Architecture | Structural Engineering | Interiors

PROFESSIONAL DESIGN SERVICES

Edgewood - Colesburg Community School District

FEH Associates Inc.

Architecture | Structural Engineering | Interiors

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May 2015

Collaborative Design | Innovative Solutions

April 17, 2015

Mr. Rob Busch
Superintendent of Schools
Edgewood-Colesburg Community School District
403 West Union Street
Edgewood, Iowa 52042

RE: Statement of Qualifications and Fees - Architectural Services

Dear Mr. Busch,

FEH Associates has been providing architecture and engineering services to Iowa school districts for over a century. In the past three decades our staff has completed over 500 school projects for hundreds of districts in nine states in every delivery method imaginable. We know school design and construction and the impact it has on your mission. Every one of our projects was custom designed for its community.

Based upon our meeting and your emails we understand you are interested in an evaluation of the options of updating or replacing the existing bus barn, childcare/daycare/preschool expansion, vocational building issues, as well as the possibilities of air conditioning the elementary school, softball lighting, roofing corrections and other possible items. Now you are seeking a firm that can shepherd your district through the complexities of evaluation, design and then later, the construction process. FEH Associates excels at this for the following reasons:

- We utilize your mission, vision and goals as a road map to guide the process.
- Our process tests all the options against your goals and provides life cycle cost comparisons. Not just initial capital costs.
- We involve multiple experienced principals from FEH in your projects who are involved in every aspect of your project.
- We have an experienced team of designers & consultants that take pride in and responsibility for their work.
- Our design process is a very collaborative one with full-day on-site design workshops involving your key people.
- We facilitate public input meetings throughout the process as desired and manage the communication with you.
- We assist you to involve as many people as possible in the process to generate a broad base of support.

Our design fees are very competitive and provide a very good return on investment for the public due to our structured process.

We have visited some of your buildings and have an initial sense of the overall condition and key aspects to consider. We think there may be some outside funding available for at least one of your projects. We have been very successful in energy conservation for schools and other public buildings maximizing energy savings possible.

We hope that you will find the enclosed information compelling. The FEH team is committed to delivering high-quality planning work, meeting your goals and exceeding expectations. We look forward to the opportunity to help you enhance the learning environments of your district to help you achieve your mission of success for students and faculty. We believe all the facilities in the district can be teaching tools and that the design and construction process itself is an opportunity to inspire students.

Please feel free to contact us if you would like some additional information or if you have any questions regarding the information provided. We look forward to the opportunity to work with your District. We are available to begin immediately.

Sincerely,
FEH Associates, Inc.

Kevin J. Eipperle, AIA LEED AP
Principal

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PROJECT PROCESS

DISTRICT PLANNING & REFERENDUM CONSULTATION TIMELINE

Client Kick-off meeting		May 2015
Establish Goals for Success, Core Committee structure and refine Timeline		
Core Committee meeting #1		May 2015
Refine Goals for Success, timeline, identify program needs, Advisory Task Force		
Preparation of work plan – FEH		June 2015
PHASE 1 – Facility Assessment, Public input, space needs, design workshops, plan selection		
FEH Design Team to conduct research of site & facility information		June 2015
Conduct facility assessment surveys	8:00 – 5:00	June 2015
Tour of other K12 facilities by core committee		June 2015
Program Development mtg & Core comm. mtg #2 at school building		June 2015
Review initial program, refine Advisory Task Force recruitment, review initial assessment		
FEH to Develop space needs educational program		July 2015
Send Advisory Task Force invitations & recruiting members		July 2015
Design team conference meeting to finalize & coordinate report		July 2015
Core Planning Committee meeting #3	10:00 AM	July 2015
Review space needs program, Advisory Task Force recruitment, Final Assessment report		
School Board meeting to report status of assessment & program study		July 2015
Public meeting – Advisory Task Force #1 - at school	6:00 PM	July 2015
Review Goals for Success, inform & educate the Task Force, gather input on areas to study		
Core Planning Committee meeting #4	10:00 AM	August 2015
Public meeting – Advisory Task Force #2- at school	6:00 PM	August 2015
Identify decision making criteria, weight criteria, identify study options, strategize input method		
School Board meeting to report status of assessment & program study		August 2015
Design Planning workshop – multi-day event	8:00 AM – 7:00 PM	September 2015
Held during parent teacher conferences or other gathering to maximize participation		

Public meeting - Advisory Task Force #3 - at school	6:00 PM	September 2015
Core Planning Committee meeting #5	10:00 AM	September 2015
ATF to make recommendation for District plan for funding operations and facilities		
Design team to complete report & recommendations from Advisory Task Force		September 2015
School Board meeting, Task Force mtg #4 – at school	6:00 PM	September 2015
School Board takes action on adopting the plan recommended by the community ATF		

PHASE 2 – informational campaign, survey, funding strategies, referendum campaign

Core Planning committee meeting	September 2015
Campaign Committee structure, Timeline, survey, refine eight week bond campaign	
Recruit campaign committee members	September 2015
Steering committee, Finance committee, Public Relations committee, Canvass committee	
Community survey	October 2015
Steering committee kick-off meeting	October 2015
Review survey results, develop message, facts, budget, bond question	
All committee meetings	October 2015
Primary six week bond issue campaign	October 2015
Yard signs, presentations, letters, advertising, identify YES voters, absentee ballots, etc	
Referendum vote	November, 2015

FEH Associates, Inc can provide and refine promotional strategy handbooks, letter templates, flier and brochure development assistance, committee structures and a detailed committee activity schedule in addition to other campaign facilitation assistance.

MASTER PLAN FOR REFERENDUM PROCESS

During the past twenty five years, FEH Associates has been involved in over 100 public projects funded by bond issues. Our assistance in developing an organization and promotion strategy has resulted in a success rate exceeding 70%. With board, staff and community support, an experienced architect and an enthusiastic core group of volunteers working together with the Edgewood-Colesburg community can achieve success.

As you contemplate your upcoming bond issue, you need to keep in mind some basic elements of the strategy that will enhance your chances for success. For this process to truly successful it cannot just be a better campaign of the ideas from the last failed referendum. This must start at ground zero and be community driven.

All reasonable options or alternatives that come up during the assessment, evaluation and planning phase should be explored to a positive or negative conclusion, with an answer given to the public. The entire process should be open to the public and communicated across all media.

Always keep the Goals for Success, cost, quality, and quantity of the project in mind in searching for the best value to provide the best solution opportunities for the whole community.

The campaign process will be most successful when it is community driven. To get there the public must be engaged in a problem assessment and solving process with as large and diverse a group of participants as possible. The core of this is what we call the Advisory Task Force. The School Board and administrators need to be open to recommendations from the public Advisory Task Force that may be different from what they envisioned. We find it to very common that the priorities of the community served are slightly different from the School District leadership. Integrating these priorities, as long as they are supported by the Goals for Success and are financially sustainable, will lead to real solutions that will be supported by voting taxpayers.

The process begins with the identification of the central steering committee. This needs to be established as early in the process as possible. This group provides the leadership for the whole promotion that follows.

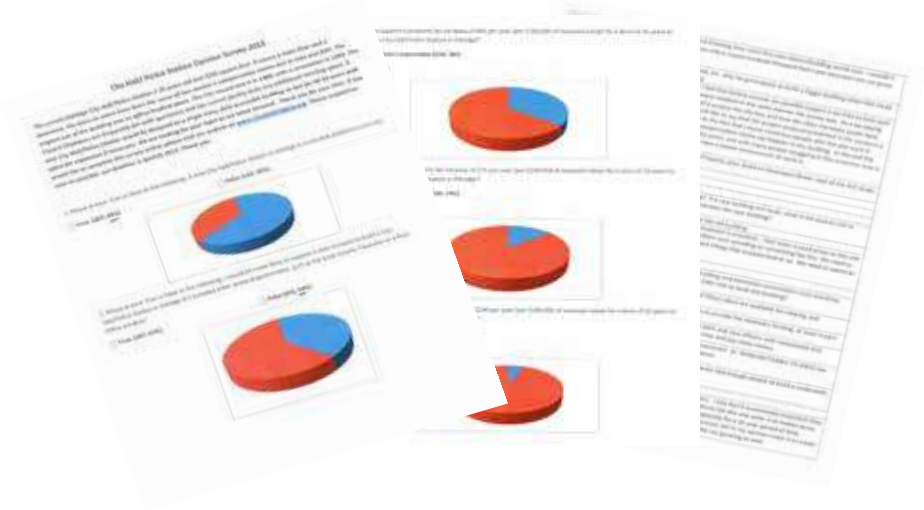
COORDINATE & IMPLEMENT COMMUNITY ENGAGEMENT PROCESS

The Design Process may begin in a Traditional manner or in a more interactive on-site Design Charrette process that FEH has developed and refined. The charrette involves bringing our Design Team to you and working directly in and with your community. While not appropriate for all projects, this approach has proven successful for many public clients and deserves consideration for your project. FEH continues to set the standards for this intense and interactive design workshop. We are successful at engaging large numbers of participants, listening to their ideas, studying them and evaluating options in a way that builds ownership by all those involved. The result is client and community confidence built by working side-by-side with the FEH architectural design team.

We will tailor the timeline to leverage other community events, issues and gatherings to maximize participation. The FEH team will facilitate and or participate in a way that is most appropriate to the specific need or event.

We engage supporters and opposing views in the process so that solutions are developed with all present using the Goals for Success as a guide. The outcomes are consensus based and compelling to the vast majority.

ENGAGEMENT AND SATISFACTION SURVEYS OF RESIDENTS



During the design process FEH has engaged the public through numerous avenues. Public input session and satisfaction surveys are just the start of how FEH works with the public to gain support and information for upcoming election questions.

An initial survey of voters is not about trying to determine if they would support a project and its cost. It is about determining the feelings your community has toward the school district, your mission and long term Goals for Success. What concerns do people have about the current situation and what opportunities do they see. This needs to be overcome as a part of the process. This is part of the assessment process that is completed before any solutions can be seriously proposed. We facilitate the process that defines the problems first.

The next time a survey is done is after the design workshop to gather the public response to the process and the solutions. We also get input on the level of support.

WORKING WITH STAKEHOLDER GROUPS

FEH starts every design project by engaging the client, interested stakeholders and the general public. Our first point of business is by creating a list of goals that we like to call the Goals for Success for the project. These are the goals that all persons involved can measure the project by from beginning to beyond completion. These are also set to help keep the project and all involved informed on what the project/client is striving to achieve. We continue to engage the public and all interested stakeholders throughout the bond/ referendum awareness campaign process.

Many times we find there are key individuals or groups that we meet with to discuss specific topics or funding sources. This is especially important if there are partnerships with other private or public agencies or if there is a specific donor or fund source. Sometimes we conduct mini design workshops with these groups to promote support and consensus. We can measure our success in this process when we engage participants in a way that they take ownership of a solution that becomes partly their idea.

ASSISTING WITH THE REFERENDUM PROCESS

When engaged by Districts to help facilitate a referendum process, we can provide whatever level of support is appropriate ranging from managing the entire campaign to simply providing our clients with a packet of information that we have cultivated over the years. It is our experience that our clients see higher success rates when FEH is involved it a higher level. We have a proven structured process for campaigns.

ASSISTING WITH THE REFERENDUM PROCESS (CONT.)

We also help many of our clients with the informational collateral needed to help get their message across. This includes web presence, images, brochures, posters and flyers. These are developed using data from the district and bond/financial consultants. These pieces come toward the end of the campaign and a clear consistent message is very important.

We find that public meetings are most successful when presented by community leaders. The architect, bond consultant and school superintendent present the facts of their aspects of the message. In some cases community members may make solo presentations. To support this we have provided presentation manuals and training tips for the presentation and the Q&A.

Our team can and does facilitate committee meetings to get members organized, on task and provide support.

During the campaign we provide templates for the canvass committee for surveys. The real goal during the campaign is to identify the supporters so you can count them, and get them to vote on the day of the election. We will help you identify needs to get the supporters to vote ranging from car rides to the poll site to babysitting if needed.

The logical steps of assessment, communication, public planning and more communication, if done appropriately, will make the actual 7-8 week referendum vote campaign a success. Our 7-8 week campaign structure is tailored to each client and project. It provides a roadmap for every volunteer group and keeps everyone on track.

CHARRETTE\SHAR-RET (fr: cart) n. an interactive process where on-site architects take community input and hand sketch designs based on your ideas. The goal is to discover what ideas work within the parameters you set for us before formal design work begins.

WORK PROCESS AND PHILOSOPHY

Our process is a very collaborative one that engages all levels of stakeholders and results in broadly supported design strategies and solutions. We tailor our process to our individual clients to fit their needs. We typically work with a small core committee, a larger advisory group and a much larger public and user stakeholder group which in your case could be the entire community. We start off by establishing with you what we call Goals for Success, a series of points that reinforce why you are doing this group of projects and how you will measure success five years after they are complete. From there, decision making criteria are developed, weighted and prioritized. You may have much of this completed and we would be able to reformat it as we take the work already completed and expand upon it.

We utilized on-site design workshops we call charrettes where we bring many of our team members to your location and essentially set up office in one of your buildings for two full days and work with all stakeholder groups the develop the best solutions for your facilities. These days are all open to the public the entire time and we gather input, test ideas, sketch options, cost out variations, evaluate, collaborate, look at current spaces, talk with city and school district staff, study variations, lay out furniture, consider technology and flexibility, work out circulation inside and out, identify pros and cons and facilitate community presentations all during the charrettes. Ultimately the participants decide on the best solutions and all take ownership in the outcome which always proves to be the most functional and appropriate.

PRELIMINARY SCHEMATIC DESIGN PROCESS

The Design Process may begin in a Traditional manner or in a more interactive Design Charrette process that FEH has developed and refined over a period of years. The charrette involves bringing our Design Team to you and working directly in and with your community. While not appropriate for all projects, this approach has proven successful for many public clients and deserves consideration for your project. A description of the process follows.

THE FEH DESIGN CHARRETTE

A unique service offered by FEH Associates is our well-refined Charrette Process. While others in our region try to copy our success, FEH continues to set the standards for this intense and interactive design workshop. The result is client and community confidence built by working side-by-side with the FEH architectural design team.

OUR DESIGN TEAM COMES TO YOU

As the French definition of charrette implies, we "cart" our design services to you. Our team of architects and landscape designers come and set up shop in your community. There we can focus all our attention on listening and responding to your suggestions. The flexibility of the charrette enables us to structure the workshop to meet your needs. Thus, input can come from your building committee or from the collective thoughts of your entire community.

We bring our tools, our creativity but no preconceived notions as we work with you.

Through the Charrette Process, concept moves to consensus. Along with creating a conceptual drawing in a short span of time, the Charrette creates awareness and enthusiasm not felt in a traditional client/architect relationship. This translates into a project which has a broad base of support, reflects the needs and desires of the community, and has built-in community ownership.

At FEH, we firmly believe our Design Charrettes are a major reason we have been so successful in developing community-based projects.

WE START BY ...

- Evaluating needs and priorities
- Defining the scope of the project
- Developing a building program that charts the specifics of the project
- Developing space requirements and other issues
- Conducting site visits

WE MOVE IN AND THE FUN BEGINS

We bring our design team to your community and begin a dynamic design workshop that draws input and ideas from all interested parties.

SITE PLANNING

Site development is the first step on the agenda. Whether there is one or many options, we work out as many scenarios as can be conceived.

BUILDING PLANNING

As the site concept begins to take shape, the building follows along. The design team is constantly consulting the written program for sizes of spaces and relationships of areas.

A CONCEPT EVOLVES

We explore the pros and cons of each configuration. User groups involved in the process express their ideas and begin to take ownership in the project. New configurations and concepts are continually put on display for public review and input.

STEPPING BACK

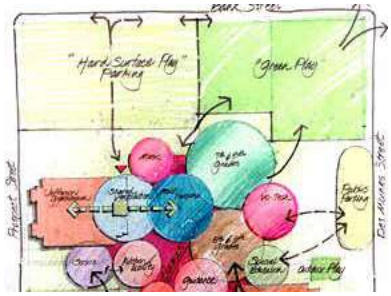
Periodically, everyone steps back, takes a deep breath, and reviews all drawings and progress to ensure it's headed in the right direction.

COMING TOGETHER

From a basic concept, ideas come together. Options are considered as a community effort takes shape.

A RUNNING START

By the end of the two or three-day charrette, the concept for your project will be clearly defined. With conceptual drawings in hand, we return to the office to develop and refine.



PRELIMINARY SCHEMATIC DESIGN PROCESS

THE CHARRETTE PROCESS

AHEAD OF TIME

- Do Our Homework

STEP ONE

- Site Analyses
- Circulation Issues
- Square Footage Requirements
- Site Development Concepts
- Formal Review

STEP TWO

- Bubble Diagrams
- Block Planning
- Floor Plan/Site Plan Relationships
- Formal Review

STEP THREE

- Conceptual Floor Plans
- Site Plan Refinements
- Site Amenities
- Building Massing Studies
- Exterior Elevation Sketches
- Formal Review

STEP FOUR

- Floor Plans
- Site Plans
- Sections
- Feature Sketches
- Formal Review

STEP FIVE

- Final Charrette Color Artwork!

PRELIMINARY SCHEMATIC DESIGN PROCESS

Each FEH Design Charrette concludes with an unveiling of a Character Sketch with an accompanying "roughed out" floor plan showing a possible look and feel of the proposed building.

FEH has added a 3D "fly-by" component to its final conceptual drawing allowing Charrette participants a virtual tour of the building's exterior. This unveiling is an exciting conclusion often met by a round of applause from people who feel they have had a hand in fulfilling a vision for the community.

Often the resulting Character Sketch at the conclusion of the Charrette will closely resemble the ultimate look of the completed building.

HOWE STUDENT CENTER | IOWA WESLEYAN COLLEGE | MOUNT PLEASANT, IOWA

MISSOURI VALLEY PUBLIC LIBRARY | MISSOURI VALLEY, IOWA

OAK VIEW BRANCH LIBRARY | SIOUXLAND LIBRARIES | SIOUX FALLS, SOUTH DAKOTA

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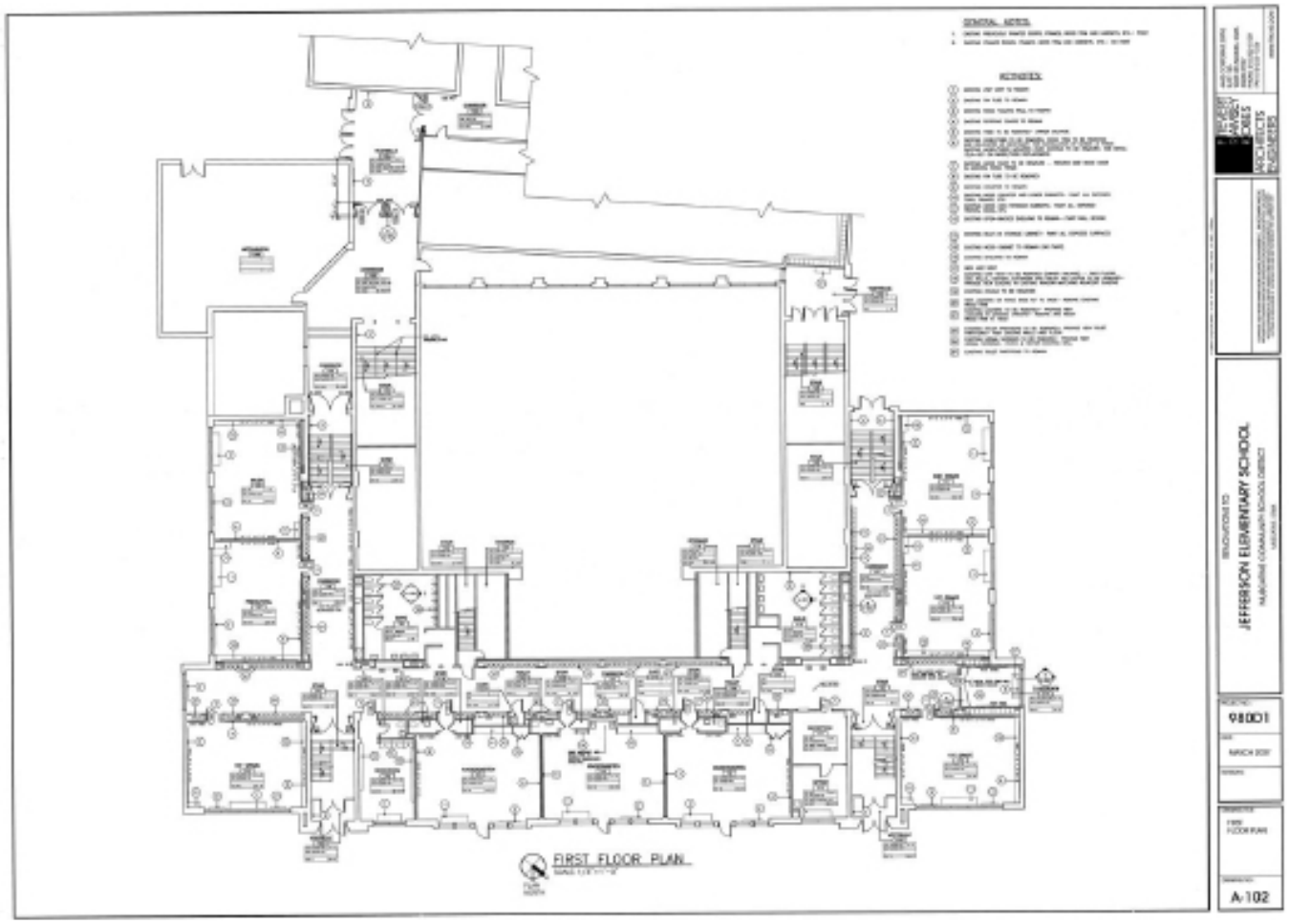
PROJECT EXPERIENCE



JEFFERSON ELEMENTARY | MUSCATINE COMMUNITY SCHOOL DISTRICT

Est. Completion Date:
August 2015

Cost of Construction:
Currently In Design

Size:
54,000 sf

Project Location:
Muscatine, Iowa

This building assessment was to review the existing Jefferson Elementary built in 1927 in Muscatine, Iowa. The purpose was to review the condition of the building envelope, architectural elements, code deficiencies, ADA and accessibility issues, structural conditions, mechanical/electrical/plumbing system conditions. Additionally the interior spaces were evaluated and compared to space requirements of current educational needs. The Design Team then created several potential building options including saving a portion of the existing building, saving all of the existing building, and removing the entire building to allow for a completely new elementary. This included generating pros and cons to each option for review by the school board, and an opinion of cost for each option. The Design Team then provided the School Board with a recommendation based on the assessment, project options, and probable cost.

Prior to being onsite, the Design Team submitted a comprehensive questionnaire that was distributed to all instructors, aids, administration staff, maintenance staff, and custodial staff. This was compiled during the onsite assessment and every questionnaire was incorporated into the assessment. During the onsite assessment, the Design Team met with every staff member, instructor, and aid to review the questionnaire and to develop additional questions and answers. The onsite assessment took two full days starting on October 11, 2012. The assessment report (184 pages) was completed and submitted to the School District on November 12, 2012.

HIGH SCHOOL RE-ROOF | EAST DUBUQUE UNIT SCHOOL DISTRICT #119

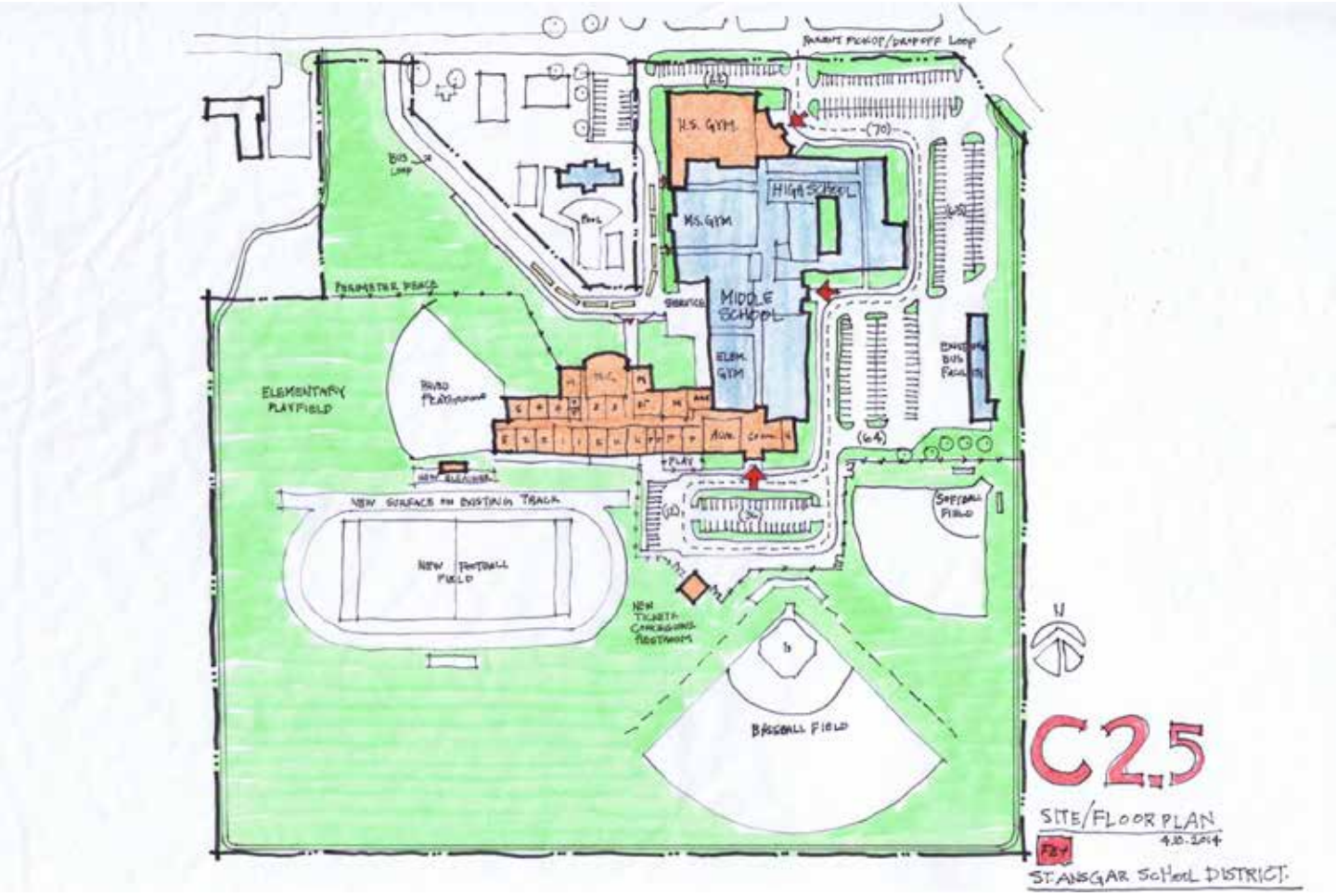
Est. Completion Date:
August 2012

Cost of Construction:
N/A

Size:

Project Location:
East Dubuque, Illinois

In 2012 FEH Associates developed design and bidding documents for the East Dubuque Unit School district for the replacement of the High School Gymnasium and Stage area. This sloped roof area has a variety of roof edge, parapet and equipment flashing conditions. The existing roof and some of the insulation was removed to provide appropriate drainage slopes. Sheet metal caps and flashing sections were replaced where needed. Insulation was increased to maximized energy efficiency and capture energy rebates for the project. Several bids were received for the project and it was completed during the summer season within the school district clients budget.



FACILITY ASSESSMENT & NEW ELEMENTARY BUILDING | ST.ANSGAR COMMUNITY SCHOOL DISTRICT

Completion Date:
August 2016

Cost of Construction:
$12,640,000

Size:
46,429 SF Elementary School
21,206 SF High School Gym

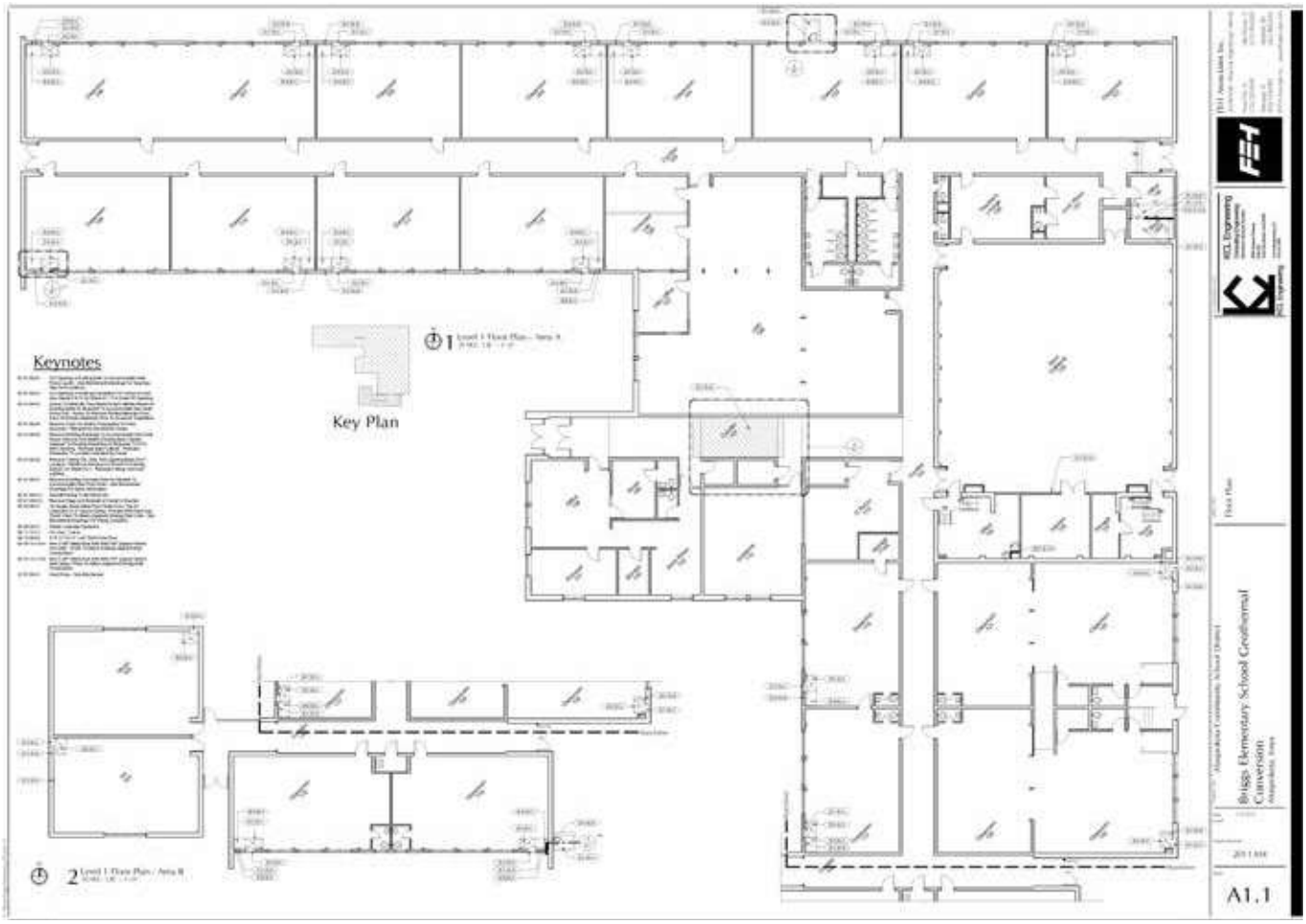
Project Location:
St. Ansgar, Iowa

FEH Associates in conjunction with KCL engineers conducted an assessment of the St. Ansgar Elementary school and portions of the Middle school/High school. The intent of the assessment and the report was to provide consultation on: the useful life span, energy efficiency, current conditions and level of code, maintenance and ADA violations.

On December 12, 2013 the Advisory Task Force met. They reviewed the Goals for Success, the Space needs and the draft facility assessment and they identified all the possible options they would like to have considered for study. Those options included: A. Renovate and expand the existing elementary school; B. Build a new free standing elementary school on the Grades 5-12 campus; C. Build a new elementary school connected to the existing middle school. The Advisory Task Force identified and weighted decision making criteria for evaluation of the options that were developed. A two day design workshop was held with an immersion of public input from the Advisory Task Force members and interested public.

This resulted in the development of multiple refined concepts for each of the final three options. An Advisory Task Force/Public meeting was held during the workshop January 8 and the group selected the preferred version of each option to study further. Budget Opinions were developed for all three options, plus two more versions requested, with a total project cost approach.

After the refined options were presented the Advisory Task Force recommended proceeding with option C2.2, build a new elementary school connected to the existing middle school, build a new High School gymnasium & finding an adaptive reuse solution for the existing elementary school.



BRIGGS ELEMENTARY | MAQUOKETA COMMUNITY SCHOOL DISTRICT

Completion Date:
August 2012 – Briggs Elementary
October 2013 – Middle and High School Studies

Cost of Construction:
Update for Project

Project Location:
Maquoketa, Iowa

Project Contact:
Chris Hoover Superintendent
563.652.4984

FEH Associates was hired to develop construction and bidding documents for the classroom renovations, new casework, lighting replacement and horizontal closed loop geothermal HVAC system for the existing Briggs Elementary school. Our scope included reviewing bids and make recommendation for contract award; assist with development of contract, review submittals and payment applications; observe construction progress for design compliance and schedule concerns; conduct substantial completion inspection and review punch list items remaining; assist with project closeout paperwork; coordinate with utilities to maximize rebates. The project came in under budget with the owner received a credit of $15,059.

FEH and KCL also completed similar studies for both the high school and middle school.

HEMPSTEAD HIGH SCHOOL | DUBUQUE COMMUNITY SCHOOL DISTRICT

Est. Completion Date:
2016

Est. Cost of Construction:
$29.8 Million

Size:
lower level: 14,413 sf
first floor: 157,742 sf
second floor: 52,979 sf

Project Location:
Dubuque, Iowa

The 2012-2016 addition and remodel of Hempstead High School includes several components. The remodel is substantial down to the building structure and will be accomplished in a sequenced manor while the school is occupied. The initial work will include a new parking area to offset some of the parking and playfields lost for expansion and contractor areas. The first sequence includes a new 715 seat auditorium, support spaces, music classrooms and support spaces, auxiliary gymnasium, athletic locker rooms, PE storage, concessions, school pride store, activities offices, co-enrollment nursing lab, and new activity and student entrances. Following that the old auditorium and music spaces can be removed to make room for a two story addition at the east housing administrative offices, classrooms, weight room, nurse areas, counselor area and a new and obvious day time entry that provides safe & secure access control as well as a new refreshed and identity for the high school.

The CTE area will be expanded and reconfigured to accommodate co-enrollment programming and additional storage. The existing east wing and north wing will be totally remodeled including: science labs, classrooms, business offices, main competition gymnasium, locker rooms, wrestling room, IT and staff training spaces. The additions and the remaining area of the building will receive a new vertical loop geothermal HVAC system. Sustainability strategies have been integrated into the project with life cycle costs and return on investment in mind.

FEH Associates also is providing services for the Information systems and furnishings design. The construction cost is estimated at $29.8 Million with a total project cost estimate of $32 Million. Due to the sequenced approach required the construction duration is May 2013 to October 2015 for the total project.

HEMPSTEAD HIGH SCHOOL

Completion Date:
2009

Cost of Construction:
$11,600,000

Size:
94,960 SF Renovation

Project Location:
Dubuque, Iowa

In July 2003, a local architecture firm completed a facility conditions assessment at Hempstead High School. The study was initiated in response to the Dubuque Community School District's desire to review the facility needs of the entire school. Team members reviewed the existing facilities and provided recommendations on utilization and needs.

The firm provided full architectural and engineering services for Phase 1 and Phase 2 renovations which were completed in August 2004 and December 2005 respectively.

Phases 3 and 4 were recently completed and, in addition to architectural and engineering services, construction management services were also provided. These phases consisted of a complete interior renovation of the main classroom wing. The project also included a small addition plus installation of windows on the second floor. Existing precast concrete panels will be removed to allow for the installation of these windows. Work was accomplished in approximately seven sequential stages over three summers and two school years. All areas not under renovation were fully occupied during the school year.

The interior renovation includes the removal of existing walls and finishes. All new CMU walls and finishes were installed including the use of glass block for some walls. All new mechanical and electrical systems were installed with the use of geothermal for heating and cooling. The stairwells and elevator were updated to meet current ADA requirements as well as all toilet facilities in the C-Wing.

Work accomplished by key team members while with another firm.

BELLEVUE HIGH SCHOOL

Completion Date:
December 2010

Cost of Construction:
$3,758,036

Size:
27,677 SF

Project Location:
Bellevue, Iowa

Architects worked with the Bellevue Community High School to accomplish the following goals:

- More contemporary image and identify for the exterior of the school, with a clearly defined entrance component to welcome guests.
- Add value to existing school. Focus dollars on the components that will provide the greatest return on investment.
- Enhanced public spaces for the students and community. Key components include the new Hall of Pride, Student Commons, Gymnasium, Locker Rooms and Stage.
- Improve safety and security at the building entry.

In response to these goals, full architectural, engineering and construction management services were provided for a new gymnasium which also includes a stage and locker facilities.

In addition to adding these spaces, the District also renovated the school's main entry and cafeteria/commons area as well as the High School administrative offices and the district offices. This new addition also connects the high school with the Fine Arts and Industrial Technology building. Improving environmental controls, security and safety.

Work accomplished by key team members while with another firm.

CENTRAL CITY COMMUNITY SCHOOL

Completion Date:
April 2015

Cost of Construction:
$1,663,047

Size:
N/A

Project Location:
Central City, Iowa

The Central City Community School District has a free standing multipurpose building adjacent to the school that is used by both community and students. There was a mezzanine used by the wresting team and it had a structural failure and was removed. FEH Associates was engaged through a Qualifications based selection process to study the building and look at solution options. Because of the significant community use of the building FEH recommended a public engagement process and facilitated the recruitment of an Advisory Task Force. At the initial meetings of the school board, facility committee and the public task force it became clear that there were many other District-wide facility needs. FEH Associates recommended a long range master planning effort be initiated. The school board agreed and we all took a step to look at the broader needs of the school district.

The process was initiated with the development of Goals for Success for the process and outcome that support the vision and mission of the district.

FEH was then engaged in a Phase 2 process to present final solutions to the community and stakeholders along with budget information. The district had a means for funding each project and we moved directly to the developing bidding documents and then construction for the prioritized projects which included reconstruct the track and field providing an eight lane hard surface track, press box, bleachers, restrooms, ticket and concessions structures, new transportation facility, air conditioning of the elementary school, stage lighting, curtain and acoustical improvements and a new preschool playground.

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TEAM MEMBER RESUMES

Bachelor of Arts in Architecture, Iowa State University, 1985

Bachelor of Architecture, Iowa State University, 1986

Licensed Architect: IL, IA, KS, SC, TN, WI
LEED AP

29 years of experience
4 year with FEH

Most projects listed were completed while working for another firm

KEVIN J. EIPPERLE AIA, LEED AP, PRINCIPAL

Kevin brings 29 years of professional experience in a large range of civil/educational/cultural projects. Kevin has a passion for delivering environments that promote success, with an expertise in new building facilities and additions, evaluations and renovations of existing buildings and in facilitating owner user groups in design meetings for long-range planning.

RELEVANT EXPERIENCE

St. Ansgar Community School District (St. Ansgar, Iowa) *Facility Assessment, New Elementary, High School Gym*
Maquoketa Middle School, Maquoketa Community School District (Maquoketa, Iowa) *Door Replacement, Study, HVAC Conversion*
East Dubuque Community School District (East Dubuque, Illinois) *10 Year Health/Life Safety, High School Locker Room Renovation, Locker Renovation, High School Renovation*
Hempstead High School, Dubuque Community School District (Dubuque, Iowa) *Multi phased Addition & Renovation Projects*
Bellevue Community School District (Bellevue, Iowa) *Study*
Bellevue High School, Bellevue Community School District (Bellevue, Iowa) *Science Labs & Wrestling Room*
Central City Community School District (Monticello, Iowa) *Campus Wide Facility Assessment, New track/field and Stadium, Transportation Center and Air Conditioning addition & Playground.*
Briggs Elementary School, Maquoketa Community School District (Maquoketa, Iowa) *Geothermal Conversion*
Monticello Community School District (Monticello, Iowa) *Facility Assessment*
Dubuque Community School District (Dubuque, Iowa) *Facility Study*
Eleanor Roosevelt Middle School, Dubuque Community School District (Dubuque, Iowa) *New Construction*
Irving Elementary School, Dubuque Community School District (Dubuque, Iowa) *Phased Additions*
Blackhawk Center/Oregon Park District, Oregon Park Community School District (Oregon, Illinois) *New Construction*
Byron Physical Education and Community Recreation Center, Byron Park Community School District (Byron, Illinois) *New Construction*
Dubuque Lutheran School (Dubuque, Iowa) *Classroom Renovation*

PROFESSIONAL/TECHNICAL ORGANIZATIONS

Member, American Institute of Architects, National, State and Local
National Council of Architectural Registration Boards
Past Board Member, Past President, American Institute of Architects, Iowa Chapter
Member, Council for Education Facility Planners International
Past Member, Iowa State University Architecture Advisory Council

COMMUNITY INVOLVEMENT

Founding Member - DMASWA, Green Vision Education Program
Past Co-Chair, AIA Sustainable Design Assessment Team for Dubuque Technical Committee
Facilitator, Dubuque Community School Business Partnership with Table Mound School
Past Faculty Member, University of Dubuque for Kids (an enrichment program for gifted students)
Past At Large Architect, Past President, Past Member, City of Dubuque Historic Preservation Commission
Member, National Trust for Historic Preservation
Board of Education, Dubuque Lutheran Schools
President, BSA NE Iowa Boy Scout Executive Council
Past Member, Sign Ordinance Review Advisory Committee, City of Dubuque
Past Committee Chair, Envision 2010 America's River Phase II
Board Member, Foundation for Dubuque Community Public Schools
Drafted City Ordinance for Solar Thermal Systems in Dubuque, Iowa
Helped Create Local and National Certification Course Work for Solar Thermal Installations

Bachelor of Arts in Architecture
Iowa State University

Bachelor of Arts in Computer Science, Clarke College 1996

Associate AIA

32 years of experience
4 years with FEH

GARY SCHULTE ASSOC. AIA, LEED AP

Gary has been involved in a variety of projects. As a project architect his responsibilities have included team management for education, health care, public safety, and government projects. His technical skills are always a benefit on every project on which he works. Gary has a Bachelor of Arts in Architecture from Iowa State University and a Bachelor of Arts in Computer Science from Clarke College. He is a LEED Accredited Professional by the U.S. Green Building Council.

RELEVANT EXPERIENCE

Central City Community School District (Monticello, Iowa) *Campus Wide Facility Assessment, New track/field and Stadium, Transportation Center and Air Conditioning addition & Playground.*
St. Ansgar Community School District (St. Ansgar, Iowa) *Facility Assessment, New Elementary, High School Gym*
East Dubuque Community School District (East Dubuque, Illinois) *10 Year Health/Life Safety, High School Locker Room Renovation, Locker Renovation, High School Renovation*
Hempstead High School, Dubuque Community School District (Dubuque, Iowa) *Multi phased Addition & Renovation Projects*
Bellevue Community School District (Bellevue, Iowa) *Study*
Bellevue High School, Bellevue Community School District (Bellevue, Iowa) *Science Labs & Wrestling Room*
Hempstead High School (Dubuque, Iowa) *Phase 1 Renovation, Phase 2 Renovation and Addition, and Total Facility Study**
Bellevue Community School District, Middle School (Bellevue, Iowa) *Addition of Five Classrooms to an Existing Middle School**
Monticello Community School District (Monticello, Iowa) *Facility Assessment*
Sycamore High School (Sycamore, Illinois) *Addition/Renovation to High School**
East Dubuque School (East Dubuque, Illinois) *Window Replacement and Science Lab Remodel**
Byron Community Schools (Byron, Illinois) *Additions to Existing Schools, including a Technology Center, a Physical Education Facility, and a New Elementary School: Mary Morgan Elementary School**
Mount Mercy College, Busse Library/Resource Center (Cedar Rapids, Iowa) *New Library in an Existing Building**
Southeastern Community College (Keokuk and West Burlington, Iowa) *Building Renovations at Both Campuses**
Northeast Iowa Community College (Peosta, Iowa) *Miscellaneous Renovations Projects**

PROFESSIONAL/TECHNICAL ORGANIZATIONS

Associate Member, American Institute of Architects (AIA), Iowa Chapter
National Trust for Historic Preservation
Arbor Day Foundation
Iowa State University Alumni

COMMUNITY INVOLVEMENT

Architecture and Engineering Boy Scout Explorer Program
Bellevue Golf Club
Proudly Accessible Dubuque

Most projects listed were completed while working for another firm

Bachelor of Architecture, Iowa State University, 2003
Study Abroad Program, Rome 2002

Registered Architect: IA
LEED Accredited Professional, emphasis Building Design & Construction

12 years of experience
4 year with FEH

CHRISTINA E. MONK AIA, LEED AP BD+C

Christina brings an emphasis in a project delivery role with expertise in education, community, and library building types, both new construction and renovations. She's knowledgeable in sustainable design techniques, the LEED certification process and building codes. She provides 3D project visualization throughout the design process. She has the ability to complete projects of various scales on time in a collaborative work environment.

RELEVANT EXPERIENCE

St. Ansgar Community School District (St. Ansgar, Iowa) *Facility Assessment, New Elementary, High School Gym*
Maquoketa Middle School, Maquoketa Community School District (Maquoketa, Iowa) *Door Replacement, Study, HVAC Conversion*
Hempstead High School, Dubuque Community School District (Dubuque, Iowa) *Multi phased Addition & Renovation Projects*
Briggs Elementary School, Maquoketa Community School District (Maquoketa, Iowa) *Geothermal Conversion*
Hempstead High School (Dubuque, Iowa) *Phases 1-4 Renovation and Addition*
Dubuque Senior High School (Dubuque, Iowa) *Study*
Eleanor Roosevelt Middle School (Dubuque, Iowa) *New Construction*
Irving Elementary School (Dubuque, Iowa)
Kennedy Elementary School (Dubuque, Iowa)
River Ridge High School (River Ridge, Illinois)
Bettendorf High School (Bettendorf, Iowa)
Williams Middle School (Davenport, Iowa) Climate and Control Renovations
Walcott Elementary School (Walcott, Iowa) *Music Addition, gymnasium, climate renovations*
Northwestern College (Orange City, Iowa) *Learning Commons*
Central College Kuyper Hall of Honor (Pella, Iowa) *Renovation*

PROFESSIONAL/TECHNICAL ORGANIZATIONS

American Institute of Architects
National Trust for Historic Preservation
Junior Chamber International - Iowa
GBCI - Member

COMMUNITY INVOLVEMENT

Dubuque Farmer's Market Committee Consumer Advocate
Toys for Tots Co-coordinator - Dubuque
Dubuque Community Schools Student Mentor
Green Vision Education Program Associate

most projects listed were completed while working for another firm

Master of Science
Structural Engineering
University of Texas at
Austin 2002

Bachelor of Science
Civil & Environmental
Engineering
(Structural Emphasis)
Marquette University 2001
(Magna Cum Laude)

11 Years Experience
3 years with FEH

BRYAN BLAIR SE, LEED AP

Bryan draws from a depth of experience and education, working collaboratively with all members of a project team to deliver an effective, economical, and constructible structural design in a timely manner. Experience with educational, library, and institutional building types as well as knowledge of sustainable design practices allows Bryan to provide constructive input starting at an early stage in building design, often resulting in a more streamlined and integrated design. Bryan also is adept at working with contractors in the event of an issue arising during the construction phase to provide cost-effective solutions that can help reduce construction delays.

RELEVANT EXPERIENCE

St. Ansgar Community School District (St. Ansgar, Iowa) *Facility Assessment, New Elementary, High School Gym*
Maquoketa Middle School, Maquoketa Community School District (Maquoketa, Iowa) *Door Replacement, Study, HVAC Conversion*
East Dubuque Community School District (East Dubuque, Illinois) *10 Year Health/Life Safety, High School Locker Room Renovation, Locker Renovation, High School Renovation*
Hempstead High School, Dubuque Community School District (Dubuque, Iowa) *Multi phased Addition & Renovation Projects*
Bellevue Community School District (Bellevue, Iowa) *Study*
Bellevue High School, Bellevue Community School District (Bellevue, Iowa) *Science Labs & Wrestling Room*
Central City Community School District (Monticello, Iowa) *Campus Wide Facility Assessment, New track/field and Stadium, Transportation Center and Air Conditioning addition & Playground.*
Briggs Elementary School, Maquoketa Community School District (Maquoketa, Iowa) *Geothermal Conversion*
Monticello Community School District (Monticello, Iowa) *Facility Assessment*
Williams Middle School (Davenport, Iowa) *Climate and Control Renovations*

PROFESSIONAL / TECHNICAL ORGANIZATIONS

Licensed Professional Engineer in the State of Iowa
NCEES Record Holder/Model Law Structural Engineer (in application process)

COMMUNITY INVOLVEMENT

Learning for Life volunteer
Exploring Program – post advisor/post committee chairman

4

COST FOR SERVICES

BREAKOUT OF THE COST FOR THE SERVICES

Phase 1 – Facility Assessment, Public Input, space needs evaluation, Design workshops, plan selection

Facility Condition Assessment – It is possible that an assessment has recently been completed for some portions of the scope and this effort may not be required. If it is needed then our team will review the building and it's components on a general basis to identify code, maintenance and ADA needs. We will provide a summary of items and costs that can be used for a project or future maintenance budgeting. **Fee $2,500**

Space Needs Evaluation – we intend to do a comparison of existing spaces, national standards and specific space needs for PDC Schools working with administrators to identify space needs required for delivering the curriculum. Projected enrollments will be reviewed. **Fee $2,000**

Public Input – Facilitate meetings of the core committee and a public advisory task force as well as open public meetings. Facilitate a community survey and other media communication. **Fee $8,200**

On-site Design Workshop/Charrette – Two day public workshop to test and evaluate all options, generate concept design and associated budgets. Outcome will be a recommendation from the public to the school Board for a plan and budget. **Fee $9,600**

Phase 2 – Informational campaign, survey, funding strategies, referendum campaign facilitation -OPTIONAL

Informational Campaign – publish reports of above work, post on social media and websites, make public presentations, give tours. **Fee Hourly as requested expected range of $3,500**

Funding Strategies – FEH monitors funding opportunities for projects from grants to credits. We will provide support for grant writing and public-private-partnership development. **Fee Hourly as requested**

Referendum Campaign Facilitation – FEH assists many of our public clients with referendum and fundraising campaigns. We have a standard process for timeline, committee structure, presentations, canvassing, etc. **Fee 7,200**

www.fehassociates.com