management facilities into public open space is rare and has often resulted in award winning projects to her credit.

Katie also excels in field engineering and has an ability to work with contractors to solve problems quickly and efficiently. Her expertise includes the development of projected construction budgets as well as long term project maintenance requirements.

Registered: WI, IL, IA, MN, CO, WY

Certified:

Certified Pool Operator

Member:

Wisconsin Park and Recreation Association

North American Stormwater and Erosion Control Association

Education

BS Civil Engineering

University of Wisconsin



Blake Theisen, PLA, ASLA

Blake is a steward of open space and draws on his background in environmental science and spatial design to influence his solutions. He is an accomplished public process facilitator, and has presented at State, Regional, and National Conferences. Blake has received numerous design awards for project work and continues to find ways to innovate new solutions to common design challenges. His passion for park and aquatic based recreational projects is unparalleled in Wisconsin.

He is the co-founder and Principal Landscape Architect of Parkitecture + Planning in Madison. He has been practicing open space planning and design since 1999. His career includes many notable projects in the Dane County region, Lake Michigan coastal zone, and the Fox Valley. He also spent three years developing community park and aquatic projects in the greater Phoenix metro in Arizona.

He believes that open space reflects the soul of a community and deserves as much attention as any of the other core infrastructure in a municipal budget. Blake has dedicated his career to this cause, because he is a **Parkitect**.

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

Certified:

CLARB Certified Landscape Architect

ISA Certified Arborist

Certified Pool Operator

Member

Wisconsin Park and Recreation Association

American Society of Landscape Architects

International Society of Arboriculture

Education

BA Environmental Science, Miami University (Ohio)

MBA, University of Wisconsin



Staff Qualifications

John Reynolds, ASLA

John is a landscape architect and ecology disciple home grown in deep Wisconsin park system roots. He hails from a strong conservationist lineage and is linked to the acquisition and development of several premier Wisconsin State Parks. He joined the Parkitecture mission in 2020 after graduating from the University of Wisconsin Landscape Architecture program.

He excels in graphical communication, conceptual planning, and technical writing. His passion for environmental stewardship influence much of his design mantra and rounds out the Parkitecture team. John is also a Wisconsin native plant specialist and contributes this knowledge in green infrastructure and site restoration planning.

His involvement in community events is also noteworthy. He served for years as the Middleton High School Ultimate Frisbee Team coach and is part of a nationally sponsored UF team. He has successfully led this team to two National Championship matches. When not working on new open space planning efforts, he spends his time in and around other Dane County parks studying ecosystems and the human interaction that occurs within them.

Member

American Society of Landscape Architects

Education

BA Landscape Architecture, University of Wisconsin



Patrick Eagan, PE, SE - One Design & Engineering

Patrick has a long resume of architectural design and structural engineering for park and outdoor recreation support buildings throughout Wisconsin. He drives the programming and layout of spatial relationships in these facilities while finding a blend of contextual style and maintenance conscious durability.

He has experience in steel, concrete, masonry, wood, light gage steel, and heavy timber design. Well versed in commercial building codes, Patrick's ability to design and engineer solutions from a holistic perspective provides unique outcomes for clients. From pre-design through design maturation and construction of a project, Patrick focuses on how clients and end users will utilize their facilities and how smart design can make those experiences better.

Patrick is also a leading expert in the field of aquatic facility design and engineering. He leads the pool mechanical system design and engineering efforts for the team as well as the building structural engineering and architectural detailing.

Registered: WI, IL, IA, MI, MN

Certified: CPO

Education

BS - Physics, Illinois State University

BS Civil Engineering, University of Illinois



Experience + Precedent Park Work

Bayview Park, Ashland, WI
Prentice Park, Ashland, WI
Attridge Park, Baraboo, WI
Devils Lake North Shore Day Use Area, Baraboo, WI
Devils Lake South Shore Day Use Area, Baraboo, WI
Turtle Island Playground, Beloit, WI
Summit Park, Beloit, WI
Vernon Park, Beloit, WI
Bucholtz Park, Clintonville, WI
Bakken Park, Cottage Grove, WI
Community Park, Cottage Grove, WI
Red Hawk Park, Cottage Grove, WI
DeForest Civic Park, DeForest, WI
Fireman's Park, DeForest, WI
Fox Hills Estates Park, DeForest, WI
Iver Munson Park, DeForest, WI
Sunfish Pond Park, DeForest, WI
Equestrian Campground, Gov. Dodge State Park, WI
Community Park, Drummond, WI
Veterans Memorial Park Shelter, Edgerton, WI
Anunson Park, Fox Crossing, WI
N. Ozaukee School Recreation Complex, Fredonia, WI
Firemans' Park, Germantown, WI
Riverbend Park, Grafton, WI
Stonewall Farms Park, Grafton, WI
Veterans Park, Grafton, WI
Alonzo Park, Hortonville, WI
Monterey Park, Janesville, WI
Richard Bong State Recreation Area, Kansasville, WI
Lewis Park, Keota, IA
Horizon Park, Kenosha, WI
Lincoln Park, Kenosha, WI
Pennoyer Park, Kenosha, WI
Southport Park, Kenosha, WI
Washington Park Archery Range, Kenosha, WI
Wolfenbuttel Park, Kenosha, WI
Petrifying Springs Park, Kenosha CO, WI
Sunset Beach Park, Kimberly, WI
Sandy Beach Park, Lake Mills, WI
Joecks Memorial Park, Lannon, WI
Door Creek Park, Madison, WI
Firemens Park, Maple Bluff, WI
Johnson Park, Maple Bluff, WI
John Muir Park, Marquette Co, WI
Braem Park, Marshfield, WI
Community Park, McFarland, WI
Lewis Park, McFarland, WI
Juniper Ridge Park, McFarland, WI
Prairie Place Park, McFarland, WI
Rustic Way Trail, McFarland, WI
Siggelkow Park, McFarland, WI
Waubesa Int. School Playscape, McFarland, WI
William McFarland Park, McFarland, WI
Aero Park, Menomonee Falls, WI
Centennial Plaza, Menomonee Falls, WI
Village Park Ph 2, Menomonee Falls, WI
Library Park, Mercer, WI
Lakeview Park Splashpad Renovation, Middleton, WI
Lake Street Pocket Park, Middleton, WI
Lakeview East Park, Middleton, WI
Market Street Park, Middleton, WI
Penni Klein Park, Middleton, WI
Pleasant View Golf Course Master Plan, Middleton, WI
Stonebridge Park, Monona, WI
Winnequah Park, Monona, WI
Woodland Park, Monona, WI
Doty Park, Neenah, WI
Kimberly Pointe Park, Neenah, WI
Island Park, Neenah, WI
Shattuck Park, Neenah, WI
Mustang Park, Payson, AZ
Athletic Complex Playscape, Pewaukee, WI
Des Plaines River Greenway, Pleasant Prairie, WI
Lake Andrea Plaza, Pleasant Prairie, WI
Mompers Woods, Pleasant Prairie, WI
Pleasant Prairie Park, Pleasant Prairie, WI
Pauquette Park, Poynette, WI
Camp Indian Trails, Rock County, WI
Culver Community Park, Sauk, WI
White Mound County Park Campground, Sauk CO, WI
ARF Park, Shawano, WI
Downtown Plaza, Shawano, WI
Totogatic Park Campground, Spooner WI
Riverfront Park, Sterling, IL
Community Riverwalk, Stoughton, WI
Cardinal Crest Park, Sun Prairie, WI
Stonehaven Park, Sun Prairie, WI
Town Hall Crossing Park, Sun Prairie, WI
West Prairie Village Park, Sun Prairie, WI
Wetmore Park, Sun Prairie, WI
Pocket Park, Thiensville, WI
Village Park, Thiensville, WI
Central Park West, Two Rivers, WI
Neshotah Park, Two Rivers, WI
Riverside Park Playscape, Watertown, WI
Meadowview Park, Waukesha, WI
Burnham Pointe Park, West Allis, WI
Irving Elementary School Athletic Fields, West Allis, WI
Liberty Heights Park, West Allis, WI
McKinley Park, West Allis, WI
Community Recreation Center, West Allis, WI
Kettle Moraine YMCA Playground, West Bend, WI
Cravath Lake Amphitheater, Whitewater, WI
Community Park Pickleball Courts, Windsor, WI

Experience + Precedent Aquatic Work

Community Pool and Splashpad, Aplington, IA
Bayview Park Splashpad, Ashland, WI
Attridge Park Splashpad, Baraboo, WI
Belleville Pool Splashpad, Belleville, WI
Community Pool, Blanchardville, WI
Blue Mound State Park Pool/Splashpad Expansion, Blue Mounds, WI
Bernard F. Willi Pool, Chippewa Falls, WI
Community Aquatics Facility, Clintonville, WI
Pool Facility Study, Cross Plains, WI
Fireman's Park Splashpad, DeForest, WI
Community Pool Study, DeForest, WI
Community Pool and Splashpad, Fox Point, WI
Seminole Pool, Fitchburg, WI
River Bend Park Splashpad, Grafton, WI
Joannes Pool Redevelopment, Green Bay, WI
Disher Park Aquatic Center Renovation, Horicon, WI
Alonzo Park Splashpad, Hortonville, WI
Palmer Pool Renovation, Janesville, WI
Rockport Pool Renovation, Janesville, WI
City Pool and Splashpad, Kaukauna, WI
Horizon Park Splashpad, Kenosha, WI
Keota Community Pool and Splashpad, Keota, IA
Sunset Park Splashpad Concept, Kimberly, WI
Van Lieshout Park Splashpad, Little Chute, WI
Community Pool and Splashpad Study, McFarland, WI
Vandehey Waters Aquatic Center, Marshfield, WI
Village Park Splashpad, Menomonee Falls, WI
Lakeview Park Splashpad Renovation, Middleton, WI
Shattuck Park Splashpad, Neenah, WI
Broadacre Development Water Playscape, Oak Creek, WI
Roosevelt Park Splashpad, Oconomowoc, WI
Oregon Splashpad, Village of Oregon, WI
Athletic Complex Splashpad, Pewaukee, WI
Downtown Plaza Splashpad, Shawano, WI
Riverfront Park Splashpad, Sterling, IL

Community Aquatic Center, Sun Prairie, WI
Wetmore Park Splashpad, Sun Prairie, WI
The Grove at Village Park Splashpad, Sussex, WI
Village Park Splashpad, Thiensville, WI
Central Park Splashpad, Two Rivers, WI
Joseph Leider Memorial Park Splashpad, Union Grove, WI
Buchner Community Pool, Waukesha, WI
Meadowview Park Splashpad, Waukesha, WI
Centennial Park Splashpad, Waunakee, WI
Liberty Heights Pool/Splashpad, West Allis, WI
Cravath Lake Park Splashpad, Whitewater, WI

***During prior employment**
*Devor Park Pool, Burlington, WI
*Conservancy Commons Park Splashpad, DeForest, WI
*McKee Farms Park Splashpad, Fitchburg, WI
*Tank Park Pool/Splashpad, Green Bay, WI
*Riverside Park Splashpad, Janesville, WI
*Anderson Park Splashpad, Kenosha, WI
*Petzke Park Splashpad, Kenosha, WI
*Schulte Park Splashpad, Kenosha, WI
*Veteran's Memorial Pool, LaCrosse, WI
*Elver Park Splashpad, Madison, WI
*Lakeview Park Splashpad, Middleton, WI
*Goodrich Square Splashpad, Milton, WI
*Calvin Moody Park Splashpad Milwaukee, WI
*Heritage Green Park Splashpad, Milwaukee, WI
*Washington Park Splashpad, Neenah, WI
*Elk Lake Park Splashpad, Phillips, WI
*Village Square Park Splashpad, Pleasant Prairie, WI
*SCJ Aquatic Center, Racine, WI
*Franklin Park Splashpad, Shawano, WI
*Memorial Park Splashpad, Shawano, WI
*Wanick Choute Park Splashpad, Sherwood, WI



Experience + Precedent Work

Germantown - Fireman's Park
2020 Parkitecture project



Park Structures

Various Communities

Physical structures play a big part in the fabric of many community parks. From simple restrooms, to performance stages, open air shelters, community meeting rooms, and ceremonial gardens, all represent types of common buildings in these open spaces. Parkitecture works with each community to find a signature flair for these structures to make a statement about the unique identity of the park it is within. We select materials, colors, and architectural styles that accent the project while complimenting the adjacent site context. These built spaces need to be multi-functional and provide for both special event programming, and the day to day use that parks experience. Our buildings also look to simplify maintenance requirements and offer long term sustainability.

Two Rivers - Central Park
2023 Parkitecture project



Kenosha - Wolfenbuttel Park
2021 Parkitecture project



Experience + Precedent Work



Master Planning Various Communities

Parkitecture has worked with communities throughout Wisconsin on the development of conceptual site plans and full scale Master Plans for parks of all sizes. We believe in a collaborative approach not only with municipal staff, but also with the community residents and stakeholders. Our outreach process includes a multi-prong approach to gathering input and can include focus group interviews, online surveys, virtual meetings, pop-up events, and traditional public meetings. Through an iterative process, we find consensus on final design direction and outcomes. Graphical renderings of the final plans help illustrate the future direction of the site plan. We also include a detailed investigation of the potential construction costs, maintenance obligations, and operational costs.



Experience + Precedent Work



Playground Replacements Various Communities

Playgrounds are the soul of a community and serve as mixing bowls for people of all walks of life. Parkitecture takes pride in our playground design projects and thoroughly enjoy the engagement with neighborhood residents. We believe that the end user should be part of the design discussion and have a voice in the final outcome and equipment selection. Color selection is very important to not only make a statement, but also work harmoniously with the surrounding environment. We chose site lines carefully, and work through access points, travel routes, and oversize safety zones in our play spaces. Surfacing is a very important factor in playgrounds and can greatly enhance the play value by incorporating patterns and color into the ground plane.



Experience + Precedent Work

Universal Design Playspaces

Various Communities

Parkitecture holds a robust design resume of fully inclusive playspaces and believes that people of all abilities should be able play and interact together. Basic ADA compliance is a given, but true universal design allows for heightened experience and quality of life. Our team has built a reputation for creative custom designed facilities that are not only fun to be in, but also establish a destination unique to each community.



Experience + Precedent Work



Fireman's Park - DeForest

Splashpads Various Communities

Parkitecture is the industry leader in interactive water attraction design in Wisconsin. This includes large scale aquatic centers, community pools, splashpads, and urban spray grounds. Water is a uniter of people of all ages and our principals have been on the leading edge of the splashpad design evolution since the mid 2000s. We create vibrant facilities unique to each setting and community. Our understanding of how these types of facilities work goes beyond basic plumbing and concrete design. We look at how human interaction occurs in these spaces and focus on providing stimulation for multiple senses for the patrons. Highly decorative concrete, whimsical features, shaded seating, and other support amenities are all vital to the success of a well designed splashpad.



Wetmore Park - Sun Prairie



Shattuck Park - Neenah



Village Park - Sussex



Belleville Splashpad - Belleville

Experience + Precedent Work

Pools/Aquatic Centers Various Communities

Waukesha - Buchner Pool
2021 Parkitecture project



A community pool is a statement of quality of life for community residents. Parkitecture has worked with communities of all sizes throughout the midwest to develop feasibility studies, conceptual planning, public outreach and referendum support, pool facility assessments, detailed design and engineering, and construction administration support. We understand water comes in all shapes and forms and there is not a one size fits all solution. Our team designs with maintenance in mind as we are all Certified Pool Operators and know the challenges of balancing water chemistry, finding adequate lifeguard staffing, and keeping patrons happy. Pools are meant to be fun, and we believe the process in getting a new facility built should be fun as well.



Keota, IA - Community Pool
2023 Parkitecture project



Marshfield - Vandehey Waters
2020 Parkitecture project

Client Testimonials

"Parkitecture go above and beyond in their attention to detail, technical knowledge, and collaborative process to make sure client needs and questions are addressed completely and promptly. Thanks to their creative skills, design expertise, and familiarity with construction practices and State regulations, we have a project that is ready to build this spring. We would not be where we are without them."

Jean Warrior – President, Friends of Governor Dodge State Park

"Blake's practice of listening, asking thought provoking questions, and then implementing the desires of the community is second to none."

Matt Hendricks – Director of Parks, City of Shawano

"The City of Kenosha has worked with Blake Theisen over the past 10 years developing, upgrading and enhancing our extensive Park System. He is very knowledgeable in his field, is dedicated to understanding the community needs and desires, and goes above and beyond to meet our requests."

Shelly Billingsley – Director of Public Works, City of Kenosha

"Parkitecture is working on the City of Waukesha's Buchner Park Pool and Community Center. Their vision is creative, while also being practical for the City. They are very responsive to the client's needs, meeting a tight time frame to get the project Bid according to the schedule. The anticipation for the completion of the project is heightened after seeing their renderings."

Katie Jelacic – City Engineer, City of Waukesha

"Working with Parkitecture has been a great experience. Blake's approach to designing a park is like building a house... you need to have a firm foundation and then build up from there with each room in the park supporting the overall development. If you want a holistic park development, Blake and his Parkitecture Team are what you are looking for!"

Michael Kading – Director of Parks and Recreation, City of Neenah

"Working with the Parkitecture team has been one of the best decisions we have made for our park project. Their organization, detail, thoughtfulness, planning, and experience has helped make our planning team prepared for the road ahead."

John Lehan – Director of Community Recreation, Sauk Prairie Rec Commission

"The Village of Cottage Grove wanted to update an existing park and had an idea of what and where we wanted things. Blake and Katie came on board and brought ideas forward that we had not thought about. Their vision and experience gave us a project that went from good to great. I would recommend Parkitecture to anyone looking to develop a new space or renovate a current space."

Sean Brusegar – Director of Parks, Recreation, and Forestry Village of Cottage Grove

"Blake and Katie - Thank you for all that you did to make our park development project a success. You stood by us from the beginning to the end and even beyond, ensuring that we were completely happy with the final product. It was clear you both brought a wide range of knowledge and experience in bringing our concept plan to life. Thank you for making us feel that we were more than just another client. I look forward to working with Parkitecture + Planning again in the future!"

Amanda Geiser – Director of Parks and Recreation, Village of Fox Crossing

GENERAL CONTRACTOR
(INTERIORS) PROFILE

Mavid Construction



Mavid Construction



Zoar Fulwilder formed Mavid Construction in 2008 in both Green Bay, Wis. and on the Salt River Pima-Maricopa Indian Community in Scottsdale, Ariz. Now solely based in Green Bay, Wis., Mavid Construction, a sister company to Mavid Media Group, provides services in commercial flooring, walls and ceilings, glass and glazing and more.

With Fulwilder's leadership and background in commercial real estate development, construction and finance, Mavid Construction has grown to become the largest Native American-owned interiors company in the United States. Mavid Construction has worked on a number of notable clients including Lambeau Field, the Ho-Chunk Casino in Delton, Wis., and the University of Wisconsin System and is a State of Wisconsin MBE certified contractor.

Certifications

Mavid Construction holds a number of beneficial and highly sought after building and construction certifications and permits, including:

- Wisconsin Department of Commerce [MBE Certification](#)
- Wisconsin Tribal Employment Rights Office [\(TERO\) Certification](#)
- [City of Madison, WI MBE](#)
- City of Milwaukee [Small Business Enterprise Certification](#)
- [Oneida Tribe of Indians of WI Certification](#)
- [Salt River Pima-Maricopa Indian Community](#) Preferred Vendor Certification
- [Gila River Indian Community](#) Preferred Vendor Certification
- National Center for American Indian Enterprise Development [\(NCAIED\)](#) -MBE
- National Minority Supplier Development Council, Inc. Certification (issued by [Grand Canyon Minority Supplier Development Council](#))
- State of Indiana [MBE](#)

Mavid Construction is also eligible for the five percent Indian Preference Rebate on select Federal Contracts.

Website

More information on Mavid Construction, including projects, certifications and news, can be found at www.MavidConstruction.com.

MAVID CONSTRUCTION

mavidconstruction.com

Green Bay Office

1609 Western Ave, Ste. A, Green Bay, WI 54303 • 877-494-0515



Construction Services with Crews Nationwide



MAVID CONSTRUCTION

Your Partner in Success

Mavid Construction is one of the Nation's largest Native American owned commercial interiors construction companies offering a diversified group of construction services to private clients, public agencies and Tribal Nations throughout the United States. We have provided construction services since 2008 and have established a reputation as a well organized, highly skilled union company with the financial strength to execute large complex projects while at the same time being able to deliver expert personalized services to some of our smallest clients and projects.

Mavid's owner and co-founder, Zoar Fulwilder (Salt River Pima-Maricopa) has worked one-on-one with local union leaders, community organizers, community colleges, veterans groups and tribal employment officials to identify career paths, train and hire people from the communities we serve. We believe that our success doesn't end with delivery of a superior product and excellent customer service, but also extends to the opportunities we can create in the communities we serve.

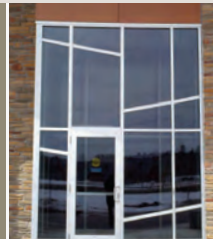
Flooring



Our flooring installation teams take pride in their work and strive to make sure their craftsmanship will be envied and admired for generations.

- Carpet
- Ceramic tile
- Hardwood
- Laminate
- Luxury vinyl tile & plank
- Natural stone
- Sheet vinyl

Doors & Hardware



We listen to and work with our clients so we can deliver a commercial door system that meets all the project needs and owner's expectations.

- Stainless steel doors and frames
- Stile and rail doors
- Architectural hardware
- Custom hollow metal doors and frames
- Toilet partitions & bath accessories

Glass & Glazing



Whether we are installing windows for your simple storefront or a sophisticated curtain wall system, we will work diligently to make sure that your project needs are met.

- Window walls and operable windows
- Storefronts, curtain walls and entrances
- Custom-designed interior glass and mirrors
- Skylights and canopies

Millwork



When it comes to millwork installation, it's all about the details. Our team brings meticulous attention to every one.

- Cabinets
- Ceiling systems
- Lab casework
- Laminate casework
- Molding
- Railing systems
- Shelving
- Trim
- Wall & wainscot paneling

Walls & Ceilings



Our experienced walls and ceilings team consistently performs for every customer with the highest quality control and integrity.

- Commercial metal stud framing
- Drywall installation
- Drywall finishing
- Acoustical ceilings

Certifications

- Wisconsin Department of Commerce MBE Certification
- Wisconsin Tribal Employment Rights Office (TERO) Certification
- City of Madison, WI MBE
- Oneida Tribe of Indians of WI Certification
- Salt River Pima-Maricopa Indian Community Preferred Vendor Certification
- Gila River Indian Community Preferred Vendor Certification
- U.S. Small Business Administration MBE
- National Minority Supplier Development Council, Inc. Certification (issued by The Pacific Southwest Minority Supplier Development Council)
- Eligible for the 5% Indian Preference Rebate on Select Federal Contracts



Capability Statement

Company Narrative:

Mavid Construction Services, LLC is a Native American owned Union company that was organized in April 2008 to service the interior finish construction market. Trades self-performed trades include Metal Stud and Drywall, Glass and Glazing, Door and Hardware, Metal Door Frames, Casework/Millwork, and Acoustical Ceilings.

In early 2011, Mavid Construction expanded into institutional, educational and residential markets to take advantage of the increasing amount of government work. This proved to be a good one with about 40% of our gross volume coming from these sectors.

Mavid Construction has grown to +130 employees in the field with 16 estimators/project managers and has worked on some of the most high-profile projects in the State of Wisconsin.

Cage Codes: 63J64
DUNS Number: 83-303-9824
Corporate Set-aside: SBA, MBE, Native American Owned
"Buy Indian Act" eligible

NAICS Codes: 236220 – General Construction
221114 – Solar Electric Power Generation
335999 – EV Charging Stations

Ownership

Managing Member and Majority Owner (51%): Zoar Fulwilder, Member of the Salt River Pima-Maricopa Indian Community (a Federally Recognized Tribe)

Member and Minority Owner: Edward N. Martin (49%)

Construction

Glass & Glazing, Metal Stud & Drywall, Hard/Soft Flooring, Doors and Hardware, Ceilings and Operable Wall Systems.

Certifications

State of Wisconsin MBE
City of Milwaukee SBE
Oneida Nation of Wisconsin Indian Preference
Salt River Pima-Maricopa Indian Community Member Preference

Mavid Construction Services, LLC • 1609 Western Ave., Suite A, Green Bay, WI 54303

P: 877-494-0515 • F: 888-494-0504 • zfulwilder@mavidconstruction.com

www.mavidconstruction.com



(Certifications Continued)

US Small Business Administration MBE/SBA/Native American
Forest County Potawatomi Indian Preference
Ho Chunk Nation Indian Preference
Menominee Nation Indian Preference

Customers and Projects

Oneida Nation of Wisconsin

Oneida Nation Casino
Green Valley Elder Village
Oneida Elder Care Center
Thornberry Golf Club

Aurora Health Care

Aurora Medical Center Oshkosh
Aurora Medical Center Sheboygan County
Aurora Medical Center Grafton

City of Green Bay

Lambeau Field South End Zone Additions and Renovations
Lambeau Field North End Zone Additions and Renovations
Oneida Gate / Trophy Room / Hydrotherapy Center
Suite and Club Level Remodel

Forest County Potawatomi

Potawatomi Casino
Potawatomi Resort

Bonding

Bonding Company: GoldLeaf Surety Services, LLC
Project Limit: \$29,000,000
Aggregate Limit: \$50,000,000

Insurance Broker

AON Risk Management - \$10M Umbrella

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www.mauidconstruction.com

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March 29, 2024

City of Green Bay
Community & Economic Development Department

Attn: William Peters

100 N Jefferson St, Room 608
Green Bay, WI 54301
Will.Peters@greenbaywi.gov

Dear Mr. Peters,

I am writing to express our sincere appreciation for your dedicated efforts in envisioning a vibrant and flourishing community at the JBS Redevelopment site. The JBS Site Redevelopment Full Collaboration Team's commitment to innovation inspires hope for an exciting future.

We are incredibly grateful to the City of Green Bay for considering us among other esteemed developers for this transformative opportunity. Being part of this project would be an immense honor for us, and we eagerly anticipate the possibility of contributing to the revitalization of this significant area.

We remain hopeful and optimistic about the potential to work together to make a lasting impact on the City of Green Bay and surrounding community.

With gratitude and optimism,

A handwritten signature in green ink that reads "Collin Price".

Collin Price
Managing Partner
Revel49



Revel49