



CITY OF SUPERIOR  
Request for Qualifications-  
Architectural/Engineering Design Services for  
Superior Fire Stations 2 and 3

*October 22, 2024*



# WOLD ARCHITECTS & ENGINEERS



October 22, 2024

City of Superior  
Attn: Contract Analyst  
1316 North 14th Street, 2nd floor  
Superior, WI 54880

RE: Request for Qualifications for Architectural/Engineering Design Services for Superior Fire Stations 2 and 3

**Dear Members of the Selection Committee:**

First Responders face many challenges when responding to a request for help and they should have facilities that enhance their ability to help those in need. We applaud the City of Superior for recognizing this and issuing this Request for Qualifications to hire your design team for the design and construction of the replacement Fire Stations 2 and 3. Fire operations has changed significantly over the years, equipment has increased in size and is more complex, firefighter health and wellness is critical to those that serve and adequate space is needed for proper training.

**health and wellness**

Much has been written on this topic, but the health concerns are real and strategies to reduce exposure to harmful chemicals should be incorporated into any facility. This would include zoning the building into areas of high hazard to low hazard (“Hot Zone Design”) and developing HVAC solutions to prevent migration of toxins between zones. Having a “transition” or yellow zone between living areas and the apparatus bays will allow for decontamination to occur in a safe area. Beyond carcinogen reduction, mental health and prevention should be a central theme as we discuss the goals and objectives for this project. Any modern design needs to acknowledge this and include design features that help alleviate stress and provide a safe environment that supports first responders. This could include quiet/meditation spaces, softer alerting systems that ramp up to reduce heart rate spikes and lowering lighting levels and zoned alerting to allow for better rest between calls.

**training**

It is imperative that first responders have access to training within the facility. We feel there are opportunities to incorporate training into all areas of a building, whether it be classroom training or hands on skills training, the facilities can support these initiatives and practices through intentional discussions throughout the design progresses.

**vehicle and equipment storage**

Equipment continues to evolve over time. There is a significant cost in apparatus and technology built into these vehicles that needs to be protected and be ready to respond at a moment’s notice. We want to understand the fire department’s long-term goals and design spaces that are flexible and adaptable for future changes. We would also explore opportunities for expansion of the building beyond current projections.

**law enforcement design**

In Station 2 there is some space allocated for SWAT briefing, vehicle, and equipment storage. We have extensive design knowledge in law enforcement design and understand the needed security for these space along with safety for the community during emergency response deployment. We would want to make sure the layout of these spaces do not disrupt the functionality and operational flow for the fire station.

As you read through our response, you will see not only the depth of our experience, but also our passion for this type of facility and our passion for helping our clients be successful. Our purpose is to make a difference in the communities we serve. This core value gives us a laser focus when helping our clients develop facility solutions for their communities. While we are a larger firm with deep resources, our government team acts much like a small boutique firm that specializes in public safety facilities. Our leaders are involved from the beginning of design all the way through construction to make sure what we envision together is well executed when you move into your new facilities.

We are excited to submit the following proposal and would welcome an opportunity to present to you our expertise, approach, and commitment to you in a face-to-face interview.

Sincerely,

A handwritten signature in black ink that reads "John McNamara".

John McNamara, AIA, LEED AP  
Partner-in-Charge

**Wold Architects and Engineers**  
332 Minnesota Street, Suite W 2000  
St. Paul, MN 55101  
t 651 227 7773

**PLANNERS  
ARCHITECTS  
ENGINEERS**

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## 4.1 | COMPANY PROFILE



## FIRM PROFILE

### WOLD ARCHITECTS AND ENGINEERS

**services wold offers** | Long-Range Planning, Strategic Facility Planning, Pre-Design Program & Verification, Space Adequacy Evaluation, Site & Facility Analysis, Interior Design & Space Planning, Architectural Design, Contract Documents, Security Analysis, Color & Material Selection, Sustainable Design, Mechanical & Electrical Engineering, Cost Estimating & Management, Quality Review, Bidding & Contract Review, Best Value Procurement, Comprehensive Construction Administration, Project Close Out & Archiving, Continuous Post-Occupancy Follow-Through, Utility Tracking & Analysis

#### main contact

John McNamara, AIA, LEED AP  
 Partner-in-Charge  
 c 612 382 7224  
 jmcnamara@woldae.com

#### firm location

332 Minnesota Street, Suite W2000  
 St. Paul, MN 55101  
 t 651 227 7773 | f 651 223 5646  
 www.woldae.com

**years in business** | 55 years

**legal status** | Corporation

**ownership** | Privately Owned

**office locations** | Minnesota, Illinois, Colorado, Tennessee

#### about us

For over 50 years, Wold has been committed to delivering exceptional, long-term service to public sector clients who dedicate their work to their communities.

With client service as a focus, we take a long-term posture of keeping our clients' interests as our goal. We believe our role is much more than just a facility designer. Because facility issues are ongoing, we offer our continuing support from initial space needs analysis, through design and construction project, continuing through post-occupancy.

Today, we continue to practice the core values established by our founding leadership:

- Highly satisfied clients
- Develop and mentor future leaders
- Focused market sectors
- Unique approach for each client

STAFF COUNTS	NAT'L	MN
Registered Architects	65	34
Graduate Architects	125	78
Registered Engineers	20	15
Graduate Engineers	65	45
Interior Designers	16	14
Survey Technicians	6	0
Administrative Support	64	53
<b>Total</b>	<b>361</b>	<b>239</b>

# FIRM PROFILE

SCALZO ARCHITECTS



Scalzo Architects established in 1993, is a service-oriented practice providing comprehensive architectural and interior design services. We provide value driven design solutions that balance all elements of your project: aesthetics, function, cost, schedule, and delivery method. Known for our innovative design solutions, we have provided services for some of the more challenging and complex projects. Committed to our clients and their vision, we insure their needs are being met through each phase of the design process.

Scalzo Architects services include:

- Master Plan Preparation
- Site Analysis and Selection
- Accessibility Evaluation for ADA Compliance
- Life/Safety Code Compliance
- Code Research and Evaluation
- Assessment of Exiting Conditions
- Historic Preservation, Restoration or Rehabilitation
- Adaptive Re-use
- Cost Analysis
- Energy Code Evaluation
- Sustainable Design
- Ligature Resistant Design
- Infection Control Risk Assessment
- Forensic Evaluation and Analysis

The firm's project experience encompasses new construction, renovation, adaptive re-use, and tenant improvements for both public and private clients for the following building types:

- **Commercial** – Offices, Retail, Restaurants and Recreational Facilities
- **Government** – Offices, Correction Facilities, Support Facilities
- **Education** – Childcare and K-12 Schools
- **Healthcare** – Hospital, Clinics, Specialty Care, Pharmacies, Medical Laboratories, Imaging, Skilled Nursing Care Facilities and Dental Clinics
- **Housing** – Single Residences; Market & Affordable Multi-Unit Housing, Mixed Use Buildings and Assisted Living Facilities
- **Industrial** – Agricultural, Automotive Repair, Food Processing, Manufacturer, Refinery, Utility and Power Plant
- **Other Types** – Places of Worship, Childcare, K-12 Schools, Wellness Center, Recreation Facilities and Animal Hospital

Experienced in effective collaboration with clients, user groups, regulatory agencies, consultants, and contractors we achieve successful design solutions that meet the desired project scope, schedule and budget requirements. When a project requires other disciplines our experienced team facilitates an integrative design process through early communication with consultants to provide the framework for collective visioning and goal setting.

The foundation of our company's philosophy is built on professional relationships; those with our Design Team and most importantly with our Clients. The success of each project depends on the relationship of trust and teamwork that fosters honesty, integrity and reliability. We measure our professional success by the many long-term relationships established in our 26 plus years providing professional services in Duluth and surrounding communities.







## 4.2 | KEY PERSONNEL

# PROPOSED TEAM ORGANIZATION



## about this team

Because of their recent relevant experience on similar projects, this team is well aligned with your key objectives to help you be successful. Our mechanical and electrical engineers are in-house to provide additional benefit to you during the design process. All of our consultants have long-standing relationships with Wold and would be included in our design fee, as well as any additional consultants we may find necessary to assist with key project issues.

To provide an even higher level of service, we have partnered with a local Duluth firm, Scalzo Architects to assist with design and providing timely on-site representation during construction.

## availability statement

All team members are available to begin work on the project upon notification of our selection. Wold works diligently to manage our workload to the number of staff employed at any time. We understand that our workload needs to match our availability in order to provide our clients with exceptional service, quality, and experience.

### LEADERSHIP

**john mcnamara** | Partner-in-Charge  
**bill scalzo** | Principal

### WOLD TEAM

**paige sullivan** | Project Manager  
**hue chee vang** | Assistant Project Manager  
**mike klass** | Quality Control  
**reed paitich** | Lead Mechanical Engineer  
**bradley johannsen** | Lead Electrical Engineer  
**dan kruth** | Technology Specialist

*Plus over 350 dedicated professional & administrative team members.*

### SUB-CONSULTANTS

**jsd** | Civil Engineering and Landscape Design  
**bkbm engineers** | Structural Engineering  
**rockwise strategies** | Cost Estimating



## PARTNER-IN-CHARGE

JOHN MCNAMARA, AIA, LEED AP

**university of california** | Bachelor of Architecture  
**years of experience** | 30 Years

As Partner-in-Charge, John is responsible for governmental facility planning and design projects. He has great experience in facility planning. John has significant experience in facility planning and design, working with clients to understand their needs and operational objectives while navigating the political environment for government facilities, ensuring expectations are met. John brings more than 30 years of experience designing public facilities with Wold, and he will provide excellent leadership and professional service through his energy and passion for your success.

### **city of belle plaine**

Fire Station Addition & Renovation

### **city of brooklyn park**

Police Station Master Plan  
 Police Station Addition/Remodel  
 Fire Station Master Plan  
 City Hall Master Addition & Renovation

### **city of burnsville**

Police/Fire/City Hall Space Needs Assessment  
 City Hall/Police Addition & Renovation

### **city of cottage grove**

Public Safety/City Hall Facilities  
 New Fire Station

### **excelsior fire district**

Bunk Room Renovation

### **city of faribault**

New Police Station  
 New Fire Station Study  
 Fire Station Renovation

### **city of farmington**

Campus Master Plan  
 City Hall  
 Police Station  
 Fire Station No. 2

### **city of hutchinson**

Police, Fire & City Hall Master Plan  
 New Police Station

### **city of maplewood**

New Fire Station Study

### **city of minnetonka**

Public Safety Facility Study  
 Police and Fire Station Addition & Renovation

### **city of otsego**

Fire Station Master Planning  
 New Fire Station

### **city of owatonna**

Historic Fire Station

### **city of prior lake**

New Police Station  
 New City Hall

### **city of richfield**

City Hall/Fire/Public Safety Facility

### **city of rogers**

New Fire Station No. 2

### **city of st. paul**

Fire Station No. 7 Replacement  
 Fire Station No. 51 Renovation

### **city of stillwater**

Police Station Master Plan

### **city of virginia**

New Fire/Police Station

### **city of woodbury**

Public Safety Needs Assessment



## PRINCIPAL

WILLIAM B. SCALZO, *CSI, CCS, AIA*

SCALZO ARCHITECTS

**university of minnesota** | Bachelor of Architecture

**university of minnesota** | BS, Environmental Design

**years of experience** | 37 Years

Bill Scalzo, Principal Architect at Scalzo Architects, has extensive experience in new construction and adaptive re-use and remodeling of many civic and government buildings including those that serve as Public Safety and Correction facilities in the Arrowhead Region. Under his guidance, Scalzo Architects has provided design solutions that meet the client's needs and vision with adherence to project budgets, schedules, delivery methods and client's design requirements for over 27 years.

Bill promotes collegiality between the design team, building representatives, stakeholders and contractors which results in an integrated process with the ability to work toward a common goal and commitment to the project's successful outcomes.

In addition to design, his demonstrated strengths are knowledge of codes and regulations; analyses and upgrades to address ADA/accessibility and life/safety issues; construction contract administration and forensic architecture. As a Certified Construction Specifier and instructor for 22 years, he is recognized as an industry leader.

### city of duluth

Clifton Fire Hall #1 Addition

### city of ely

US Forest Service Helibase Office/Pumphouse

### city of virginia

New Fire/Police Station

### st. louis county

Jail Intake / Booking Planning and Preliminary Design

Tactical Storage

Tactical Training Facility, Preliminary

Planning and Construction Budget Estimate

Emergency Operation Center,

Communication Room

Courtroom Renovation

Courthouse Historic Window Replacement

Law Library Relocation

Water Infiltration Investigation Study

Elevator Upgrades & Modernization

Accessibility Upgrades

Roof Replacement

### northeast regional corrections center

Comprehensive Building Assessment Study

Facility Planning

Security/Laundry/Safe Room

Dormitory-Medium Security Remodel

Campus Master Planning

Granary/Hog Barn Roof Replacement

Processing Facility Design

Arrowhead Juvenile Center Roof Replacement,

Exterior Renovation, Kitchen Remodel,

Feasibility Study, Observation Rooms

### affiliations

- American Institute of Architects (AIA)
- Construction Specifications Institute (CSI)
- American Society for Healthcare Engineering
- National Fire Protection Association
- City of Duluth - Building Appeal Board



## PROJECT MANAGER

PAIGE SULLIVAN, A/A

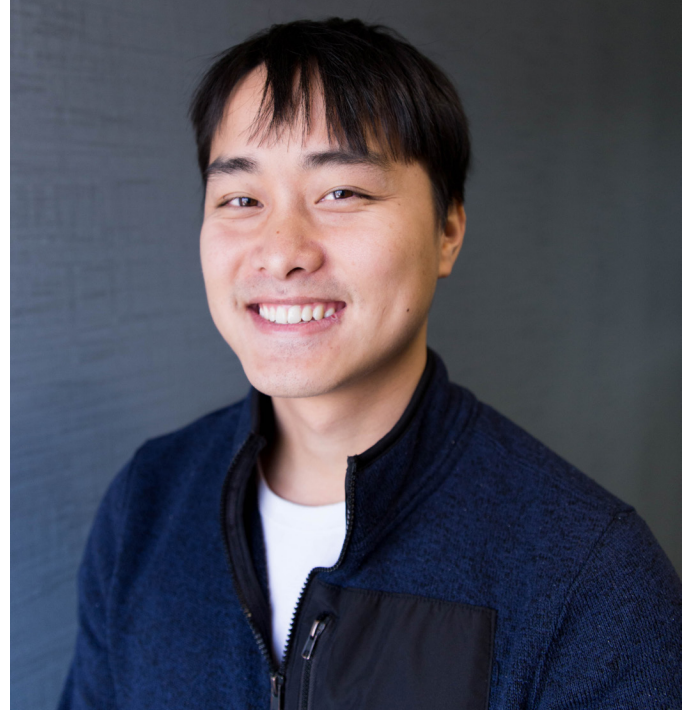
years of experience | 8 Years

university of wisconsin | BS, Architecture

university of minnesota | Master of Architecture

As Project Manager, Paige will be the point person to listen to your needs and develop potential design solutions. She has phenomenal communication skills to connect with her clients and understand the “why” behind their needs. This provides great versatility in developing design solutions that provide added value beyond your initial assumptions. Paige stays connected with projects throughout construction to make sure your goals are implemented in reality and meet your expectations.

**village of baldwin** | New EMS Facility  
**city of belle plaine** | Fire Station Addition & Renovation  
**city of cottage grove** | New Fire Station  
**city of maplewood** | New Fire Station Study  
**city of minnetonka** | New Public Safety Facility  
**city of river falls** | New Fire Station  
**city of sartell** | New Public Safety Facility  
**city of st. paul** | Fire Station No. 7 Replacement, Fire Station No. 51 Replacement  
**city of virginia** | New Fire/Police Station  
**city of woodbury** | Public Safety Needs Study



## ASSISTANT PROJECT MANAGER

HUE CHEE VANG

years of experience | 7 Years

north dakota state univeristy | BS, Architecture

As Job Captain, Hue Chee will utilize his broad range of experience with public sector facilities to ensure needs are communicated and met between all project stakeholders. His intuitive, solution-based design approach and collaboration-based workflow are strengths that he brings to a team navigating the design process.

**village of baldwin** | New EMS Facility, New EMS Furniture Project  
**city of becker** | Police & City Hall Addition & Renovation  
**city of belle plaine** | Fire Station Addition & Renovation  
**city of st paul** | Fire Station No.7 New Facility, Fire Station 51 Renovation  
**city of south st paul** | City Hall/Fire/Police  
**city of virginia** | New Fire/Police Station  
**city of wyoming** | New Public Safety Facility



## QUALITY CONTROL

MICHAEL KLASS, ASSOC. AIA, LEED AP

years of experience | 38 Years

university of minnesota | BA, Architecture

Michael brings over 30 years of experience to the team. His trained viewpoint ensures a comprehensive approach to ensure a quality project. As a highly experienced Project manager for years, Michael has the knowledge and experience to not only be a resource to ensure quality documents, but works collaboratively with the team to ensure they are equipped to navigate complex construction projects and to provide a quality project experience.

**city of belle plaine** | Fire Station Renovation & Addition

**city of burnsville** | Fire Station 1 Concept Design

**city of cottage grove** | New Central Station

**city of richfield** | Richfield City Hall Police and Fire

**city of sartell** | New Public Safety Facility

**city of st paul** | Fire Station No.7 New Facility, Fire Station 51 Renovation

**city of south st paul** | City Hall/Fire/Police

**city of virginia** | New Fire/Police Station

**city of wyoming** | New Public Safety Facility



## LEAD MECHANICAL ENGINEER

REED PAITICH, PE

years of experience | 20 Years

university of minnesota | BS, Mechanical Engineering

As the Lead Mechanical Engineer, Reed's role is to implement the project design into a complete set of construction documents. He works collaboratively with each client to develop engineering solutions that balance the cost of the system with long-term maintenance and operations. Reed will work directly with the Owner and the construction team to ensure all aspects of the project are successfully implemented.

**city of otsego** | New Fire Station

**dane county** | New Public Safety Communications Facility

**lake county** | New 911/EMA/ETSB, Regional Operations and Communications Facility

**redwood county** | LEC/ Jail Remodel, LEC Addition and Renovation

**washington county** | Campus 2025 Improvements



## LEAD ELECTRICAL ENGINEER

BRADLEY JOHANNSEN, PE, LEED AP

years of experience | 24 Years

university of iowa | BS, Electrical Engineering

Bradley will work with you throughout the design process. He ensures quality through all phases of construction and guarantees uninterrupted service delivery for the life of the facility through efficient and reliable power systems. Bradley's experience in the public sector gives him a deep understanding of the high level expectations of sustainable and seamless electrical systems.

city of brooklyn park | Fire Station Master Plan  
 city of burnsville | Fire Station #2 Study  
 city of cottage grove | New Central Fire Station  
 city of minnetonka | New Public Safety Facility  
 city of sartell | New Police/Fire Station  
 city of st. paul | Fire Station No. 7 Replacement  
 city of virginia | New Fire/Police Station



## TECHNOLOGY SPECIALIST

DANIEL KRUTH

years of experience | 31 Years

mankato state university | BS, Mechanical Engineering

As the Technology Specialist, Dan is an innovative, technology consultant focused on delivering the best technology designs in the most efficient manner possible. Dan applies Wold's culture of responsiveness and communication to the design process to elevate our commitment to the client's experience. Prior to joining the Wold team, Dan had 14 years of experience in the technology industry.

city of englewood | SPR Ops Complex & Building Remodel  
 city of minneapolis | City Office Improvements, Life Safety (MBC01), Mechanical (MBC02)  
 city of rogers | New Fire Station  
 city of virginia | New Fire/Police Station  
 anoka county | New 911 and Radio Shop  
 montrose county | West End Annex Pre-Design





## 4.3 | RELATED EXPERIENCE

# CLIENT-CENTERED EXPERIENCE

## we know fire stations

Wold has worked with a variety of municipal clients, both large and small. We understand the issues that today's municipalities face, and we respond by helping our public sector clients to plan the most effective facility solutions. Our most recent fire station projects are featured below, along with their related municipal projects for their city:



### MINNESOTA

#### city of belle plaine

Fire Station Renovations & Additions

#### city of brooklyn park

Fire Station Master Plan

#### city of burnsville

Station No. 1 Replacement Study

#### city of cottage grove

New Fire Station

#### city of excelsior

Station 1 and 2 Bunk Room Remodel

#### city of farmington

New Fire Station

#### city of faribault

Fire Station Remodel

#### city of hutchinson

Fire Master Plan

#### city of minneapolis

EOTF Training Facility  
Fire Station Remodeling / Additions

#### city of minnetonka

Police & Fire Facility  
Police & Fire Station Master Planning

#### city of oak grove

Fire Station No. 2

#### city of owatonna

Fire Station Renovation

#### city of richfield

City Hall, Police Station,  
Fire Station

#### city of st paul

Fire Station No. 7 Replacement  
Fire Station No. 51 Renovation

#### city of st paul park

Fire Station

#### city of otsego

New Fire Station

#### city of rogers

New Fire Station

#### city of sartell

New Public Safety Facility

#### city of virginia

New Public Safety Facility

#### city of white bear lake

Garage and Apparatus Bay Study  
New Public Safety Facility

#### city of wyoming

New Public Safety Facility

### ILLINOIS

#### city of berwyn

New Fire Station  
Historic Fire Station Addition

#### village of buffalo grove

Fire Station No. 26 Generator  
Replacement  
Fire Station No. 27 Generator  
Replacement  
Fire Department Administration Remodel  
Fire Station No. 25 Bunk Room Remodel

#### city of crystal lake

Fire Station No. 1 Kitchen Remodel  
Fire Station No. 3 & No. 4 HVAC  
Upgrades

#### village of la grange

Fire Department Kitchen Remodel  
Fire Department Bunk Room Remodel

#### city of palatine

New Fire Station

#### village of schauburg

Fire Station No. 54 Toilet Room  
Remodel

### MICHIGAN

#### city of royal oak

Fire Station

#### city of sterling heights

Fire Station No. 5

### TENNESSEE

#### state of tennessee

Fire Services and Codes Enforcement  
Academy

#### city of franklin

Fire Station No. 6  
Fire Station No. 2

#### city of brentwood

Fire Station No. 4  
Fire Station No. 2

#### town of ashland city

Fire Station No. 2

#### city of mt. juliet

Fire Station No. 2

#### city of hendersonville

Fire Station No. 7

#### city of nashville

Metro Fire Department Headquarters



## CITY OF ST. PAUL FIRE STATION NO. 7 REPLACEMENT

ST. PAUL, MINNESOTA

**construction cost** | \$9.6M

**project size** | 18,500 sf

**completion date** | TBD (Est. 2025)

### reference

Jill LaCasse, Administration Manager, SPFD

jill.lacasse@ci.stpaul.mn.us

651 228 6257

*Wold Architects and Engineers was hired by the SPFD to design a new modern fire station to replace their aging Fire Station No. 7.*

The new fire station will house three full time battalions and equipment. The design of the new facility will incorporate best practices for fire operations including decontamination spaces for firefighters returning from an event, individual sleeping rooms to promote quality sleeping patterns, fitness and wellness spaces, as well as communal spaces for meals, and relaxation.

The new facility will meet the City of St. Paul's goals for sustainability (SB2030) through the use of daylighting, solar electric generation, high efficiency MEP systems, sustainable and durable materials such as concrete and steel, and the design will enhance the neighborhood it resides in.

This project has been awarded for construction and is expected to be complete in the fall of 2024.



## OTESGO FIRE STATION

OTESGO, MINNESOTA

**construction cost** | \$17.5M  
**project size** | 33,000 sf  
**completion date** | TBD (Est. 2026)

### reference

Daryl Rausch, Emergency Services Director  
drausch@ci.otsego.mn.us  
763 235 3166

*In early 2021 Wold was hired to prepare a master plan that would anticipate the growing needs of their Public Works department, as well as look at the effect on their City Hall and Prairie Center parks facility.*

With a population slated to nearly double to over 36,000, the plan needed to accommodate current deficiencies in space that existed, but also plan for a different way of delivering services to their community as demand has been increasing alongside population growth. As that study concluded, the city was also working to expand their services to add Emergency Services, with a new Fire Station and development of a brand new department.

After working with them on design of expansion of their City Hall and Public Works campus, Wold was hired to design their new Fire Station. The design is currently underway and expected to be bid out this year. Goals of the design included provisions for future solar panels and minimizing site costs by balancing out the earth work. Our design pushes the bounds of a modern fire station with multiple modalities of training, an emphasis on firefighter wellness and a comfortable living area, as well as community and apparatus support spaces that will serve the city for decades into the future.



## CITY OF VIRGINIA NEW PUBLIC SAFETY FACILITY

VIRGINIA, MINNESOTA

**construction cost** | \$26 M

**project size** | 61,000 sf

**completion date** | Substantial Completion Fall 2024

### reference

Scott Fredrickson, Fire Chief  
fredricksons@virginiamn.us  
218 749 3593

*Wold Architects and Engineers was hired by the City of Virginia to combine fire and police operations into one shared facility for public safety.*

The Virginia Fire Department and Police Department were located in buildings that were over 100 years old and they could no longer meet the needs of the departments or support modern fire and police operations.

The facility design objectives developed by the project team included a shared lobby for public interactions that was open and accessible, shared fitness and training spaces, decontamination space for fire operations, and appropriately sized garage spaces for modern equipment.

Additional training modalities include a training tower for ladder rescue, confined space and repelling opportunities from the mezzanine, and sprinkler and hose training within the tower, as well as a “splash” pad and hydrant on site.



# CITY OF WHITE BEAR LAKE PUBLIC SAFETY FACILITY

WHITE BEAR LAKE, MINNESOTA

**construction cost** | \$10.6 M  
**total sf** | 31,330 sf addition / 17,153 sf renovation  
**completion date** | June 2024

**reference**

Greg Peterson, Fire Chief  
 gpeterson@whitebearlake.org  
 651 429 8567

*In 2019, Wold was hired by the City of White Bear Lake to perform a comprehensive study of their Public Safety Building, which included both the police and fire station.*

The purpose of this study was to develop plans for adding a police garage and fire apparatus bays to the building, as well as investigate potential improvements to the functional operations of the Public Safety Department. Given the limited space for expansion on-site, our team collaborated closely with the police chief, fire chief and other city staff to carefully craft a facility solution that would meet all space and operational goals.

The project was guided by the city’s principles and addressed indoor parking needs and vehicle operations for both the Police and Fire departments while preserving the camaraderie and culture of these two essential services. In addition to practical considerations, the project also aimed to create a facility that would instill pride and serve as a recruitment and retention tool. Flexibility for future operations and service model changes were also taken into account, and fiscal responsibility was a top priority. Lastly, the impact on neighboring areas was carefully considered to ensure that the project was considerate of its surroundings.



## CITY OF MINNETONKA PUBLIC SAFETY FACILITY

MINNETONKA, MINNESOTA

**construction cost** | \$21.5 M

**project size** | 41,000 sf

**completion date** | 2021

### reference

Kevin Fox, Fire Chief  
kfox@minnetonkamn.com  
952 939 8339

*Wold Architects and Engineers was hired by the City of Minnetonka to perform a comprehensive public safety study that included the police station and the fire station.*

The purpose of this study was to analyze current space utilization, determine need, and to assess the condition of their existing facilities. The study was also to consider modern police and fire operations and allow for flexibility for changes in service delivery. Wold worked together with the police chief, fire chief, and other city staff, to develop guiding principles that included:

- Focus on function and operations
- Sustainability and long-term use
- Value without compromise to the civic center campus
- Community pride
- Personnel recruitment and retention

Recently, the Wold team took the planning solution and developed a state of the art Fire and Police Station that was completed in the fall of 2021.



## CITY OF ROGERS NEW FIRE STATION NO. 2

ROGERS, MINNESOTA

**construction cost** | \$29.5 M

**project size** | 16,000 sf

**completion date** | Substantial Completion Fall 2024

### reference

Doran Cote, Public Works Director

dcote@rogersmn.gov

763 428 0906

*Wold Architects and Engineers was hired by the City of Rogers to design a new modern fire station that will meet the long-term goals of the city.*

The new fire station will be approximately 16,000 square feet in size and will incorporate current best practices for fire operations including decontamination space for firefighters, new sleeping rooms for the duty crew, office and work space for the crew stationed at this site and wellness spaces for fitness and training.

The station includes apparatus space for 6 vehicles in a drive through configuration for maximum flexibility and the apparatus space as dedicated space for firefighter skills training including confined space, stairwell standpipe training and exterior locations for ladder and rope work.

The materials of the fire station include precast concrete wall panels with metal panels to add definition and accents to the building near entries and the upper level.

It is expected that this facility will start construction in the fall of 2023 and be complete the following fall in 2024.





## VILLAGE OF BALDWIN NEW EMS FACILITY

BALDWIN, WISCONSIN

**construction cost** | \$4 M

**total sf** | 15,000 sf

**completion date** | 2024

### references

Tom Boyer, EMS Chief  
tom.boyer@villageofbaldwin.com  
715 684 3188 ext 103

*Wold was hired in July 2022 to design a new facility to house the Emergency Medical Service (EMS) operations for the Village of Baldwin Wisconsin.*

Wold worked closely with Kraus Anderson Construction, Baldwin's chosen Construction Manager, to program the facility's ambulance garage, administrative offices, crew quarters and training room within the budgeted 15,000 sf pre-engineered metal building.

By collaborating closely with KA and PEMB suppliers, Wold was able to design a facility that took full advantage of the economic benefits of the building type while designing a very functional and efficient facility. Additionally, the 40 acre site was master planned for potential future development of a fire station, police station and new village hall. The project was completed in the Fall of 2024.



## 4.4 | OUR APPROACH

# WOLD'S APPROACH

## DEVELOPING OWNERSHIP IN THE SOLUTION

Our philosophy and approach is about much more than planning and designing a building; it is about implementing a successful project, driven by innovative solutions and a design that works for you in the context of today and in the future. This will be brought about by Wold's collaborative approach to work with your existing committees and processes. The following pages demonstrate the most important factors in the planning and design, and our approach to integrating those factors with the objectives listed to create the right solution for the City of Superior.

The following processes center on our philosophy of focusing on your mission:

### **a collaborative design process**

- Designs for Superior's unique culture and operational goals
- Client-focused collaboration that leverages our expertise for your benefit
- Designs for a high performance workplace utilizing sustainable approaches and operational efficiencies
- Designs are flexible and adaptable for the future
- Engagement with the Community to gain additional input

### **an innovative design approach for fire facilities**

- Unique solutions for the Fire Department
- Utilize modernized design concepts to improve health, wellness, safety, and security for all staff
- Efficient operational design to enhance services provided to the Community
- Collaboration with Superior leadership throughout the process

### **a sustainable design process**

- Lead discussions regarding metrics and outcomes to tailor a strategy to fit your needs
- Creates great interior environments for staff to work in
- Balances first cost with operating costs

### **a total management process**

- Create a schedule based on the city's and department's goals and objectives
- Help manage the outcomes of meetings to stay on schedule
- Meet the City's milestones and deadlines
- Understand expectations and changes to scope along with routine estimates to stay on budget
- Be proactive with managing the schedule and budget throughout design and construction

### **a quality management process**

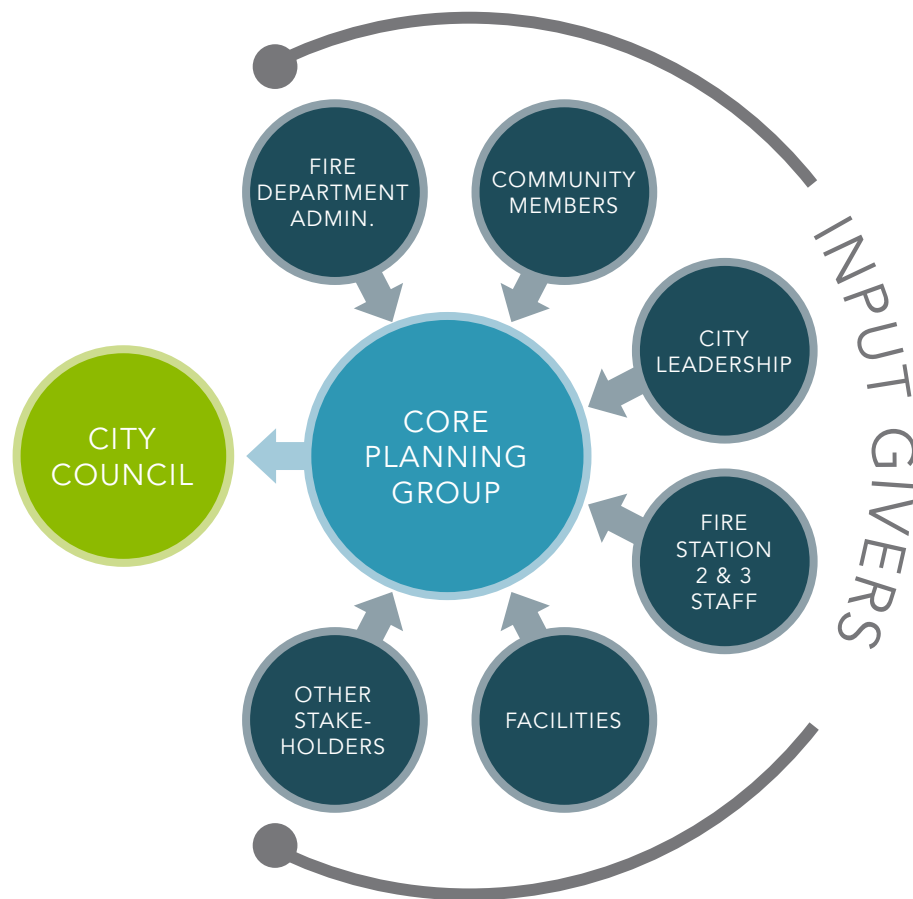
- Captures over 56 years of experience
- Provides accountability at all levels
- Achieves the quality you expect
- Considerate of operations during construction

### **leading the construction process**

- Strong presence on site
- Work with contractors for administrating and compliance of drawings and quality of materials
- Review all documents to ensure fair value for work being performed

# A PARTICIPATORY PLANNING PROCESS

## ENSURING STAFF ENGAGEMENT



The Wold team believes that successful facilities are those that include a great deal of participation that engages building users, staff, and the community. Wold has developed a “Participatory Planning Process” to make this the fire station design effort come to life.

Facility planning is an interactive process. Each participant’s specific needs and objectives must be understood and every attempt must be made to meet those needs and objectives. Wold specializes in facilitating projects with an ongoing site-based team process. We understand how to bring groups together and gain consensus.

### core planning group

We begin the process by establishing a Core Planning Group consisting of key decision makers who would work to evaluate design options using criteria established by the group, prior to recommendation to the City Council for approval.

### guidelines for a successful participatory planning process

- Core Planning Group requests information from input givers; input givers’ role is for input, not consensus decision
- The more efficient the Core Planning Group, the faster the project can develop
- We understand the importance of giving your departmental staff a voice in solutions while still maintaining the overall objectives and budget of the project.

### our unified planning & design approach ensures input from all stakeholders

We meet with your stakeholders, on their schedules, to determine needs and desires for each individual space being planned, from room organization, adjacency, and orientation, down to the smallest details, like storage types, electrical outlet placement and door hardware. This input is clearly documented and distributed to all participants, then directly transmitted to the Core Planning Group’s review.

We will continue to ask questions to understand the functional and operational relationships for both fire stations. Working with the Core Planning Group, we will use this information to create the best fire department layout for both stations 2 and 3.

# PROGRAM DEVELOPMENT



## program development

The goal of the Wold team is to make the entire process of planning for public facilities predictable and enjoyable. Our approach includes a process for engaging the users and leadership in an interactive process that produces a high level of ownership of the final solution. Preliminary and validation meetings assure that all needs are accurately defined and any policy issues are identified early on. The final program is crucial to the success of the facility design.

The final outcome of this effort will be a one-of-a-kind solution for the both fire stations, the City of Superior, and the greater community. Our user-specific product is a cut above traditional programming documents that often simply produce room data sheets.

Our program documents are structured as “dialogue documents” illustrating the interface between organizational structures and the resulting space implications. The documents are clearly written and highlight the decision-making criteria and process used to identify the key design issues. These provide a clear method for the delivery of new facilities.

This process answers these fundamental questions:

- How big should the spaces be?
- How much future expansion should be anticipated and when will it be needed?
- How much future expansion should be built-in versus added later?
- What are your goals for sustainability?
- How will emerging technology impact infrastructure needs?
- How will emerging management structures impact space needs?
- How much should be budgeted for today? For tomorrow?

Our team brings significant experience and understanding from working on common and unique issues within other public agencies across the Midwest. Our method stresses time spent on-site conducting interviews and observing user needs. This process is the result of a clear understanding that the most important design criteria is always derived from the people that will eventually use the facility. While simple in concept, this assures that the right questions are asked and does not impose preconceived philosophies on the client.

Since the average lifespan of any fire station in America is 40-50 years, serious planning efforts must seek to anticipate future growth and changes in how you deliver services. We bring our broad experience in fire station design to you and will assist you in assessing future growth by analyzing present and anticipated management goals, researching local demographics, and assessing trends.

# COMMUNITY ENGAGEMENT

## COMMUNICATION

*“listen to people,  
give them a voice,  
and watch them  
lead”*

Because public facilities are funded by tax dollars, it is our responsibility to ensure that those taxes are being used efficiently and responsibly. We understand the need to communicate with all stakeholders, from the City Council, City Leadership, Fire Staff, and the community. A great deal of our process as public architects involves input from stakeholders that will affect project outcomes. In addition, with a public safety facility project such as yours, we recommend a deliberate and thoughtful approach to public relations. We work hard to make certain our team is collaborating with you to give you all the tools and information you need to communicate with the public, ensuring ownership in your project outcomes as well as transparency with your stakeholders.

Wold's breadth of experience in exactly these kinds of projects means we can help you understand the implications of your decisions long before they are implemented. We will work with all levels of the city and community to ensure all voices are heard, and that information is communicated back about the projects.

### engaging with the public

- Workshops
- Answer questions and concerns as necessary
- Facility walkthroughs to see the issues first-hand
- Unearth any side issues

### informing the public

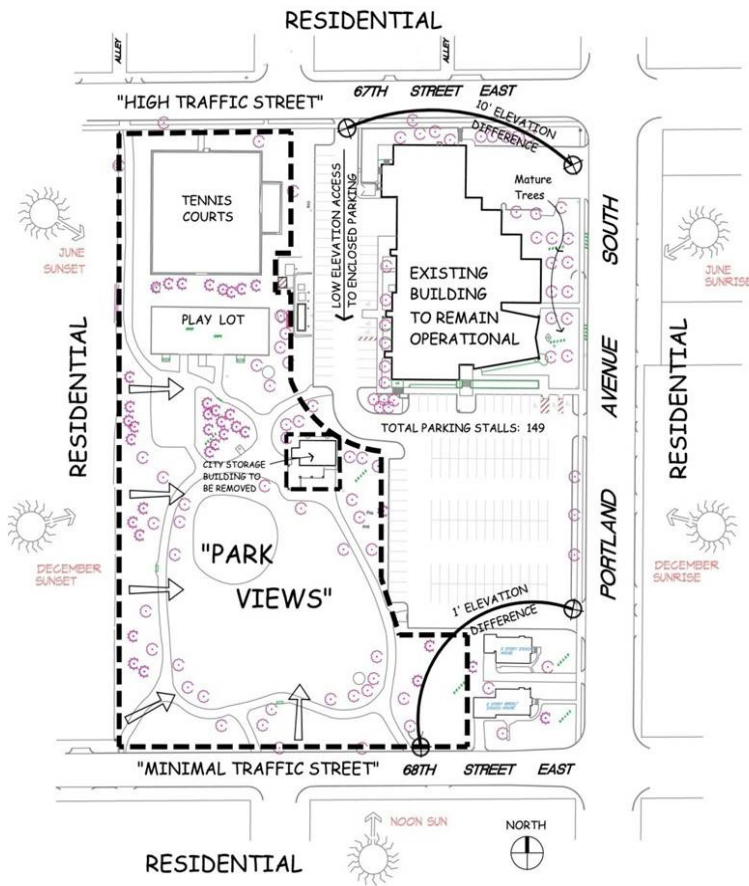
- Creation of public relations materials
- Development of key messaging point for dissemination
- Participation at public meetings and smaller gatherings
- Co-present facility solutions and budgets to the public as required or desired
- Conceptual renderings or perspectives of the proposed solution

As part of our basic services, Wold will include support of public engagement for the project. We will work with in-house staff and administration to develop and communicate messages for all stakeholders and attendance at public meetings and open houses. Our intent is that the experts with the most experience in this kind of project will help you create the transparency you need to succeed.



# COMMUNITY ENGAGEMENT

## NEIGHBORHOOD DESIGN



Site Forces Diagram

### neighborhood design

As a public sector firm, we understand that this project is more than just a facility. The impact that this facility will have on the community will be known for years to come, and if we are successful, it will be in a way that is beneficial to the community that it serves. When designing a facility within an existing neighborhood it is essential to consider all elements of the site right from conception. The following are a few things to consider when designing with a “good neighbor” mentality.

- Develop a Site Forces Diagram, this will show the elements on the current site that might need to remain and those acting upon the site
  - Where are the residential areas?
  - Are there community aspects that could be enhanced?
  - What does the traffic flow around the site look like?
- Make sure that the design of the facility is aware of the surrounding buildings
  - Don't overshadow existing buildings, design to the surrounding heights if possible.
  - The building should look like its part of the neighborhood, in terms of materials and design.
- Orientation of the building
  - Understand where the residential areas are, and where sirens might be.
  - Where will the public be coming from, make sure the front of the facility is in this location.
  - Place the facility to enhance any community aspects on the site.
  - Know the pedestrian and vehicular traffic paths.



Design Development Planning

This Fire Station should be a beacon of hope and light within your community. The facility should enhance the neighborhood it will belong to and have long lasting impact the community will be proud of.



# DESIGN FACTORS

## FOR FIRE STATIONS

Functional responses will start and end with listening to how the users currently operate and what would be the ideal way to operate. We understand the need to provide efficient designs. Wold has a history of designing facilities to support state-of-the-art operational approaches where functionality is a high priority in achieving client goals.

### detailed fire station expertise

Based on our experience working on other fire facilities, and considering operational concerns from our previous fire station projects, the following list represents potential fire station design factors to consider during the design of your new facility.

#### efficient response time

- Easy access to firefighters' gear
- Easy access to engines, reserve vehicles, hazardous materials response trailer and supporting equipment
- Easy access to major town streets
- Supports and enhances your ISO rating

#### safety and security

- Drive-through apparatus bay reduces obstructed operating sight lines
- Careful apron design and vehicle driveways/sight lines promoting clear visibility
- Contamination control with enclosed ventilated gear storage spaces
- Separate zones for decontamination
- Enclosed, ventilated rooms for fire gear maintenance and cleaning

#### adequate training spaces

- Flexible for various training and meeting uses
- Plan for the whole station to be used for training

#### durability

- Room for department expansion and continued community growth
- Materials that can withstand 24-hour use
- Flexibility in space definition

#### fire fighter living spaces

- Appropriate sleeping rooms which allow privacy without disruption from other adjacent activities
- Provide a day room which promotes firefighter interaction without disruption
- Consider day lighting/activities promoting wellness
- Modern station alerting systems that promote fire fighter health and wellness
- Integrated lighting control system

#### design standards

- Construct to "Essential Services" standards
- Utilize ICC 500 Standards for Storm Shelter
- Secure administrative, emergency personnel and equipment areas
- Integrating solutions within NFPA standards

#### apparatus bays

- Secure, drive-through garages
- Rescue vehicles, fire trucks and support vehicles use flexible apparatus bays
- In-floor heat for better energy performance and cleanliness
- Vehicle exhaust capture systems

#### economy

- Derive the most for each dollar spent
- Balance operational costs, while providing a quality facility that allows the fire department to continue achieving its public safety mission



# DESIGN FACTORS

## FOR FIRE STATIONS (CONT.)

### firefighter health & wellness

Fire-fighting safety precautions often focus on the scene of a fire, but minimizing exposure to lingering carcinogens and other contaminants extends well beyond a fire event.

Cancer is an ongoing occupational hazard and concern for fire personnel, with a growing body of research that shows the increased risk for firefighters. A multi-year study of 30,000 firefighters by the National Institute for Occupational Health and Safety found that firefighters had a 9 percent increase in cancer diagnoses and a 14 percent increase in cancer-related deaths compared to the general U.S. population.

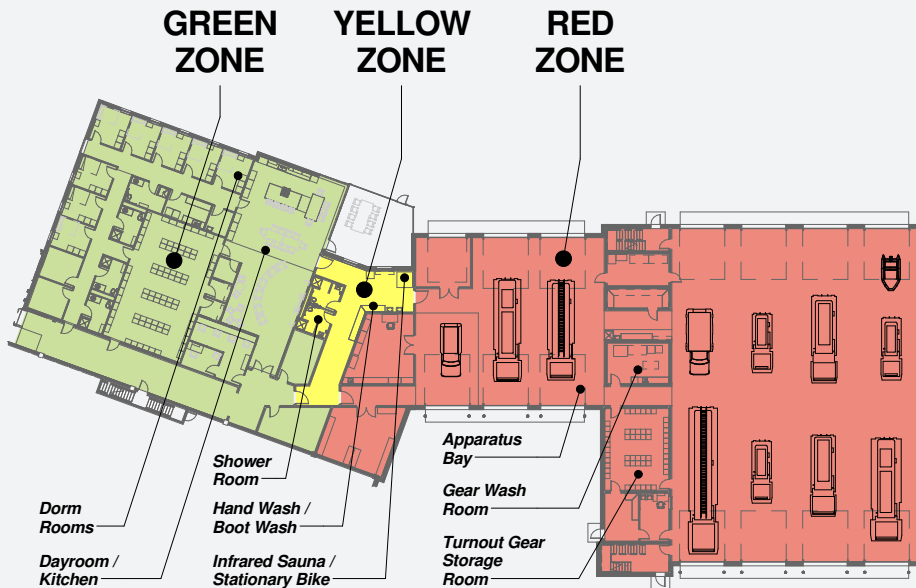
Despite improvements in personal protective gear, hazards on the scene are growing more aggressive. Increasing use of synthetic building materials over the past 40 years is one contributing factor to fires that burn hotter and faster, with more toxic smoke. The often harmful particles from these blazes and smoke can remain on gear, clothes and skin without proper decontamination practices.

To support firefighter health and safety 24 hours a day, fire departments and city councils are exploring how their fire stations' architectural designs can reduce the risk of exposure to lingering contaminants in the many hours outside of a fire event.

Designating different zones within a fire station is an emerging design method to reinforce and support a department's decontamination strategies. This approach can reduce the risk of exposure to contaminants and improve firefighter health and safety, without compromising response time.

### defining zones throughout the fire station

As firefighters move from the apparatus bay into living environments after a call, it's essential to remove contaminants that originated at the scene of a fire. This is best achieved by moving personnel from zones of higher contamination to zones of low to no contamination.



**RED ZONE**

Also called hot zones, have the highest level of contaminants. These are the areas firefighters first enter when they arrive at the station after the scene of the fire, and where dirty turnout gear and equipment is washed. Apparatus bays may be considered red zones when trucks first return to the station, before cleaning.

**YELLOW ZONE**

These are transition zones that firefighters enter after the red zone. They often include showers to remove contaminants from the body. These areas should also contain a hand wash and boot wash stations along the common path of travel between the red and green zones. This helps ensure their use any time someone enters the green zone, regardless of any known exposure to contaminants.

**GREEN ZONE**

These have the lowest level of contaminants, and can be free of all contaminants and carcinogens when part of a zoned approach to the station's design. Common green zones include living areas, break rooms, training rooms and administrative offices.

# A SUSTAINABLE DESIGN PROCESS

We encourage dialogue with our clients to elevate their understanding as it relates to their facility issues, and to understand their level of interest in applying various strategies. We know that the key principals of sustainable design can, and should to some degree, apply to all projects which we undertake. Wold believes that a solid design strategy automatically incorporates elements of sustainability, but we also believe that our clients' expectations are the primary goal on any of our projects.

As architects practicing in a changing world and as our public clients support sustainability issues in their communities, Wold has developed an understanding and approach towards sustainable design. All facilities built need to reflect the best practices in sustainable design. As building technologies continue to advance we strive to research applicable resources that may be integrated into our designs.



## energy modeling

An energy model establishes a common baseline to accurately model the energy performance and utility costs savings of each option. The model's system components are fine tuned to reflect actual consumption of electricity, natural gas, fuel oil and water.

## life cycle costs

We quantify the cost of options over their useful life. The life cycle costs are useful to capture not only the first costs to construct and the energy costs to operate, but also to account for variations in periodic and regular maintenance, and finally replacement costs at the end of a systems useful life.

## cost estimates

Useful Life Cycle data starts with accurate project cost estimates. All our work is in the public sector work. We understand that successful projects are within budget. Our three prong approach in monitoring construction trends, relying on industry experts and drawing on staff experience ensures accurate project budgeting.

## finding a balance

In understanding sustainable goals it is important to understand that each choice you make as a client is based on a balance of three basic and often competing criteria: First Cost, Quality Environment, and Operating Costs. Emphasizing one of these criteria has an inverse effect upon each of the others. For example, minimizing first costs may lead to compromises that impact the quality of the environment in interior spaces, or even lead to higher operation costs than what would have been realized with additional first cost investments. Our approach will walk you through a number of different areas of focus to determine those goals and develop solutions for those specific choices.

# SUSTAINABILITY IN THE DESIGN OF FIRE STATIONS

The mission “to serve and protect the public” requires fire stations facilities to be open and functional 24/7.

A sustainable approach is essential to ensure this mission can be accomplished and maintained.

There are four distinct considerations when considering sustainability.

## 1. resiliency

- **24/7 operation** - Requires all elements of the site, building, and systems to work no matter what the conditions.
- **hardened design** - The site, buildings, and building systems must be built to last and stand the test of time.
- **safety** - The fire fighters’ safety is reliant on the functionality of the site, building, and systems.
- **mission** - The staff must be able to rely on the building and systems so they can focus on their mission. Failure of any component will undermine their ability to do their job.
- **public expectations** - The public expects that this facility will be operational at all times, especially when it is needed.
- **maintenance** - The easier and quicker the building and systems can be maintained the better these systems will support the mission.

## 3. security

- **24/7 operation** - Security must be thought-out and maintained 24/7.
- **public access control** – Public access to the site and building must be controlled, visible, operational, and maintainable.
- **site access** – Public and secured access to the building must be secured, well lighted, and monitored with a state-of-the-art camera and recording system.
- **emergency vehicle access** - Parking areas and apparatus aprons must be secure and safe.

## 2. redundancy

- **back up systems** - Security systems, mechanical, electrical, and plumbing equipment must be planned and designed to have back up should primary systems fail or be sabotaged.
- **backup power generation** - A well-planned power loop with two main sources of power to the site and an automatic switching device will ensure power grid redundancy.
- **emergency power generation** - Security systems and essential building functions must have back up power to ensure essential operation during an emergency.
- **mechanical systems** – Design mechanical systems for easy maintenance and replacement to minimize disruption.
- **sabotage of essential systems** - Air intakes and essential systems must be protected and inaccessible to the public to avoid sabotage.

## 4. energy efficiency

- **energy efficiency** - Energy efficient design and systems keep operational costs down by reducing energy costs and maintenance.
- **daylighting** – Natural daylight will increase user satisfaction and reduce energy use.
- **budget** - Reduced energy and maintenance budgets will increase operational budgets for FTE and equipment.
- **solar arrays** - Solar arrays can provide energy efficiency and back-up when power systems fail.
- **water conservation** - Water efficient fixtures reduce maintenance costs.

# BUDGET MANAGEMENT TOOLS

## COST ESTIMATION AND MANAGEMENT

A fixed budget means a fixed budget. This is built around three factors: *quantity, quality, and schedule*. These are determined early in the planning process and managed throughout the design. Wold has molded our project cost estimating around these principles. Our philosophy is to confirm the budget early and verify through multiple estimates that at any moment the design is within the fixed budget.

We believe that the first 20% of the decisions made affect 80% of overall cost. With public funding involved, we understand the importance of quality estimating from the beginning of the project in assuring cost control and project success.

Consulting cost estimators, trend analysis, and internal cost estimators ensure an effective cost benefit analysis. The public sector clients we serve require this level of attention in order to effectively manage the public funds involved in the process. We maintain a long-term relationship with our consultant, Rockwise Strategies, who runs detailed cost estimates on the proposed solutions to confirm budget accuracy.

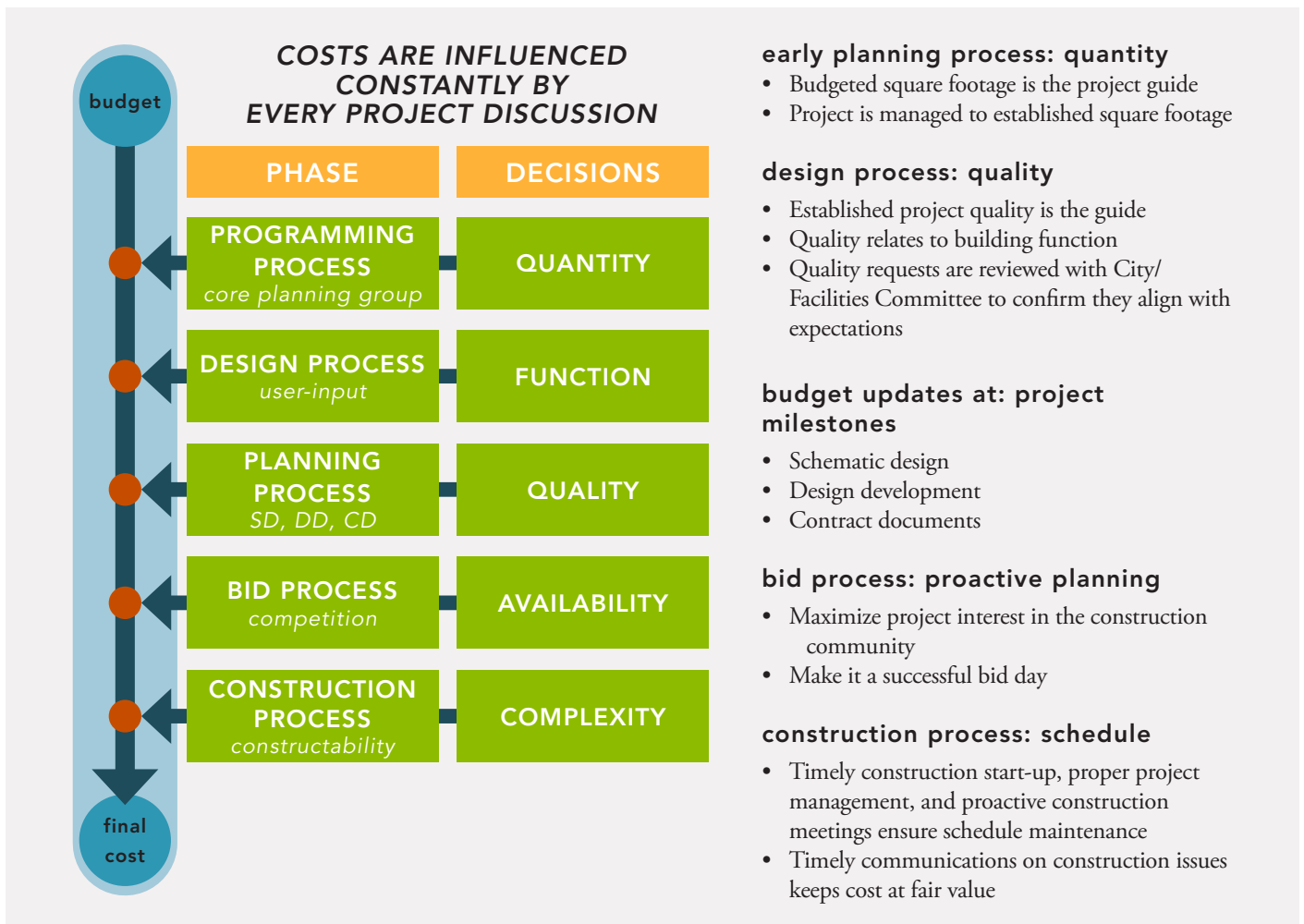
### life cycle cost analysis

We believe life cycle cost analysis to be a tool in analyzing the quality of a building with an owner. We use this tool to help determine the building materials and finishes, mechanical and electrical systems, etc. Once a level of quality is established, we work diligently to manage that quality level to maintain a project's budget.

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KEEPING IN CLOSE CONTACT WITH THE CONSTRUCTION COMMUNITY HELPS US RESPOND TO AND ADJUST PROJECT ESTIMATES. IT IS OUR GOAL TO DESIGN PROJECTS TO MATCH THE BUDGET, GETTING THE CITY THE LARGEST WORK SCOPE THE BUDGET ALLOWS.

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# SCHEDULE MANAGEMENT



Wold begins every project by developing a milestone schedule that blends our proven process for delivering a project with your expected schedule goals. We then scrutinize where the major inflection points will occur and which would have the greatest impact on the project. Once each project's unique hurdles are identified and a strategy to overcome them is implemented in the schedule, then we can begin.

Ultimately, the Project Manager is responsible for managing the schedule. We will accomplish this by developing a detailed outcome based agenda for all meetings that we feel are needed to maintain the schedule. We won't meet just because there is a regular meeting scheduled on the calendar. We meet to make decisions and move projects forward. We will not conclude each meeting until the tasks on the agenda are accomplished.

As the project progresses, the Project Manager will monitor the performance and input of all participants to assure that information is available and distributed as required and that tasks are completed in a timely manner. The key to successful schedule management is the whole-hearted partnering of the entire Project Team. Wold staff and consultants have teamed on numerous past projects and have a proven record of serving and listening to clients and responding to their needs.

Managing a progress schedule requires a daily, weekly and monthly monitoring process. When a schedule is viewed as a list of tasks that need to be accomplished, time/labor can then be applied to the tasks. The more detailed and sequential the task description, the greater the opportunity to properly make the necessary adjustments for maintaining the schedule. Wold is passionate about this process, and the following pages indicate the work plan with deliverables for this project.

# OUR WORK PLAN & DELIVERABLES

We provide a comprehensive package of professional design and management services for each of our clients. All engineering and consultant services are provided in our fee. We look at each business relationship as long term and, therefore, strive to earn our commission through sustained performance and client satisfaction.

## leverage staff experience with our expertise

We will establish work groups in the Schematic Design Phase to begin defining the operational objectives of each specialized topic so that all the goals are identified and a plan and budget to achieve each one is incorporated into the design process.

### programming / user engagement

DECEMBER 2024 - JANUARY 2025

- Review and modifications as needed to the previous space program and conceptual plan
- Participation and facilitation of meetings with Core Planning Group to confirm goals and objectives
- Participation and facilitation of meetings to confirm the site orientation for both stations
- Confirmation of the budget

#### *programming deliverables include:*

- An updated detailed space program approved by all Departments and Leadership
- A site plan approved by Fire & City Leadership
- An approved project budget

### schematic design

JANUARY 2025 - MARCH 2025

- Confirm building departmental relationship diagramming of the approved scope of work
- Confirm all existing condition information needed for the site is processed
- Confirm the program and building diagram
- Preliminary discussion regarding Sustainable goals
- Engage with Community Stakeholders
- Present Schematic Design to City Council
- Review Schematic Design Report
- Confirm with Building Officials all needed submittals and approvals

#### *schematic design deliverables include:*

- A refined schematic layout and scope of work including space program approved by fire department
- Conceptual building layout approved by the users and City Council
- A schematic design report highlighting suggestions and opportunities that are found
- Updated construction estimate and schedule

### design development

MARCH 2025 - MAY 2025

- Develop the detailed floor plan based on input from the fire users
- Facilitate meetings with all departments and staff to build the User Group Drawings
- Develop User Group Drawings that include all materials identified, conceptual furniture layouts, electrical requirements, storage, etc.
- Facilitate meetings with stakeholders and users to finalize exterior and interior design elements
- Meet with the City to finalize all required submittals
- Present Design Development to City Council

#### *design development deliverables include:*

- Detailed User Group Drawings approved by Core Planning Group
- Final plan and interior design approved by Core Planning Group
- Updated construction estimate and schedule
- A Design Development Document approved by the City Leadership prior to starting the next phase



# OUR WORK PLAN & DELIVERABLES

CONTINUED



## construction documents

MAY 2025 - AUGUST 2025

- Take all input received from Design Development and incorporate that information into the bidding documents
- Complete bidding documents, details and specifications for the project
- Review and Present final Construction documents to the Fire Department and City Council
- Work with the City on bidding requirements and construction contracts
- Work with City staff on the bidding schedule and approvals
- Review final bidding documents with appropriate City staff and departments

### *construction documents deliverables include:*

- Complete bidding documents
- Final construction estimate and schedule
- A Construction Document Submittal approved by City prior to Bidding

## bidding and negotiation

SEPTEMBER 2025 - OCTOBER 2025

- Develop a detailed list of potential bidders for the work and invite them to bid on the project
- Answer questions from bidders and issue addenda as needed
- Facilitate a pre-bid meeting if needed
- Coordinate with the City on collection of the bids and reading of the bids
- Prepare a bid tabulation and recommendation

### *bidding and negotiation deliverables include:*

- A list of potential bidders for the work including all sub-bidders
- Addenda for the bidding documents
- A bid tabulation on bid day
- A recommendation for award to low bid contractors

## construction administration

APRIL 2026

- Facilitate and manage a pre-construction meeting with the selected construction team
- Answer questions and interpret the construction documents
- Issue changes in the work as authorized by the Owner
- Ensure conformance to the Construction Documents
- Provide periodic on site observation of construction progress and critical construction components
- Attend regular construction meetings with the Owner, CM, and Subcontractors
- Monitor and ensure completion of punch list and warranty items after occupancy

### *construction administration deliverables include:*

- Change Orders as approved by the Owner
- Punch list of completed areas of construction prior to occupancy
- Punch list/issue tracking log updated throughout warranty/close-out period

## beyond occupancy

We are committed to a successful project experience for the City of Superior. We know that as you move in and live in your new facility, there will be minor modifications you desire and warranty items that need to be addressed. Wold is committed to every client to work through these issues and keep all citizens and staff proud and excited about their new facilities. After all, our reputation relies on your perspectives.

### *deliverables for post-occupancy include:*

- Resolving warranty and maintenance issues
- Developing solutions for requested modifications
- Continued site visits
- Eleven month walkthrough to ensure warranty compliance



# A QUALITY MANAGEMENT PROCESS

## quality documents

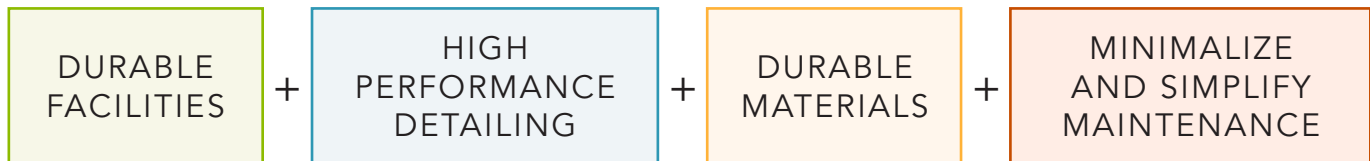
As architects, our reputation is on the line on every project and for each component of every project. As a result, we have developed a process that addresses quality management to ensure you get a well built building. The responsibility for project quality management rests with the project manager, the link between the planning group, the design and construction process.

Because of Wold's exclusive focus on publicly bid projects, we have learned the importance of identifying all risks and variables prior to bidding. Developing high quality, well-coordinated construction documents as a result leads to a history of minimal change orders on Wold projects, most of them being Owner requests for added value.

## wold's in-house peer review

Wold prepares every day for the quality of future projects. We do this by assigning each of Wold's Associates to a specific, technical discipline whose issues they monitor. They draw information from their experience and from the master spec sections that they regularly update, and the most current information is then communicated to our Project Managers and staff via in-house training programs. All documentation for these disciplines is available to staff from our in-house resource center.

During the review process at the end of the contract documents phase, every Associate reviews the project from the standpoint of their technical expertise and signs off prior to issuing contract documents. This process further benefits our clients because of our in-house mechanical and electrical engineering staff, who are able to review and respond to the project's needs in a prompt manner. By drawing on the expertise of each member of the Wold team, your project's quality is assured by their careful and expert review.



## durable facilities

With nearly all of Wold's clients being public sector entities, it only makes sense that nearly all of our projects are facilities funded by taxpayers. We understand the trust that the public has instilled in both elected officials and town staff to maximize the use of those levied taxes for the greater good of the community. We understand that while one objective of a new facility is to become a showpiece for a community, it must be done so in a way, which still respects the public's trust. Wold is an expert in designing facilities that become a focal point of a community while remaining completely justifiable in its cost.

Although initial project costs often get the headlines, Wold also knows that public facilities are not just a onetime expenditure of taxpayer dollars. Public facilities take far more money to operate and maintain over their life than their initial construction cost. Therefore we take great care in designing facilities which reduce life cycle costs for our owners.

The public's trust can be broken just as easily by a prematurely failing facility as an over-budget construction project. We have seen this first hand when Wold was brought in to evaluate and fix the designs of other architects who were focused more on designing a facility which was focused on looking great in a magazine when it first opened, not on looking great ten or twenty years later.

## high performance detailing

Wold takes great pride in detailing high performance exterior envelopes, mechanical and electrical systems that minimize risk of failure in the future.

## durable materials

Some architects feel that if they can be the first one to use a new product in their buildings, their designs will have a uniqueness to it. While there are constantly new construction products coming into the market, Wold knows that risking our client's funds and the public's trust in a new material is not a risk worth considering. Failure happens much too often. Instead, Wold relies much more heavily on materials that have been proven to be durable by decades of actual use. Inventive uses of tried and true materials or new colors are ways we have found to elevate the design of our public buildings without risking failure for our public clients.

## minimalize and simplify maintenance

From working with facility maintenance staff over the decades, Wold knows that the easier a building element is to maintain, the more likely it is to get maintained. We design finishes that take less time to maintain and are easily repairable if damaged. We design and specify mechanical and electrical equipment that is accessible for facility staff, and easy to perform preventative maintenance on.

All of these design approaches are meant to keep our clients' buildings looking and performing as good in the future as they do on opening day. We know that your taxpayers demand this of you and of us.

# CONSTRUCTION ADMINISTRATION

A CONSISTENT TEAM FROM BEGINNING TO END



Our efforts during construction never begin with a hand-off to a construction observation person. The entire Wold team who was involved with the project's development remain on-duty when construction begins. This approach brings consistency and accountability when interpreting the design intent during implementation.

## construction coordination & administration

- It is integral to the success of the project that the Owner and design team maintain a collaborative relationship during construction. Some of our involvement to resolve construction claims include:
- Evaluating all claims to ensure the city receives fair value
- Rejecting claims that are not supported by the construction documents
- Modifying claim amounts to match fair value
- Provide written responses on claims supporting the city's position
- Adding deadlines on claim responses to force resolutions in a timely manner
- Include language in the contract documents that lets the city determine the course for dispute resolution
- Support the city with documentation to present in arbitration
- Make recommendations on the strength of the city's position to determine which dispute resolution track should be taken

## change order philosophy

A thorough understanding of the existing building conditions and a quality set of construction documents are the best defense against change orders. We are relentless when investigating the given conditions of your facilities to minimize the surprises. Once on site, a team-oriented approach with the construction trades creates an environment for developing no-cost solutions to unforeseen conditions.

If legitimate revisions are required, we focus on ensuring that our client receives the added value at a fair price. We first review the submitted costs and then recommend acceptance, modification, or rejection depending on the validity of the costs before recommending a change order. Wold does not charge our clients to resolve their unexpected surprises as a benefit of our fixed fee approach.

## 4.5 | SUBCONSULTANT INFORMATION

6. **SubConsultants Listing** (Must be submitted with Qualifications.)

**Fire Stations 2 and 3**

The undersigned agrees to employ the following listed **subConsultants** 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>SUBCONSULTANT</u>	<u>CLASS OF WORK</u>
1)	<u>JSD Professional Services Inc.</u>	<u>Civil Engineering</u>
2)	<u>JSD Professional Services Inc.</u>	<u>Landscape Design</u>
3)	<u>BKBM Engineers</u>	<u>Structural Engineering</u>
4)	<u>Rockwise Strategies</u>	<u>Cost Estimating</u>
5)	<u>_____</u>	<u>_____</u>

Submitted by: COMPANY Wold Architects and Engineers  
 ADDRESS 332 Minnesota Street, Suite W2000, St. Paul, MN 55101  
 COMPANY REPRESENTATIVE John McNamara



JSD's staff includes civil and structural engineers, surveyors, planners and landscape architects who are all focused on delivering exceptional services from project concept through ribbon cutting. Our multi-disciplined approach provides our clients with a coordinated team of specialists who have a broad knowledge base in creative design, site evaluation, project financing, municipal entitlements, land survey documentation, site infrastructure, municipal infrastructure and construction.

#### contact information

##### Madison Regional Office (HQ)

507 W. Verona Ave, Suite 500,  
Verona, Wisconsin 53593  
608 848 5060

##### Milwaukee Regional Office

W238 N1610 Busse Rd, Suite 100  
Waukesha, Wisconsin 53188  
262 513 0666

##### Wausau Regional Office

7402 Stone Ridge Dr, Suite 4  
Weston, Wisconsin 54476  
715 298 6330

##### Appleton Regional Office

3215 W. Lawrence St, Suite 6  
Appleton, Wisconsin 54914  
920 733 2800

##### Kenosha Regional Office

6520 67th St  
Kenosha, Wisconsin 53142  
262 925 8367



#### SENIOR PROJECT CONSULTANT

##### JUSTIN FRAHM

Mr. Frahm has nearly 15 years of experience as a site designer and project consultant with extensive experience in commercial, institutional, residential and recreational site design, project delivery and construction management. As a consultant, he is able to effectively and creatively take a site vision from concept drawing through design and construction with the use of plans, renderings, presentation techniques and state-of-the-art software tools to illustrate and convey his design solutions. He generates ideas with technical understanding and creative flair as reflected in his development of master plans, site plans, construction details and presentation renderings including 3-dimensional illustration.

#### past projects:

- Green County Health & Human Services; Monroe, WI
- City of Rhinelander Hodag & Pioneer Park Planning; Rhinelander, WI
- Forest County Potawatomi Health Services; Crandon, WI
- City of Marshfield Historic Main Street Renovation; Marshfield, WI



#### PROJECT CONSULTANT/LANDSCAPE ARCHITECT

##### KEVIN YESKA, PLA, ASLA

With over 12 years of experience, Mr. Yeska serves as a project consultant and landscape architect with expertise in commercial, institutional and residential design. He understands the means to managing practicality and constructability in every design, while allowing his team's creative minds to push the design envelope. His designs and approachable communication skills present his client and the general public with a contemporary "pop", as he likes to call it! Additionally, Mr. Yeska not only understands the municipal entitlement process, but has extensive experience in critically laying out sites to meet municipal requirements relating to site access, parking accommodations, and designing open green spaces, all of which aid in establishing a "sense of place" for the design.

#### past projects:

- City of Madison Fire Station No. 6 Remodel/Addition, Madison, WI
- City of Baraboo Fire Station 1 & 2 (new facilities), Baraboo, WI
- City of Platteville Fire Station (new facility), Platteville, WI
- Lakeside Fire District Fire Stations, Edgerton, WI



Building lasting relationships is at the core of who BKBM is. BKBM supports and empowers their team to reach our full potential and use their expertise to solve complex problems. They engage and collaborate with the entire team to better themselves and provide quality solutions to today's challenges. BKBM recognizes that every relationship with their team and clients is vital, and they make positive impacts on those relationships every day with their actions and attitude.

**contact information**

6120 Earle Brown Drive, Suite 700  
 Minneapolis, Minnesota 55430  
 763 843 0420



**STRUCTURAL ENGINEERING**  
 MATT RICKER, PE

As Structural Engineer, Matt has worked on nearly every project with Wold within the past 10 years. He finds great fulfillment in coming together as a team to deliver a successful project for an owner and is most proud when he's surpassed a client's expectations. He also enjoys building a personal relationship with his clients and becoming their go-to person for engineering needs. Every project he takes on reflects his dedication to your success. From the first consultation to the final handshake, Matt's mission is to make your experience seamless and rewarding.

**past projects:**

- Fire Station No. 7 (B3), St. Paul, MN
- Police & City Hall; Burnsville, MN
- City Hall & Police Station; Cottage Grove, MN
- City PD (B3); Crystal, MN
- Public Safety Facility (B3); Virginia, MN



Rockwise provides all stakeholders with detailed cost estimates from pre-design through the construction document phase. Each project estimate is carefully developed by using state of the art technology for quantity take-offs & an in-house database of current unit cost pricing. Our approach to cost consulting is based on an ongoing relationship with the project team, assisting Owners, Architects, and Construction Managers with all phases of project planning. We help owners define the parameters of the project, and then monitor each decision that may affect cost and provide conceptual budgeting for all aspects of the project—going so far as to estimate for pre-design services or feasibility studies.

**contact information**

9202 202nd Street West, Suite 101  
 Lakeville, MN 55044  
 952 955 9119



**COST ESTIMATING**  
 JONATHAN MURRAY, LEED AP

Jonathan is an experienced senior cost consultant who has completed hundreds of projects during the design phase. He has experience working in multiple market segments including multifamily, K-12, higher education, data centers, historic renovations, commercial and industrial. His strengths include strong leadership, team orientated, and a commitment to delivering projects that exceed client expectations. Rockwise has worked on nearly every Wold project over the last 20 years. Rockwise will help support Wold in evaluating an independent set of estimates to help serve as yet another data point to ensure costs and the budget are a major focus of each phase completion.

**past projects:**

- Fire Stations No. 4 & No. 8; Minneapolis, MN
- Fire Station No. 7; St. Paul, MN
- Public Safety Facility; Minnetonka, MN

## 4.6 | REFERENCE FORM

## 9. Reference Form

Applicant Firm Name: Wold Architects and Engineers  
Contact Person: John McNamara  
Address: 332 Minnesota Street, Suite W2000  
City, State, and Zip Code: St. Paul, Minnesota, 55101  
Telephone: 651-227-7773

### Reference #1

Owner or Company Name: City of Virginia  
Contact Person: Deputy Chief Scott Fredrickson  
Type of Service(s) Provided: Design and construction services.  
Calendar Year(s) of Service(s) Provided: 2022 - Present  
City, State, and Zip Code: Virginia, MN 55792  
Telephone: 218-749-3593

### Reference #2

Owner or Company Name: City of White Bear Lake  
Contact Person: Chief Greg Peterson  
Type of Service(s) Provided: Master planning of both police and fire station, design and construction administration for public safety facility, master planning for City Hall renovation.  
Calendar Year(s) of Service(s) Provided: 2019 - Present  
City, State, and Zip Code: White Bear Lake, MN 55110  
Telephone: 651-429-8567

### Reference #3

Owner or Company Name: City of Otsego  
Contact Person: Daryl Rausch, Emergency Services Director  
Type of Service(s) Provided: Master planning for public works and new city hall, design for new city hall, master planning and design of new fire station  
Calendar Year(s) of Service(s) Provided: 2022 - Present  
City, State, and Zip Code: Otsego, MN 55330  
Telephone: 763 235 3166



## 4.7 | EVALUATION CHECKLIST

### 8. Qualification Evaluation Checklist

Owner: Wold Architects and Engineers

Contact Person: John McNamara

Address: 332 Minnesota Street, Suite W2000

City: St. Paul State: Minnesota

Zip: 55101

Telephone: 651-227-7773

Instructions:

1. When filling out the checklist check "YES" only to those services provided "in-house" by your firm (or prior experience of key personnel anticipated to perform a substantial amount of the project work) and check "SUB" for services you intend to subcontract out. List the subcontracting firm in the "Comments/Explanation" area.
2. Respondents are encouraged to add comments and to attach more detailed information where appropriate in response to checklist items. Such clarification can greatly assist the evaluation process. **Firms may include other information as they deem appropriate.**
3. Attach to this checklist any appropriate licenses, certification, degrees, or appropriate training that will assist in qualifying your firm for these services.
4. Consultant qualifications will be determined using this checklist along with the information provided as outlined in the "Requirements for Statement of Qualifications".
5. Firms are expected to answer "YES" to some of the checklist items, but not all of them.
6. False, inaccurate or misleading information shall be grounds for disqualification at any time during and after the selection process. When in doubt attach a detailed answer or call for clarification.

Yes	Sub	No	#	Question
			1.	How many years has your firm been engaged in the consulting business under the present firm name? <u>56</u>
<input type="checkbox"/>		<input checked="" type="checkbox"/>	2.	Has your firm ever failed to complete any work awarded to you? Comment/Explanation:

Yes	Sub	No	#	Question
<input type="checkbox"/>		<input checked="" type="checkbox"/>	3.	Has your firm ever defaulted on a contract? Comment/Explanation:
<input checked="" type="checkbox"/>		<input type="checkbox"/>	4.	Has your firm ever had claims filed for errors and omissions or been sued for services you provided? Comment/Explanation: Comments are below.
<input checked="" type="checkbox"/>		<input type="checkbox"/>	5.	Is your firm willing to provide (at no cost to the City) an on-site presentation to the City regarding your firm's qualifications? Comment/Explanation:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.	Does your firm have experience developing construction costs and ongoing maintenance costs for recommendations made? Please provide examples and actual outcomes. Comments: Comments are below.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.	Does your firm possess all of the necessary licenses and credentials to perform the work as specified? Is your firm licensed in Wisconsin? Comment/Explanation:

**Question #4:**

Our Colorado Office completed a project several years ago for a rural school district. Wold has been named in a current lawsuit brought by a client's insurance agent regarding an installation of a stucco wall system that was not built in conformance with contract documents and subsequently failed.

Our Tennessee Office completed a project several years ago for a healthcare facility. Wold has been named in a current lawsuit regarding soils placed on the project site by a contractor that failed to conform to the requirements of the contract documents.

Our Illinois Office acquired a firm several years ago that had previously completed a project for a local school district. Wold, as the successor firm, was named in a lawsuit and subsequently dismissed from the case.

Our Minnesota Office completed a project several years ago for a local school district. Wold was one of many parties, including the contractor, named in a lawsuit regarding grading and drainage on the project site. Wold was dismissed from the case.

**Question #6:**

For all projects and studies we work on there is a construction and project cost estimate provided. Through our partnerships with industry leaders our firm is able to keep a pulse on the construction market year round, which helps us be more diligent during design and is one of the ways we maintain the budget throughout construction, section 4.4 provides more information regarding our budget management process. As part of the project cost estimate provided we layout our allowances for Furniture, identified equipment, technology and any fees or testing that might occur due to the project. The following pages is an example from the City of Virginia, MN and how we helped determine operational costs and energy costs during the pre-design for their new public safety facility.



## G - Annual Operating Budget

### INCOME

CITY LEVY	\$6,176,548
LGA (LOCAL GOVERNMENT AID)	\$5,927,850
TACONITE MUNICIPAL AID & TAX	\$1,069,000
POLICE/FIRE STATE AIDS	\$260,000
AMBULANCE FEE FOR SERVICE	\$3,500,000
MISC FEES/FINES/CHARGES	\$267,6397
ENTERPRISE/SPECIAL FUND REVENUE	\$706,3480
<b>TOTAL</b>	<b>\$26,673,275.00</b>

### EXPENSES

GENERAL GOVERNMENT	\$1,875,095
PUBLIC SAFETY (Police and Fire)	6,109,030
STREETS AND HIGHWAYS	3,664,557
CULTURE & RECREATION	2,791,810
MISC	2,567,822
AMBULANCE	3,465,748
ENTERPRISE/SPECIAL FUND REVENUE	6,135,524
<b>TOTAL</b>	<b>\$26,609,586.00</b>

### Operating Cost Analysis – Building Maintenance

The proposed facility eliminates a portion the biggest maintenance challenges currently experienced with the existing buildings (aged building materials and finished, and mechanical and electrical infrastructure). Additionally, the new facility will be easier to maintain, thus allowing the current maintenance staff to focus on upkeep of the existing facilities in lieu of chasing repair issues throughout the facilities.

### Operating Cost Analysis – Building Utilities

The proposed facilities building systems and equipment will operate more efficiently than the existing facilities. That said, this will not transfer to a direct utility savings as the current codes require higher loads than the existing facilities and there will be more square footage in the proposed campus, but the facility will operate more efficient per unit of load delivered to the buildings and occupant comfort will dramatically increase. A final cost comparison will be completed as all building system selections are finalized and any sustainability initiatives are advanced with the proposed project, but preliminary annual energy consumption calculations are as follows:



**City of Virginia**  
 USDA Preliminary Architectural Feasibility Report  
 New Public Safety Facility  
 November 30, 2021

### Annual Energy Consumption

Estimated yearly energy consumption and associated costs are based on the energy and carbon emission targets established through use of the Sustainable Building 2030 Energy Standards software tool as discussed above and through preliminary energy modeling using COVE Tool. The energy use intensity was established as 50 kBtu/Sq. Ft./ Year and the carbon emissions was established at 10 lbm/S.F./Year. Based on a 55,700 Sq. Ft. building the annual total estimated energy and carbon emissions are as follows:

	<b>Energy Use (kBtu)</b>	<b>Carbon Emissions (metric tons/yr)</b>	<b>Estimated Annual Energy Costs</b>
<b>Annual Total</b>	1,932,269	204.4	\$38,762

Notes:

1. The estimated annual energy use is calculated using the SB 2030 Standards Tool.
2. Utility rates are assumed as follows: (\$0.079/kWh + \$14.30/kWh of demand over 10 kWh) and natural gas (\$0.79 per 100cf) from Virginia Public Utilities

The energy source utilized by the building systems affects both the annual cost of energy and the annual total carbon emissions. The baseline approach for determining the annual energy use and cost is a centralized ground coupled geothermal system with central air handling systems with total heat recovery. The baseline building construction assumes roof and wall insulation is increased beyond code minimum. The baseline system also assumes onsite solar power generation with a peak capacity of 260 kWdc.

A final determination of annual energy use and the total carbon footprint will be determined through the detailed energy modeling of the building starting in the schematic design phase and will be dependent upon final HVAC system selection.



## **4.8 | EXAMINATION STATEMENT & ADDENDUM ACKNOWLEDGE**

# EXAMINATION STATEMENT

Wold Architects and Engineers affirms as the proposer for the Request of Qualifications Architectural and Engineering Services for Superior Fire Stations 2 & 3 submittal that we have made our own examination, investigation, and research regarding the method of doing work, all conditions affecting the work to be done, labor, equipment, materials, and the quantity of the work to be performed as outlined in the Request for Qualifications. We also affirm that the attached has been compiled independently based upon our examination, investigations, and research and our firm is able to enter into the service Agreement when the time is appropriate.

# ADDENDUM ACKNOWLEDGE

7. **Addenda Acknowledgement** (Must be submitted with Qualifications)

**Fire Stations 2 and 3**

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

Addendum No. <u>  1  </u>	Dated	October 15, 2024
Addendum No. <u>          </u>	Dated	
Addendum No. <u>          </u>	Dated	
Addendum No. <u>          </u>	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.

Wold Architects and Engineers

Company

Representative Signature







minnesota | illinois | colorado | tennessee