

Westlund **Statement of Qualifications**

Architecture + Engineering
www.WestlundAE.com

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City of Superior, Wisconsin

Date:

October 22, 2024

Project Number:

Bid #24-37-FD

Project Name:

Architecture/Engineering Services—Superior Fire Stations 2 & 3

Location:

Superior, Wisconsin



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LETTER OF INTEREST

Dear Chief Vollbrecht & Selection Committee:

City of Superior, Wisconsin

Date:

October 22, 2024

Project Number:

Bid #24-37-FD

Project Name:

Architecture/Engineering
Services for Superior Fire-
Stations 2 & 3

Location:

Superior, Wisconsin



Thank you for this opportunity to present our qualifications and express our interest in the project identified as needed Architecture and Engineering Services for Stations 2 and 3.

Westlund Consultancy LLC was formed in 2021 by Thomas A Westlund. We are headquartered in Ashland, Wisconsin.

Mr. Westlund grew up in a family of fire fighters, both parents serving on the Mason Rural Fire Department. Growing up in this environment played a crucial role in Mr. Westlund's passion for protecting the health, safety, and welfare of inhabitants of the built environment. In fact, the red in the Westlund logo is in honor of the service of Mr. Westlund's mother and late father.

To us, projects like this are not just projects, they are part of a much more meaningful service that impacts not only the occupants of this building but the community as a whole by ensuring that the building is functioning and serving its critical role effectively. We also find great importance in environmental sensitivity, making design choices that are trauma informed, and inclusive for all users.

We have an in-house team consisting of experts in Architecture, Plumbing Design, HVAC Design, Accessibility, and Building Codes.

Our team has a long and varied history working with State of Wisconsin and other government agencies, including Federal and local government entities.

We understand the importance of proper planning and the impacts that it has on being good stewards of the financial and staff resources available to tax-funded projects.

We value the services and resources that projects such as this provide and the impacts they have on employees, students, and the public at large. We strive to ensure that our projects offer safe, healthy, and efficient places to work, learn, and recreate.

We feel that our unique backgrounds and specialties, along with our geographic locations will position us well to serve your project needs efficiently and effectively.

OUR UNDERSTANDING OF THE PROJECT IS AS FOLLOWS:



The City of Superior, Wisconsin is requesting professional services from a qualified Architect/Engineer (A/E) consultant for the design, bidding, construction management, and construction inspection for two new fire stations. The City is seeking a firm with considerable experience in the design, engineering, and construction of fire stations. This phase is partially funded by the American Rescue Plan Act (ARPA).

Fire Stations 2 and 3 were constructed in 1982 and are beyond the financial viability of alteration and addition. There is no property acquisition required for either new facility.



The design phase is expected to be completed by August 31, 2025, with anticipated construction bidding to immediately follow. Construction is expected to begin by early 2026.

The City has completed concept designs for both fire stations. Concept designs and narrative will be provided to firms invited for further interviews/evaluation during this RFQ process. Land surveying and geotechnical surveying have been completed at both sites.



The new Station 2 facility will be located at the intersection of John Avenue and N 8th Street, just west of the existing facility. The existing Station 2 will remain operational while the new facility is being constructed. Following construction, the existing Station 2 will be vacated and repurposed by the City and is not within the scope of this work.

The new Station 2 facility is anticipated to be a single story, approximately 17,250 gross square feet.



The new Station 3 facility will be located adjacent to the existing facility at the intersection of E 5th Street and 26th Avenue E. This site is currently a public park with playground equipment. The existing Station 3 will remain operational while the new facility is being constructed. Following construction, the existing Station 3 will be demolished in its entirety and is included in the scope of this work.

The new Station 3 facility is anticipated to be a single story, approximately 9,700 gross square feet.

OUR UNDERSTANDING OF THE PROJECT IS AS FOLLOWS:

Construction Administration

Construction administration will provide for the following:

Respond to requests for information

Review submittals

Attend pre-construction meeting and issue minutes

Attend all relevant construction progress meetings and conduct site observation visits; submit written reports for all meetings and visits

Project phone calls or emails

Review change orders for scope confirmation and cost

Review and approve all pay applications

Construction punch list

Conduct on back check after all punch list items have been addressed by the Contractor

As-built plans and specification for the City's records

Submit letter of completion to the City

Examination & Attestation

Mr. Westlund, on behalf of Westlund Consultancy, LLC, attests that he has made his own examination, investigation and research regarding the method of doing the work, all conditions affecting the work to be done, the labor, equipment and materials, and the quantity of the work to be performed. He agrees that he has satisfied himself by his own investigation and research regarding all of such conditions, and that his conclusion to enter into the Service Agreement and based upon such investigation and research, and that he shall make no claim against the City because of any of the estimates, statements or interpretations made by any officer or agent of the City which may prove to be erroneous in any respect.

Project Kickoff

Prior to beginning design we will hold a project kickoff meeting. During this meeting we will engage stakeholders to listen to their concerns and the requirements that the end product will need to meet. It is important during this phase for us to listen and gather as much information as possible.

Investigation

Following the project kickoff meeting we will visit the project site to gather information regarding existing building and site conditions and begin our documentation. During this time we will also review all Owner-provided documents and communicate closely with stakeholders.

Stakeholder Engagement

During this pre-design phase we will lead stakeholder engagement meetings as necessary to flush out any details required to ensure that the completed product meets the needs of all users to the greatest extent possible.

Schedule

We understand the importance of delivering project on schedule, we will monitor project progress continually during each phase and adjust staff involvement and/or work with City of Superior leadership to maintain or adjust the project schedule as needed to meet City expectations and needs.

Budget

We will be working closely with a local contractor to develop and maintain detailed, accurate, construction cost estimates through each phase of the project. By closely monitoring the impacts of decisions as they are made we will be able to quickly and accurately advise necessary scope changes or value engineering as the project progresses. This approach allows us to provide the greatest probability of delivering your project on time and within budget, minimizing unexpected cost overruns.

Pre-Design

Pre-design is an information gathering phase that will be the foundation for the design phases to follow. The main goal during this phase is to learn everything possible about our clients' personality, style, and needs as well as determine how much space you need now and likely to need in the future, and how that space should be used and configured. This information is organized into a document called the Program, which describes all the rooms and spaces for the project, their approximate sizes and any specific qualities or unique features you are looking for. The other part of Pre-design phase is observing and documenting the existing conditions at the project site. This usually entails a survey of the land to determine the property line locations and/or measurements of any existing structures. This is also when background research is done to better understand how the site relates to the surrounding area, climate, people, and the regulations that affect the project. Clients should expect to be very involved and ready to answer questions during this phase. Collaborating in this way allows us to better understand your values and needs, resulting in a design that reflects your individual needs and styles with optimal functionality.

Schematic Design

In this phase, we begin the process of translating the Program into an efficient building design. This is when we start exploring design concepts; it is the time for testing options and getting a general idea of the look and feel. The floor plans and shape of the project will begin to take form, but the specifics about materials and details will come later. The Schematic Design phase may include several meetings where we present ideas to our clients using images of other projects, hand sketches, and models to help visualize the size, shape, and relationship of spaces to each other. We listen and observe your reactions, then refine the ideas according to your feedback until we reach an agreed upon design direction to develop further in the following phases. Clients can expect to be quite engaged throughout this phase and to be asked for approval of the Schematic Design before work proceeds. Make sure to let your design professional know if you don't understand something and take the time necessary to give thoughtful feedback. It is always possible to make changes later, but it is easiest during this phase when the design is most fluid.

Design Development

During Design Development, we advance the design significantly based on the floor plan and exterior concept approved in the previous phase. The first priority of this phase is to define and develop all the important aspects of the project and produce a set of drawings and outline specification to show potential contractors for preliminary cost estimating. If adjustments are necessary to bring the project scope in line with the construction budget, it is most efficient to do this sooner than later. Once we know we are on track, we will talk more specifically about the interior and exterior materials and functionality. As we dial in the layout of the indoor and outdoor spaces we will refine the window and door placements and make adjustments to the building form. This phase is usually when our clients feel the project coming to life and it becomes possible to see themselves in the new space. By the end of the Design Development phase, the building exterior will be more fully designed, the interior layout completed, dimensions of all spaces finalized, and most materials selected. At this time Structural, HVAC, plumbing, and electrical systems team members will be brought in to the project. The deliverable will be a more detailed set of drawings that communicates the overall layout and volume of the building or space, all significant equipment, and the type of material or finish for every surface of the project.

Construction Documents

In this phase we develop the Design Drawings into a thorough and precise set of Construction Documents. These drawings and specifications have all details, dimensions, and notes necessary to communicate the entire design intent to the builder. We show how the building components should be connected, specify all materials, finishes, fixtures, equipment, and appliances to be installed, and coordinate our drawings within our team and any consultants. The Construction Documents phase often requires the most time, which can surprise clients because the design seems complete after Design Development. This is, however, a critical step in the process of successfully and accurately executing the design you have invested in. Early in this phase there may still be options on the table for some of the items to be specified. Clients should be prepared to make decisions during this phase. It is our job to make recommendations and educate you about the options, but ultimately you will be the one occupying and maintaining the building and you have the final say.

Building Permitting

During this phase we add to the Construction Documents any additional information required to get a building permit. This is the information needed to show the project complies with the applicable land use, building, and energy codes, and any other applicable guidelines and regulations required by the city or jurisdiction issuing the permit. We submit these drawings along with the various forms required for the permit application to the Authority Having Jurisdiction, monitor the progress during the review period, and give additional information or clarifications as requested. Little, if anything is needed from the client during this phase—except patience. Our goal is to guide your project through as quickly and painlessly as possible, but the length and cost of this phase can vary greatly depending on the jurisdiction, complexity of the project, and any special historic district or community design review processes.

Bidding & Negotiation

We are happy to introduce our clients to a number of reputable builders we work with and trust. We can also be available to attend interviews and walk-throughs, help you evaluate contractor qualifications, and provide assistance with obtaining and reviewing bids. Some clients already have a contractor in mind when they come to us, but many take advantage of our extensive contractor relationships to find their builder. For our public sector and municipal clients we navigate a competitive public bidding process in which we will provide you with a bid advertisement that you can publish and distribute in accordance with your policies, we will also post on our website and bidding platforms. During the public bidding period we will lead necessary pre-bid meetings, answer all bidding questions and issue addenda, hold a bid opening, evaluate bids with the Owner, and work with the Owner to award the project.

Construction Administration

While most of the architect's work is done before any building begins, our consistent presence during the construction phase is equally important. During this phase we visit the jobsite at regular intervals to answer questions from the builder and proactively address potential issues. The frequency of our site visits depend on the project and your needs, but it is vital to have us keeping an eye on things to ensure the finished project meets your expectations. Inevitably, some decisions must be made or modified in the field, and our involvement and ability to work quickly with your contractor to solve problems is essential for helping you avoid costly delays and change orders. During Construction Administration, the architect's role is advisor to the owner. At our site visits we will take photos and write field reports to document the progress, confirm the materials and workmanship are of the quality you agreed to, and verify your contractor's billings accurately reflect the amount of work completed. At the end of the project, we help you develop your final Punch List to ensure all work is completed to your satisfaction.

EXPERIENCE

Our team is experienced in scoping, budgeting, and developing reasonable project schedules for projects of all types. We understand the importance of proper planning and the impacts that it has on being good stewards of the financial and staff resources available to tax-funded projects. We value the services and resources that you provide and the impacts you have on employees, students, and the public at large and we aim to be the best resource available to you to carry out your mission by offering safe, healthy, and efficient places to work, learn, and recreate.

RELEVANT PROJECT EXPERIENCE

Our teams staff have completed projects for similar buildings of comparable uses, including:

- Highland Fire Department
- Mason Area Ambulance Service
- DNR Fire Response Ranger Stations (Owners Agent)
 - Minong
 - Mercer
 - Grantsburg
 - Washburn
 - Jim Falls
 - Gresham
 - Black River Falls

TEAM STRUCTURE

PROJECT TEAM

Our team will be led by Thomas A Westlund, he will act as the primary point of contact for project communications.

Our team will consist of Westlund Consultancy staff as well as structural engineering and civil engineering, if needed, by Cooper Engineering, electrical engineering by Prism Design, land surveying, if needed, by Pine Ridge Land Surveying (a service-disabled veteran and minority-owned business), and third-party quality control and quality assurance by Cardinal North. In addition to these design consultants, we will also be working with Gardner Builders of Duluth for detailed construction cost estimating throughout all phases of design.

Our proposed chain of communications is illustrated below.

Number of Personnel

Westlund Consultancy: 5

Fire Department
Consultant: 1

Pine Ridge Land
Surveying: 1

JT Engineering: 2

Lein & Peterson
Engineering: 2

Prism Design: 1

Cardinal North: 1

KEY PERSONEL

- **Thomas A Westlund, RA/DES**
- **David Stoffel**
- **Corey Fiamoncini**
- **Sam Freiberg**
- **Derek Westlund**
- **Wayne Chenier**
- **Patrick McKuen, PLS**
- **Dylan Douglas**
- **William Boettcher**
- **Bill Halgren, DES**
- **James Anderson, PE/PLS**



Thomas A Westlund

Architect

CREDENTIALS

Architect- WI, CO, ID, MD

HVAC Designer- WI

Plumbing Designer- WI

Commercial Building

Inspector- WI

UDC Construction & HVAC
Inspector- WI

ICC Accessibility Plans

Examiner & Inspector

ICC Building Plans Examiner

Mr. Westlund is a licensed Architect with a background in Architecture, Engineering, and code development. Mr. Westlund also holds credentials as Designer of Engineering Systems with specialties in HVAC and Plumbing, as well as several building inspection and plans examination credentials. These experiences and credentials uniquely position Mr. Westlund to lead diverse project types from concept through construction while efficiently navigating complex code requirements. During his 20+ years of practice he has had the pleasure of working on projects with a variety of construction types, building uses, and clients in the public and private sectors.

In addition to private sector practice, Mr. Westlund has worked for the State of Wisconsin as an Engineering Consultant performing plan review with the Department of Safety and Professional Services where he was tasked with interpreting, applying, and consulting on complex code applications including petitions for variance as well as development of the Wisconsin Commercial Building Code which will adopt the 2021 International Code Council model codes. Mr. Westlund has also worked as a Facilities and Lands Engineer with the Department of Natural Resources where he was responsible for scoping, budgeting, designing, and overseeing construction of projects within the authority of the Department to self-perform as well as scoping, budgeting, and acting as the Agency representative for projects that were under the authority of DFD to manage along with consulting A/E firms.

Some of these projects included DNR Forestry Fire Response Ranger Stations, DNR Service Center alterations, various Plumbing and HVAC projects, as well as vault toilet replacement projects and general building maintenance projects.

Mr. Westlund's projects outside of State service have included various projects for the 4 campuses and headquarters for Wisconsin Indianhead Technical College (now known as Northwood Technical College), various projects for Housing Authorities, various office and factory projects for various clients, including Xcel Energy.



TEAM OVERVIEW

Technical Coordinator

David Stoffel

Mr. Stoffel has been following his passion to draw and design commercial and residential buildings since high school. He has been a continuing member of the Northwood Technical College Advisory Committee and has been for nearly a decade. Mr. Stoffel has been in the construction industry since 2001 and is very meticulous and comfortable working directly with clients and co-workers to produce building plans for conceptual, bidding, and construction purposes. Areas of experience include new and remodeled projects, pre-engineered metal buildings, mechanical, electrical, plumbing, accessibility, and general code compliance, as well as 3D renderings.

Mr. Stoffel is committed to professional development, attending training and seminars to gain more knowledge in relevant service areas. Mr. Stoffel has recently participated in low slope roof training hosted by UW Interdisciplinary Professional Programs.



Paul Webb

Paul is a seasoned professional with over 30 years of experience and a strong engineering background. Paul also possesses extensive skills in drafting and 3D modeling. His engineering career includes roles in design and modeling of industrial machines as well as building systems. Paul holds a B.S. in Mechanical Engineering from Michigan Technological University.

Corey Fiamoncini

Corey has a wide range of experience in the construction field which he's gathered from more than 25 years of working in facilities management and trades. During his time serving as a Specialist in the Army National Guard, Mr. Fiamoncini developed an unmatched work ethic and degree of discipline, professionalism, and integrity that make him an ideal team member. Throughout his career, he has been involved in construction, maintenance, and planning a variety of buildings and their systems. This experience allows Mr. Fiamoncini to carry out his duties within our team with a high level of skill and proficiency.

Sam Freiberg

Sam has recently joined our team as a BIM/CAD Technician. Sam is committed to upholding organization standards and integrity while also refining his skills. Sam holds an Associate's Degree in Architectural Drafting/Construction Technology from Waukesha County Technical College and is also an Architectural Engineering student at the Milwaukee School of Engineering.

Derek Westlund

Derek is a recent high school graduate who brings enthusiasm and fresh perspectives to our team as a Field Technician/BIM Technician. He excels in on-site data collection, ensuring precise measurements and observations. Additionally, Derek leverages his skills in Building Information Modeling (BIM) software to assist in creating detailed architectural and engineering designs. His dedication and eagerness to learn make him a valuable asset to our firm.



Fire Station Consultant

Wayne Chenier – City of Ashland Fire Department, Retired

Experience: 27 years of service at Ashland Fire Department

Education: Degree in Fire Science

Military Service: U.S. Navy Veteran

Leadership Role: Wayne Chenier was officially appointed as the permanent Fire Chief of the Ashland Fire Department after serving as interim chief. His leadership skills, proven through a competitive selection process, enabled him to oversee key departmental initiatives and operational improvements.

Strategic Initiatives: During his tenure, Chenier played a pivotal role in addressing long-standing challenges, including a staffing audit and cultivating stronger relationships with neighboring towns. He also worked to resolve budgetary constraints and explore the relocation of the department to a more suitable facility.

Infrastructure Development: One of Chenier's crowning achievements was overseeing the construction of a new 22,000-square-foot fire station. The modern facility, equipped with dormitories and training rooms, consolidated the department's operations under one roof for the first time in its history. The project significantly improved response times and operational efficiency.

Modernization & Equipment Upgrades: Under Chenier's guidance, the department made strides in updating critical equipment, including the modernization of the Ice Angel rescue craft and the introduction of state-of-the-art emergency medical services. His commitment to upgrading the department's tools and vehicles helped ensure that Ashland was well-prepared for future emergencies.

Enhanced Emergency Medical Services: A strong advocate for improving the city's emergency response capabilities, Chenier launched a critical care paramedic program and developed a mobile integrated health initiative in partnership with Memorial Medical Center. These programs enhanced the community's access to advanced medical care in emergencies.

Community Impact & Legacy: Over his long and dedicated career, Chenier earned respect from his peers and the wider community. He was known for his commitment to staff development and retention, mentoring younger firefighters, and leaving the department in a strong position for the future.





Pine Ridge Land Surveying

TEAM OVERVIEW

Land Surveyor

CREDENTIALS

Professional Land Surveyor– WI

Patrick A. McKuen, PLS

Mr. McKuen is a Professional Land Surveyor licensed in the State of WI. He is also the county surveyor for both Ashland & Bayfield Counties overseeing all facets of surveying in each county. Mr. McKuen also has a background as a Civil Engineering Tech. who has worked side by side with professional engineers on the design and construction management of many highways, bridges, utility projects and more. Mr. McKuen owns Pine Ridge Land Surveying, LLC. This firm has completed thousands of surveys from small city lot surveys to 25 lot subdivisions. Throughout his 20+ years of practice Mr. McKuen has worked hand in hand with many various professionals including engineers, architects, landscape architects and contractors. His firm has worked on many site developments including hospitals, restaurants, shopping centers and much more. Pine Ridge Land Surveying, LLC. is also a service-connected service disabled veteran owned small business (SDVOSB). Mr. McKuen proudly served our country as a member of the prestigious 3d U.S. Infantry Regiment "The Old Guard". Pine Ridge Land Surveying, LLC. is also a WisDOT DBE.

CREDENTIALS

Experience

13 Years

Registrations

Engineering– WI, IA, MN, CO

BS, Civil Engineering:
UW-Platteville, 2011



Background

- Dylan is JT's Director of Land Development who manages JT's most complex site design projects. He has experience on public and private site development projects.
- He is actively engaged in all projects he manages and proactively communicates between the project team and the client.
- He attributes his time on site during the construction of these projects to his ability to provide clients with biddable and constructible plans that exceed their expectations.
- Dylan's experience includes projects throughout Wisconsin, including warehouse distribution centers, gas stations and convenience stores, commercial developments, civic and public facilities, and mixed-use developments. He is experienced in all aspects of site design, including street, roadway, and parking lot design, grading, storm water management, municipal utilities, and erosion control.

Similar Projects

Cottage Grove Police Department

Civil Project Manager | Site Development

Oregon Post Office

Civil Project Manager | Site Development

Xcel Energy Gravel Island Cold Storage Building

Civil Project Manager | Site Development



STRUCTURAL ENGINEERING



WILLIAM BOETTCHER PE- LIEN & PETERSON

Responsibilities:

Planning Design Review
Contract Documents (Specifications) Principal in Charge
Project Management Structural Design Construction
Administration

Education:

Michigan Technological University, Houghton, MI
Bachelor of Science, Civil Engineering, 1990
Master of Science, Structural Engineering 1991

University of Wisconsin Eau Claire, Eau Claire, WI Master of
Business Administration, 2001

Professional Experience:

Mr. Boettcher has provided services in structural design and administration for thirty-two years. Projects have included new construction, addition, and remodeling for industrial, institutional, educational, public, commercial, and residential facilities. Work includes design development, project design, construction documentation and contract administration for these projects. He is registered in the state of Wisconsin.

Mr. Boettcher has been the Principal in Charge for over 2,000 projects since joining Lien & Peterson Architects in 1997. During that period, he has been the Principal in Charge on over 200 projects for DFD.

CREDENTIALS

- Professional Engineer- WI



TEAM OVERVIEW

Electrical Consultant

CREDENTIALS

Designer of Engineering
Systems, Electrical- WI

Bill Halgren, DES- Prism Design

Mr. Halgren has been employed in the design field since 1978. Prior to forming PRISM DESIGN in 2008, he was an on staff Electrical Designer at various area Architectural and Consulting firms. Over the years of his experience he has worked on most all types of projects, from duplexes to

institutional, as well as all types of commercial and industrial buildings. PRISM DESIGN, formed in 2008, provides design services to the building construction industry in the Electrical discipline.

Services such as schematic and technical design, budgeting, construction and contract

administration, commissioning and start up supervision are the core of services intended. Prism has deep experience in the engineering field, enabling us to quickly produce ideas and documents.

Mr. Halgrens exceptional rapport with people and our deep experience in the engineering field empowers him and his team to deliver exceptional results for their clients.

Mr. Halgrens extensive experience allows them to collaborate seamlessly with various electrical

contractors and suppliers in the area. Understanding their strengths and weaknesses proves to be immensely beneficial in ensuring the smooth execution of projects.



James Anderson, PE, PLS-Cardinal North

Mr. Anderson is an accomplished and highly qualified professional with a remarkable career spanning over 20 years. Holding licenses as a Professional Engineer and Land Surveyor in the State of Wisconsin, as well as a Professional Engineer in the State of Michigan, he possesses a rare and valuable combination of expertise in both engineering and land surveying domains.

Prior to transitioning to the public sector as a member of the Facilities and Land group within the DNR at the State of Wisconsin, Mr. Anderson worked extensively as an Engineer, Land Surveyor, and Project Manager for a private consulting firm. His comprehensive experience encompasses all phases of project development, from ideation and planning to research, design, scoping, funding, construction, and successful project closeout. His adeptness in overseeing projects from inception to completion highlights his strong project management skills and attention to detail.

Currently, as the owner of Cardinal North, Mr. Anderson's firm primarily focuses on boundary and site development survey projects within the Northern Counties of Wisconsin. His dedication to delivering precise and reliable survey solutions showcases his commitment to quality and accuracy in his work.

Additionally, Mr. Anderson serves as a part-time County Surveyor, further contributing his expertise to the community. His role as a County Surveyor reflects his passion for public service and upholding the highest standards in land surveying practices.

With his extensive background and diverse experience, Mr. Anderson continues to make a significant impact on engineering and land surveying in Wisconsin. His commitment to excellence, coupled with his leadership and technical skills, positions him as an invaluable asset in both the public and private sectors, shaping the landscape of Wisconsin for the better.

CREDENTIALS

- Professional Engineer– WI, MI
- Professional Land Surveyor – WI
- Part 107 sUAS License Holder

Mason Ambulance

DETAILS

Location: Mason, WI

Occupancy Group: R-3

Building Area:

Existing: 1,008 SF

New: 1,440 SF

Stories: 1

Scope:

Addition & Alterations

Project cost: \$260k

Year: 2021

Architect:

Thomas A Westlund



The Westlund team, lead by Mr. Westlund, worked with the Mason Area Ambulance Service to create a new exercise and sleeping quarters. The scope of work included building and hvac design, bidding phase services, construction administration, and petition for variance services.

Construction work included the addition of a new office, gathering space, bunk rooms, exercise room, kitchenette, and toilet/shower room as well as plumbing and electrical additions and complete replacement of the existing hvac system.



Westlund Opera House Condominiums

Architecture + Engineering
www.WestlundAE.com

DETAILS

Location: Ashland, WI

Occupancy Group: R-2

Building Area: 9,500 SF

Stories: 3

Scope: Alteration– Level 3

Project cost: \$800k

Year: 2023

Architect:
Thomas A Westlund

The Westlund team, lead by Mr. Westlund, worked with a private developer to renovate the historic Ashland Opera House into a 4-unit condominium.

This project consists of structural alterations, fully demolishing interior wall framing, plumbing, electrical, hvac, and interior finishes. New framing and finishes were constructed throughout. A new fire alarm and fire suppression system were installed, along with fire-resistance-rated assemblies.

Work included the addition of a third story as well as new exterior balconies.





Certified Survey Map Future Crandon DNR Station

DETAILS

Location: Crandon, WI

Total Acreage: 5.5 ac

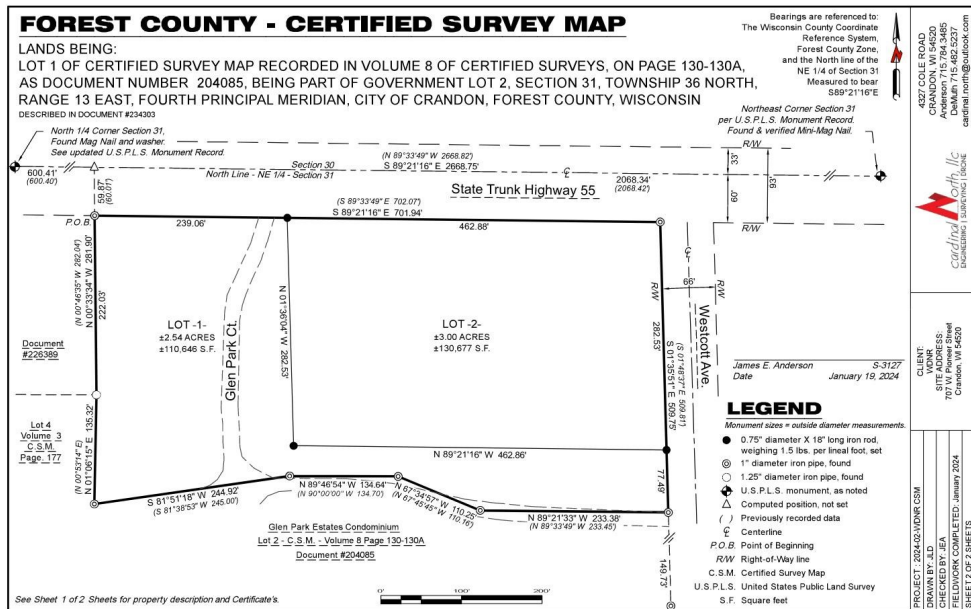
Scope: Land Division

Year: 2023

Surveyor: James E Anderson, PLS

Project Number: 24-02

Cardinal North was contracted directly the State of Wisconsin DNR to perform a land division. This land division is to be completed via a Certified Survey Map (CSM). The existing parcel was part of a Condominium Association that contained roads, easements, and various owners. These were navigated to create the two lot CSM, where its expected Lot 2 will home the future Crandon DNR Ranger Station and Lot 1 will be a buffer retained by the existing Condo Association.



DETAILS

Location: Lake Hallie, WI

Occupancy Group: S-2

Building Area: 13,800 SF

Stories: 1

Scope: New Construction

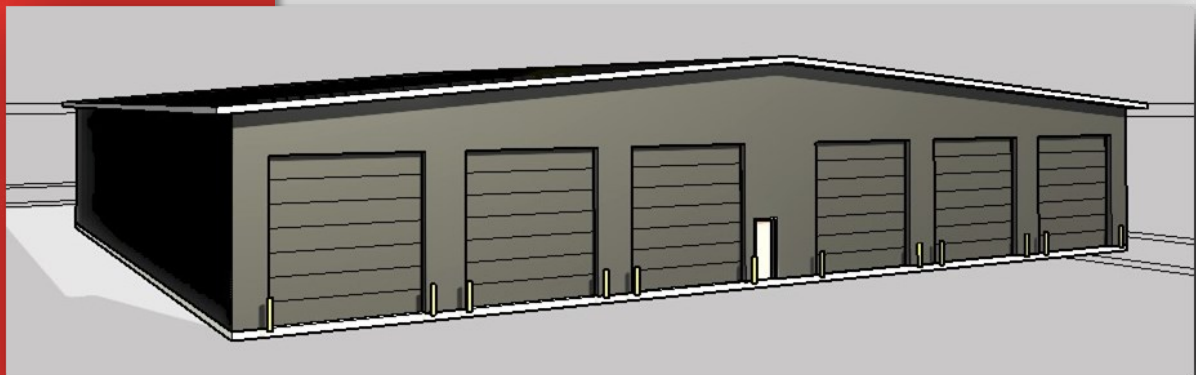
Project cost: \$1.5M

Year: 2023

Architect:
Thomas A Westlund

The Westlund team, lead by Mr. Westlund, worked with Xcel Energy and design consultants to deliver a new 13,800 square foot storage facility to house critical emergency electrical infrastructure equipment.

This project consists of an un-heated PEMB structure, concrete foundation and floor system designed for heavy equipment use, site/civil design, and electrical and emergency/egress lighting design.





DETAILS

Location: Ashland, WI

Occupancy Group: B

Building Area: 4,000 SF

Stories: 1

Scope: Alteration– Level 3

Project cost: \$500,000

Year: 2023

Architect:
Thomas A Westlund

The Westlund team, lead by Mr. Westlund, worked with Gowey Title to convert a restaurant into an office building.

The project consists of structural repairs, low-slope roof system replacement, complete interior demolition and re-construction, plumbing, mechanical, and electrical replacement.



Old Apostolic Lutheran Church

Church

DETAILS

Location: Marengo, WI

Occupancy Group: A-3

Building Area: 4,188 SF

Stories: 1

Scope: Alteration– Level 3

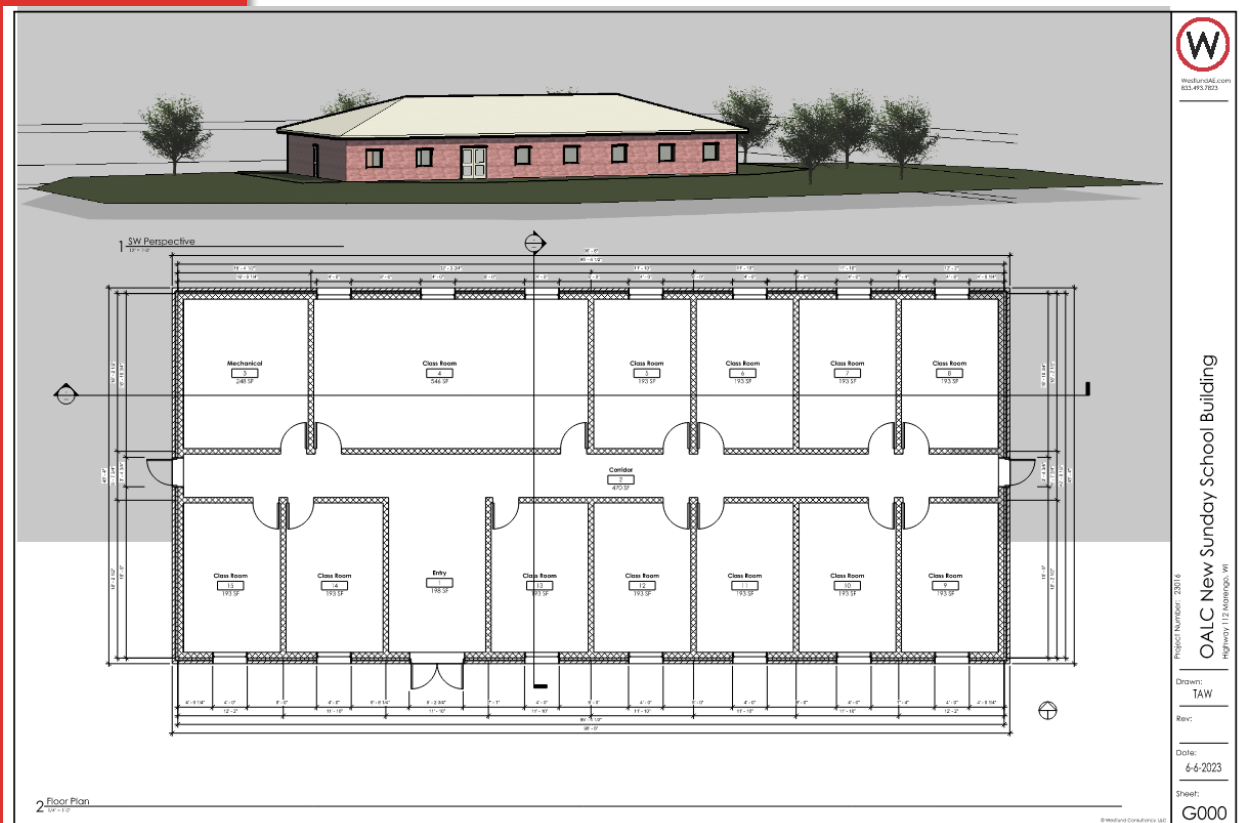
Project cost: \$500,000

Year: 2023

Architect:
Thomas A Westlund

The Westlund team, lead by Mr. Westlund, worked with the Old Apostolic Lutheran Church to construct a new detached Sunday school building.

The project consists of construction of a new masonry building with wood roof trusses, insulated concrete form frost-depth foundation and concrete slab floor.



REFERENCES

Matt Erickson, Chair

Mason Area Ambulance Service Finance Committee & Township of Kelly, WI

ericksonmd@cheqnet.net
715-413-0680

Daryl Jolma

Old Apostolic Lutheran Church Building Committee

daryljolma72181@gmail.com
715-209-6134

Rachel Keenan

Gowey Title

Rachel.Keenan@GoweyTitle.com
715-748-7079

Matt Erickson
Town of Kelly Chairperson
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ericksonmd@cheqnet.net
715-413-0680

December 7, 2023

Cameron Vollbrecht
Fire Chief
City of Superior Fire Department
3326 Tower Ave.
Superior, WI 54880

Subject: Letter of Reference for Westlund Consultancy, LLC - City of Superior Fire Station Project

Dear Camron,

I am writing this letter to provide a reference for Westlund Consultancy, LLC, with respect to their involvement in the building addition project for the Mason Area Ambulance Service. My name is Matt Erickson, and I currently serve as the Chairperson for the Town of Kelly and the Mason Area Ambulance Finance Board.

Westlund Consultancy, LLC, demonstrated exceptional professionalism and competence throughout the entire process of the Mason Area Ambulance Service project. Their commitment to quality was evident in both the design and construction management phases of the project. As Chairperson, I was particularly impressed with the attention to detail, effective communication, and adherence to project timelines displayed by the Westlund team.

In terms of design, Westlund Consultancy, LLC, exhibited a keen understanding of the specific needs of our community and the Mason Area Ambulance Service. Their ability to translate these requirements into a functional and aesthetically pleasing addition was commendable. Moreover, their collaborative approach ensured that the final design not only met but exceeded our expectations.

During the construction phase, Westlund Consultancy, LLC, continued to distinguish themselves with their effective management of the project. The team consistently demonstrated a commitment to safety, quality control, and efficient resource allocation. This resulted in the timely completion of the project without compromising the overall quality of work.

I appreciate Westlund Consultancy, LLC's dedication to excellence and their ability to navigate the complexities of construction projects with professionalism and proficiency. It is without reservation that I recommend Westlund Consultancy, LLC, for the City of Superior Fire Station project.

In providing this reference, I request that any statements made in this letter be used strictly for the purpose of evaluating Westlund Consultancy, LLC's qualifications for the City of Superior Fire Station project. I also request that Westlund Consultancy, LLC, indemnify and hold harmless the Town of Kelly, Mason Area Ambulance Service, including myself, from any claims, liabilities, damages, or costs that may arise from the use of this reference, including but not limited to comments and opinions provided.

If you have any further questions or require additional information, please feel free to contact me at 715-413-0680 or ericksonmd@cheqnet.net

Sincerely,

Matt Erickson
Town of Kelly Chairperson

Old Apostolic Lutheran Church of Marengo
63669 State Highway 112
Ashland, WI 54806

12-6-23

To Whom It May Concern,

Subject: Letter of Reference for Thomas Westlund and Westlund Consultancy, LLC

I am writing to wholeheartedly recommend Thomas Westlund and his firm, Westlund Consultancy, LLC, for your upcoming projects. As the head of building committee of Old Apostolic Lutheran Church of Marengo, I have had the pleasure of working directly with Mr. Westlund on the design and state approval of our new Sunday school building.

Project Execution and Expertise:

Thomas Westlund showcased exceptional architectural expertise and a deep understanding of our needs throughout the project. His innovative design approach not only met but exceeded our expectations, creating a space that is both functional and aesthetically pleasing. His ability to navigate the complexities of state approval processes was invaluable, ensuring our project adhered to all regulations without any delays.

Communication and Professionalism:

Throughout our collaboration, Mr. Westlund maintained clear and consistent communication. He was always available to answer questions and provide updates, making the entire process smooth and transparent. His professionalism is commendable, and it reflects in the high quality of his work and the respect he shows to clients and project stakeholders.

Reference Indemnification and Hold Harmless Statement:

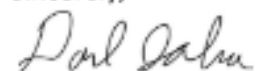
As a reference, I provide my comments and opinions about Thomas Westlund and Westlund Consultancy, LLC in good faith, based on our direct experience working together. Old Apostolic Lutheran Church of Marengo indemnifies and holds harmless Thomas Westlund, Westlund Consultancy, LLC, and any associated parties from any liability, claims, demands, or actions concerning the comments and opinions expressed in this letter.

Conclusion:

Given their demonstrated skill, professionalism, and successful project delivery, I am confident that Thomas Westlund and Westlund Consultancy, LLC will be an invaluable asset to your project. They have my highest endorsement.

Should you require any further information, please feel free to contact me directly at 715-209-6134.

Sincerely,



Daryl Jolma
Head of building committee
Old Apostolic Lutheran Church of Marengo

December 7, 2023

Rachael Keenan
Project Coordinator
Gowey Title
Ashland, WI
715-748-7079
Rachael.keenan@goweytitle.com

To whom it may concern,


My name is Rachael Keenan and I worked with Thomas Westlund on the extensive remodel of a former abandoned restaurant into our new office space. It is my pleasure to recommend Mr. Westlund and his firm, Westlund Consultancy, LLC, for any upcoming projects.

He worked closely with our company to identify and understand our needs for our new space. He then developed design plans that served our vision and exceeded our expectations. He was able to navigate the state approval processes and allowed us to move forward sooner than anticipated. I attribute the success of our project to his professional demeanor, his communication and his availability. He always followed up on any calls or questions in a timely manner and was able to be physically available to review progress work or provide guidance.

I highly recommend Thomas Westlund and his firm, Westlund Consultancy, LLC-- he would be an invaluable asset for any project.

This endorsement and opinion is based on my experience working with Mr. Westlund on our current, ongoing project. I hold harmless, defend and indemnify any associated parties from claims or actions concerning my opinion and comments in this letter.

Sincerely,



Rachael Keenan
Project Coordinator
Gowey Title – Ashland Office

Subcontractors Listing (Must be submitted with proposal.)

Engineering Services for Fire Stations 2 & 3

The undersigned agrees to employ the following listed **subcontractors** for the following enumerated classes of work and not to alter or add to such list without the written consent of the City of Superior, WI. Use separate sheet as necessary.

<u>SUBCONTRACTOR</u>	<u>CLASS OF WORK</u>
1) Wayne Chenier	Consultant
2) Pine Ridge Land Surveying	Land Surveying
3) JT Engineering	Site/ Civil Engineering
4) Lien & Peterson	Structural Engineering
5) Prism design	Electrical Engineering
6) Cardinal North	QA / QC

Submitted by: COMPANY Westlund Consultancy, LLC

ADDRESS P.O. Box 526 Ashland, WI 54806

COMPANY REPRESENTATIVE Thomas A Westlund, RA

Addenda Acknowledgement (Must be submitted with Proposal)

Engineering Services for Fire Station 3

I/we hereby acknowledge receipt of the following addenda(s):

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

Addendum No. _____ Dated _____

I/we further certify that no agreement has been entered into to prevent competition for said work and that I/we carefully examined the site where the work is to take place, and the plans, specifications, form of contract and all other contract documents.

I/we further agree to enter into the contract, as provided in the contract documents, under all the terms, conditions and requirements of those documents.

* If no addenda were issued, the consultant/firm shall so indicate and sign this document.

Westlund Consultancy, LLC

Company



Representative Signature