

17 July 2015

Ms. Stephanie Reinhardt, Clerk
City of Sturgeon Bay
Sturgeon Bay, WI
421 Michigan Street
Sturgeon Bay, WI 54235

Dear Ms. Reinhardt,

We are pleased to present the enclosed proposal to the City of Sturgeon Bay for the Development of the City of Sturgeon Bay Grain Elevator Site. We would like to thank the City of Sturgeon Bay and Marty Olejniczak for support provided during the preparation of this proposal.

This proposal is being submitted on behalf of project principals Dan Collins and Laurel Hauser. It is envisioned that these principals may assign interest in this project to a yet-to-be-formed entity, Sawyer Granary, Inc., which may apply for non-profit status.

We would welcome the opportunity to meet with the appropriate staff to discuss the contents enclosed as we are amenable to changes that the City may find beneficial.

If you have any questions about this proposal, please do not hesitate to contact us.

Sincerely,

Dan Collins P.E.
danjcollins@earthilink.net
Project Principal

Laurel Duffin Hauser
lduffinhauser@gmail.com
Project Principal

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Photograph by Jeremy Popelka

Introduction

The following proposal envisions a public and private partnership that works to repurpose the Teweles and Brandeis Granary making it once more an economic and iconic center of Sturgeon Bay. Under this proposal, a repurposed Granary would be a magnet for vibrant community activity (entrepreneurial and recreational) and create a new “Granary District” or “Granary Neighborhood” in Sturgeon Bay.

In exploring possible uses for the Granary, we recognized the need for information from a professional and respected architect and builder. Was it feasible to repurpose a 1901 structure built for a specific use? We began with the belief that sound input from professionals in the field would inform dialogue and might inspire ideas beyond those presented here. With the help of investors, we hired The Kubala Washatko Architects (TKWA), an award-winning firm of Cedarburg, to provide the enclosed renderings. Middleton Consulting and Contracting (MCC) were retained for cost estimates based on the renderings.

The enclosed renderings and cost estimates are not meant to represent a finished or final design product. It is our hope that the ultimate design will incorporate 1.) the needs of the city (items such as public restrooms and housing for electrical equipment, for example); 2.) the wishes of neighbors and citizens already expressed at recent forums—items such as bike or kayak rentals; and 3.) the wishes of neighbors and citizens not yet expressed but to be actively solicited. At the end of this proposal, we’ve included an example of a repurposed historic structure by project consultant Fix Development in Milwaukee (the Clock Shadow Building in the Walker’s Point Neighborhood) and website references for viable repurposed structures in Alexandria, VA and San Francisco, WA. These are models whereby the retention of historic buildings leads to economic revitalization and a strengthened sense of community identity.

Built elements can positively affect the fabric of a community for generations to come. This proposal seeks to offer a contemplative mode of building that respects Sturgeon Bay’s unique

history, the laws of the State regarding public benefit, and the desires of the Sturgeon Bay community.

Working Values and Assumptions

History:

Historic Preservation of this building is a central component of our proposal for the development of this site. Prior to a thoughtful development, it is important to note and understand the history of this structure and site, the people that used it and its relationship to the City's economy.

The Teweles and Brandeis Granary was built in 1901 and is the last extant granary in Sturgeon Bay. It is one of the few remaining symbols of the community's collective agricultural past and an iconic fixture on Sturgeon Bay's working waterfront. In the late 1800s, Sturgeon Bay's bustling commercial waterfront included multiple granaries along with warehouses, refrigerators, and mills. Their construction coincided with two regionally important events: the completion of the Sturgeon Bay Shipping Canal in 1879 which directly linked Sturgeon Bay to Lake Michigan, and the laying of the Ahnapee & Western Railway in the early 1890s that linked Sturgeon Bay to the Midwest and beyond.

Because of the granaries and other structures, farmers' products could be received and loaded onto boats and train cars for shipment to larger markets. This was particularly important in Door County where the interplay of ice, water and rocks made eking out a living as a farmer extremely difficult. Farmers had to be innovative and adaptable and a grain elevator that could store wagonloads of peas, oats, beans and rye and offer them to world markets by ship or rail was a boon. If you lived anywhere near Sturgeon Bay and your occupation was teamster, ship captain, railman, banker, farmer or cannery worker, you knew the Teweles & Brandeis Elevator.

The Teweles & Brandeis Elevator was part of a family business that spanned sixty years and three generations. The grandfather and founder, Moses Teweles, arrived from Prague and established a seed warehouse and farm produce business in Sturgeon Bay in the 1880s. His brother Ludwig founded the famed Teweles Seed Co. of Milwaukee and his son-in-law, Isidor Brandeis, was a leader in Sturgeon Bay civic affairs and ran the Granary, along with his son, Stanley, for decades.

The Teweles and Brandeis Granary stands 75 feet tall and consists of 10x10-foot bins, each thirty feet high, laid out on a 4x5 grid (a footprint of 40x50 feet), with a ground floor below and head-house above. Each bin has a "cribbed" construction with 2x4 or 2x6 lumber stacked throughout the height of the bin, laid flat and spiked, plus diagonal bracing to handle the very heavy lateral loads. It was a source of pride for the Door County community for its ability to support the efficient cleaning, storage and dispersal of nineteen marketable agricultural products at one time, products like wheat, rye, oats, barley, peas, wool, hides, etc. In later years it added other items

such as potatoes, flour and seed to its stock. Many of the mechanism used for operation remain in working order.

For decades, the Teweles & Brandeis Market Report provided the “buy and sell” prices for agricultural products produced in and around Sturgeon Bay. Farmers would rush their harvest to the Granary. Early delivery ensured a better price for one’s goods. The Granary mostly bought in the fall and sold in the spring and its steel-clad skin kept stored products dry. Called the “Granary Exchange,” it was also a pre-internet information exchange, a place where the farming community met to share and exchange the ideas of the day. One can only imagine the conversations that took place while wagons were unloaded.

Teweles & Brandeis seemed to take pride in keeping the Granary modern and efficient. It was considered very “high tech” for its time. The structure was freshly painted every few years. (It was once an eye-catching red.) A series of newer, higher horsepower gasoline engines were installed. Automatic scales were added. New warehouses were built. The railroad spur was continually improved and made more robust. A newer and faster fanning mill replaced the first. A feed grinding machine was added. The dock was extended, and a longer channel dredged for the ships that docked at the Granary. The Granary’s foundation was also strengthened. The July 31, 1909 Door County Democrat states: “Work is progressing on the concrete foundation being placed under the Teweles & Brandeis elevator. The piles were cut off sixteen inches below the water mark and timbers 8x16 placed on top of the piles, and from this the concrete work was started. When completed the foundation is one that should last for an indefinite length of time...” In summer 1913, Old Glory was raised in the peak of the Granary - “this being the highest point from which a flag flew.”

Improvements continued into the 1930s. Months after Isidor Brandeis’ death in 1935, his son Stanley installed a new feed grinding outfit so that feed could be custom ground on short notice every weekday.

The Granary survived its second fire in 1944 when nearby warehouses were lost and then promptly rebuilt of cement block. The Granary left family ownership in 1953 when Stanley Brandeis sold it to the Door County Co-Op. A newspaper article reported the historic event: “Thus ends the long life of a business which originated in this community and through the course of years firmly established itself in the minds of people throughout Door County.” The Door County Co-Op continued to operate the Granary into the 1960s. Since then, it has been unused.

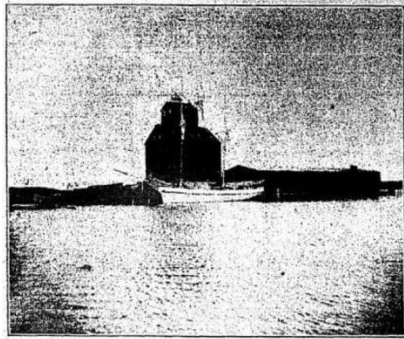


COL. TONY LEHMAN whopped it up in week-long promotion. Items donated by localists stole at the West Side Prosperity Days auction Saturday. A large crowd was on hand for the wind-up of the West side merchants were auctioned off and purchased by "Prosperity Bucks."

Wooden elevators of this type are now scarce. Many were lost to fires caused by exploding grain dust, neglect or rising waterfront real estate values. The Sturgeon Bay Granary has survived

many threats over the years and recently received a passing grade in a structural analysis. It now is mustering all of its 125,000 board feet to remain an icon on Sturgeon Bay's re-envisioned westside waterfront. Despite loss of the rail line that once adjoined it and the warehouses that once served it, its setting along a still-working downtown commercial dock and shipping channel gives it enough context to tell its compelling story. Its presence is an impressive reminder of Sturgeon Bay's past and an inspiration for its future.

Door County Democrat Oct 22 1904



April 10 2015



Historic Preservation Nomination

The Teweles and Brandeis Granary has been notified that it would meet eligibility criteria to be considered for listing in the State and National Register of Historic Places. It would meet Criterion A—locally significant to the history of agriculture and commerce of the region. Full nomination will be sought in coming months. A copy of the letter from the Wisconsin Historical Society regarding nomination is attached as an addendum.

Public Trust Doctrine:

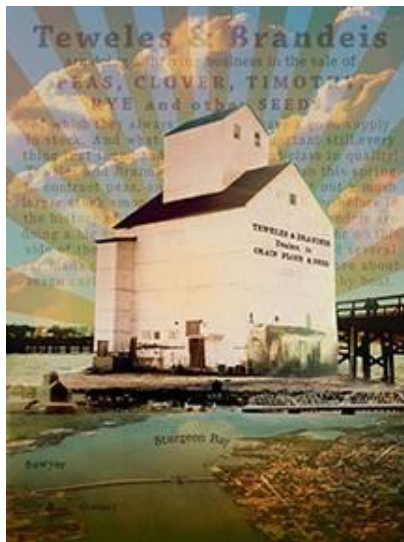
As the Granary was originally built on a filled dock, this proposal assumes that it is within the Ordinary High Water Mark (OHWM) and therefore owned by the people of Wisconsin. All future uses must comply with Wisconsin's Public Trust Doctrine.

Art:

Door County and the City of Sturgeon Bay are enlivened, enthused and enriched both morally and economically by the arts. A recent show at Popelka Trenchard Glass in Sturgeon Bay is one example of an ongoing artistic dialog about the future of the Granary site.

The art community is a key creative voice in our proposal. Local artist Stephanie Trenchard has discussed the value of the “expressive engagement” of the Sturgeon Bay community, and artists can help translate, guide and advocate for community visions throughout the design and development of the Granary site.

We envision the art community being actively involved from the start in the design and development of this public space and will seek artists on the consultative team to help enable the design and implementation of the embodied concepts.



"Granary," 2015,
Printed Poster,
by Niki Kaftan

Vision for Repurposing the Granary

It is our goal that the Granary be used for public benefit--both by bringing people to the site for recreational uses and by attracting new businesses and residences to neighboring locations. This goal could be accomplished through Vision 1 below which outlines use of the ground floor.

Vision 2 expands the concept of Vision 1 through a repurposed Granary by suggesting a future use for the second, third and fourth floors. Depending on analysis and budget figures from builders and architects, Vision 1 could stand-alone and represent a complete project. Or, it could be seen as “Phase 1” of Vision 2.

Vision 1: Public Space

The lower level of the structure would be open to the public for picnics, weddings, speakers, small concerts, markets, etc. It might also provide covered space for a community bike rental, skate rental, kayak rental, or act as a rest stop on the Ice Age Trail. For these uses, the sides would be removed and the beams exposed. This would allow those walking or driving past a view of the water beyond. Interpretive signage would explain how the granary worked and what its historic significance was to Door County. A transparent ceiling might allow the public to see the workings of the Granary from below.

Possible work to achieve Vision 1 might include structural stabilization, re-roofing, cleaning, raising the first floor finished floor height out of the floodplain, removing the siding on the bottom level and activating the site for the uses stated above as well as making public restrooms available. No access to upper floors would be contemplated, and so no elevator would be built in this phase.

Approximate cost estimate for Vision 1 based on figures provided by Middleton Consulting and Contracting (MCC): \$442,654.

Vision 2: Public Meeting Space, Co-Working Space/Incubator and Conference Room (includes all items in Vision 1 above)

In this vision, the lower level would be used as described in the examples above but upper floors would be created to house private and shared working spaces. These spaces would be rented out at attractive rates and run as an incubator for “intellectual” businesses—writers, software developers, graphic designers, architects, non-profit organizations. Three floors of 2,000 sq. ft. each could be divided into a variety of space options. Some examples include 10 x 20 sq. ft. private offices, each within a grain bin, and areas for smaller workstations/carrels. Space would be allocated on each floor for restrooms and shared amenities such as a small conference table and copy machine. In this scenario, the top level (5th) of the Granary would house a larger conference space (open for use by the public) with coffee-making area and state-of-the-art technology equipment. Access to upper floors and the headhouse viewing area would be via an interior staircase, an exterior staircase and an elevator.

Cost estimate for Vision 2 if built after Vision 1 is an incremental amount of approximately \$1,696,620 based on figures provided by MCC: If Vision 1 is not elected the total cost for Vision two is \$2,139,274 per the attached MCC analysis.

Public Private Partnership

Implementation of Vision 1 or 2 above would be realized through a partnership between the City and a yet-to-be-formed non-profit organization called here Sawyer Granary, Inc. and/or a limited liability venture with social investors. This partnership could take many different forms, the specifics of which would be worked out as the process unfolds. The following ideas are meant to present options and encourage discussion.

Funding of Vision 1 above is proposed as 40 % from the City of Sturgeon Bay, 40% from grants that relate to approved coastal developments, historic preservation and community development sources and 20% from private donations.

The incremental funding of Vision 2 would potentially take the form of a yet to be formed LLC, that would attract socially engaged investors seeking a low risk means of investing in Sturgeon Bay with a reasonable likelihood that principle investments are returned. Conversations with individuals from this investment community have occurred to develop the concepts in this proposal.

Sawyer Granary Inc. provides:

- 2000 sq. ft. covered outdoors space under the first floor available to the public for restrooms, weddings, reunions, markets, picnics, bike rental, etc.;
- 6000 - 8000 square feet of rentable space under roof for use by functions permitted under the Public Trust Doctrine;
- Job creation. Preliminary conversations with potential job producing tenants for the space have occurred. Potential tenants include artists, writers, graphic designers, technology developers and non-profit and educational agencies. Also included in these conversations is a Milwaukee-based brewer seeking to potentially reuse the grain bins in a functional way in the brewing process for once again storing grain. A basic, small foot print brewing tenant is expected to produce 3.5 full-time year round jobs and require approximately 1000 square feet.
- Management and everyday oversight of incubator rental, bike rental, event bookings, etc.
- The potential for splitting off the Maple street fronted commercial portion of the parcel, currently unused by this proposal, for a separate economic development. Alternately, with City approvals, the Sawyer Granary Inc. could elect to develop a second facility, yet

to be defined, on the Maple street fronted portion of the parcel (for example the aforementioned brewing operating).

- The possible siting of TIF district amenities which could be special neighborhood conveniences (examples: food truck, meeting space) or functional needs of the district (examples: utility sub-stations or utility access).

City Provides:

- A lease to occupy and develop the property provided to Sawyer Granary, Inc. for an agreed period of years, for one dollar per year. The lease period would be sufficient to justify the contemplated improvements, but would allow the City long term retention, for example 49 years.
- The utilities (electric, water, gas, sewer) up to the service entrance of the building, parking, plowing services;
- \$150,000 as public restroom offset for the currently contemplated public restroom project (amount to be negotiated as a part of the 40% contribution described above);
- Security, insurance and maintenance

Architectural Concept Renderings

Our proposal embraces the Granary as a symbol of our community's agricultural and working waterfront, past and present.

We envision a lively waterfront with a newly repurposed Granary that retains the best of its iconic self, and provides vibrant new community use. The Granary that once anchored the working waterfront, connecting ships to trains and farms to markets, will again anchor the modern working and public waterfront and be a hub for the community.

Outside, we retain the Granary's scale and memorable presence on the waterfront, and its straightforward style. Windows are added to bring in light and enliven the structure. New steel cladding and roofing will bring life to the building. The ground floor, raised out of the floodplain, is opened up for ground-level views through to the waterfront and maximum public use. The interior space on upper floors is day-lit, functional, and unique, within the 10x10' grid of the grain bins. An interior stair set provides access to a topmost new floor (gabled), and to the headhouse.

External stairs and an elevator also provide access to upper floors. These are housed in a slender and transparent annex that may also house public restrooms and other infrastructure items.

Architectural renderings were prepared by The Kubala Washatko Architects, Inc., a holistic architecture firm based near Milwaukee, Wisconsin. TKWA embraces a design philosophy of wholeness, where the built environment supports and enhances both human activity and natural living systems. The ideas of sustainability/green design and historic preservation are a natural extension of wholeness-based thinking and are integrated into every studio project.



TK
WA
THE KUBALA WASHATKO
ARCHITECTS, INC.
1801 N817 Wisconsin Avenue
Oscarburg, WI 53012
262-377-8039

The Granary - Perspective from South
Sturgeon Bay, WI

DATE:
6.25.2015

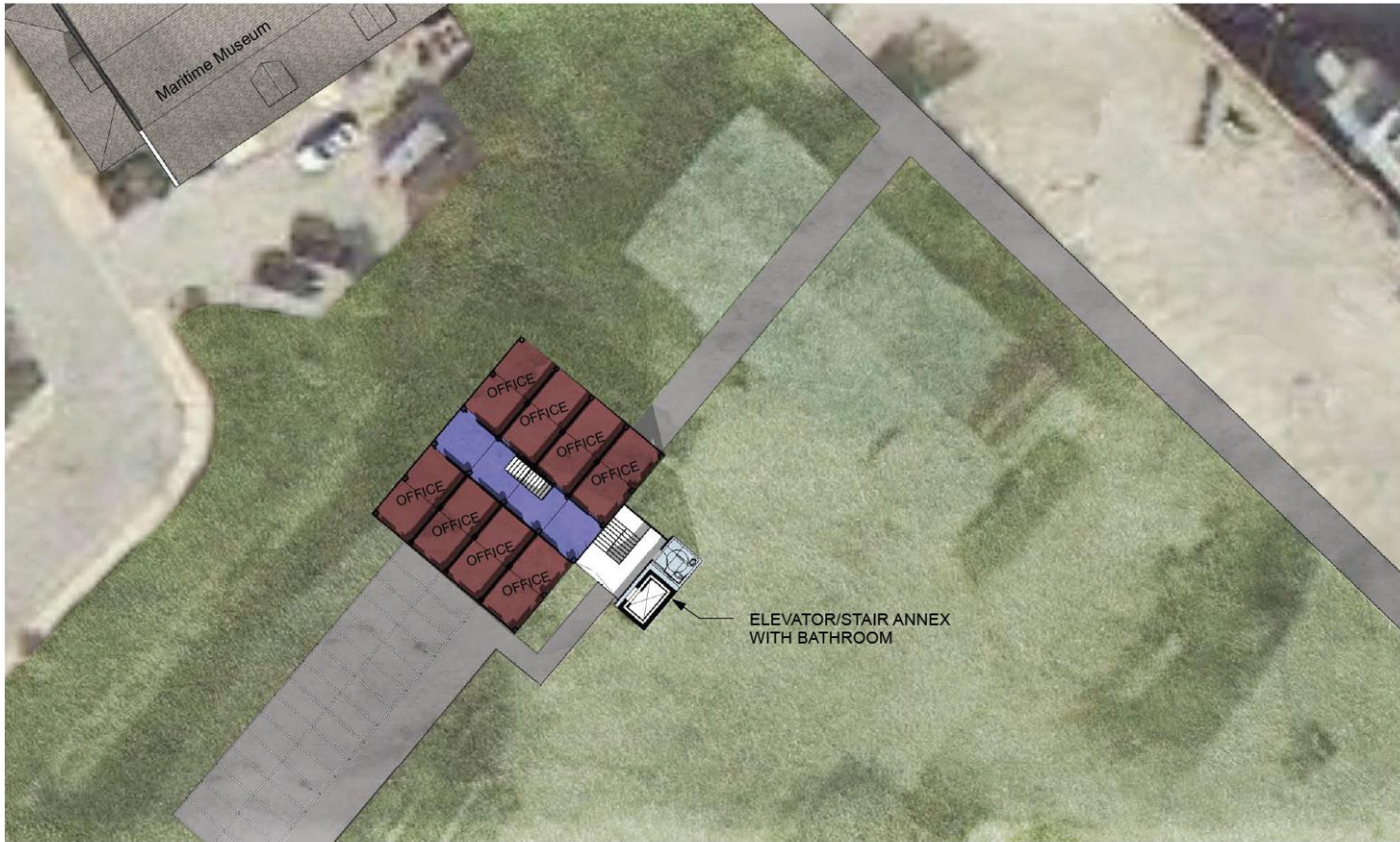


TK
WA
THE KUBALA WASHATKO
ARCHITECTS, INC.
101 N 817 Main Street
Cedarburg, WI 53012
262-377-6039

The Granary - Perspective from West
Sturgeon Bay, WI

DATE:
6.25.2015





TK
WA
THE KUBALA WASHATKO
ARCHITECTS, INC.
1611 1st Avenue
Cedarburg, WI 53012
262-377-6039

The Granary - Conceptual Plan - 2nd to 4th Floor
Sturgeon Bay, WI



DATE:
6.25.2015

Appendices:

Fix Development:

The Clock Shadow Building development is offered as the type of project successfully deployed by this project's consultative partner, Fix Development. For more information see their web site at <http://www.fixdevelopment.com/>



Clock Shadow Building

Clock Shadow Building, located at 130 W. Bruce St. in Milwaukee's Historic Walker's Point, is perhaps the most recognized of Fix Development's projects. It is a ground breaking, sustainable building that encompassed all aspects of Fix's development definitions and set a community standard for green development. It also challenged Fix Development founder, Juli Kaufmann, to use every ounce of her unique ability to bring people together around a community-changing project. The end result was a building that captured national attention for its design and sustainable technologies, quadruple bottom line success, unique financing package, and community-focused tenants.

Goals for the project and building included:

- Create a project that provides long-term financial returns for investors while remaining affordable for the building occupants.
- Create a commercial building project that is not just "green," but radical green in its approach to sustainability, to ensure a positive impact on the environment by striving for criteria defined by the [Living Building Challenge](#).
- Create a community of tenants in the building who provide enrichment to the surrounding neighborhood and the larger community of Milwaukee.
- Ensure both the building architecture and nature of its tenants are culturally complimentary to the fabric of the local neighborhood.

The finished project features sustainable technologies, tenants committed to the community, social investors, and partnerships designed to catalyze business growth in the neighborhood.

Economic Development/Economic Stability

Construction of Clock Shadow Building was financed almost entirely by social investors who were interested in funding projects that benefit the community and the environment, while also ensuring a reasonable financial return on their investment. In Clock Shadow Building they saw a \$7 million project that would enhance and sustain Milwaukee's culture, protect the environment, stimulate economic development, and ensure the health and well-being of Milwaukee residents, while simultaneously remaining affordable for the building occupants.

Physical Development/Environmental Stewardship

Clock Shadow Building, a four-story commercial building of approximately 30,000 square feet, was designed and built by a project development team that understood the building's goals and were willing to take a creative approach to push the envelope for sustainable design. To that end, they eliminated an environmentally contaminated brownfield and gave the community a vibrant building. Highlights of the building include:

Community Development/Social Equity/Cultural Continuity

The tenants in the Clock Shadow Building are a unique combination of a health collective comprised of three non-profit organizations committed to improving the health and wellness of the community, entrepreneurs providing the community with its first urban cheese production facility and retail outlet and serving as an incubator for new businesses, and established businesses aligned with the building's commitment to the community. Most of the tenants also are sources of employment for the Walker's Point neighborhood.

The majority of the building materials for the building were sourced regionally and selected to honor the cultural landscape of the neighborhood. The building also features a rooftop garden that provides tenants and clients with access to fresh produce, a learning lab for gardening, and peaceful respite space. In addition, local artists created all of the building's signs, artwork and decorative enhancements.

Additional reference models

Additional references for repurposed structures and collaborative work space models:

www.torpedofactory.org

www.sfgrotto.org

Granary Renovation Cost Estimate Descriptions:

The following cost estimates were provided by Middleton Consulting and Contracting. These estimates are comprehensive and include all items needed to actualize all floors of the repurposed Granary structure as described in Vision 2.

Sturgeon Bay Granary Renovation

In order to provide a basis for the conceptual design estimate certain assumptions had to be contemplated. Listed below are the assumptions made for each division of work. The estimate is broken into divisions based on the type of work being performed.

Division 1: General Conditions.

With the exception of the grain removal in the foundation crawl space, general conditions, such as bonding, supervision, small tools and dumpsters are contained below the sub total for construction costs.

Division 2: Demolition.

Demolition includes the work required to remove the old siding, and existing floor system. The existing building frame and exterior wall studs are to be re-used.

Division 3: Concrete.

The new elevator addition will have concrete foundations along with a metal deck, and concrete topping at floors 2-4. The existing first floor is wood deck, and will need to be replaced with a concrete slab on grade, as it will be exposed to the elements. Concrete includes standard allowances for rebar reinforcement based on a pounds per cubic yard of concrete ratio.

Division 4: Masonry.

We constructed the elevator shaft addition from Masonry for this exercise, however, the final version is envisioned to be made of wood at a similar or lesser cost. We assumed the shaft would be constructed of 8" CMU with a brick veneer. This system provides a typical average cost for exterior wall systems when compared to other systems.

Division 5: Steel.

Steel was utilized throughout the project. It was utilized to construct the new addition, along with the suspended catwalks between floors. Additionally, steel turnbuckles, rods and plates were utilized to structurally brace the existing wood columns.

Division 6: Wood and Carpentry.

Wood Framing was utilized to create the new office areas in the old grain storage areas. We anticipate that this framing would be completed using micro-lam beams and a tongue and groove deck system. This will allow for an exposed beam look that is similar to the rest of the building. We assumed that the new micro-lams could be hung using joist hangers from the existing grain bin walls. Further structural investigation will be needed to verify.

We assumed that openings for doors could be cut into the existing storage bins without additional structural additions to the building. Wood Sheathing was added at the exterior wall systems in order to bring it up to current building codes. Wood window sills and casing was added at the new window openings.

Division 7: Thermal and Moisture Protection.

In order to bring the building exterior shell up to code, new metal siding in conjunction with 2" rigid insulation, a vapor barrier, exterior sheathing and batt insulation was added at the exterior wall. We assumed we could utilize the existing exterior wall stud cavity for placement of the batt insulation.

A new shingle roof system, and metal soffit was added to the building. We included an allowance of \$5,000 to address the demo of the existing roof, and or roof repairs if required. The elevator addition will receive a new membrane roof system on a metal deck.

Division 8: Openings.

New window opening have been cut into the existing exterior wall system. We have placed doors at the elevator addition to allow for access between the structures and the new toilet rooms.

We did not place doors at the offices at the potential office spaces at this time. We were uncertain if this would be an open space concept, or if these openings could be completed with sliding barn doors.

A curtain wall system was contemplated around the elevator addition.

Division 9: Finishes.

Drywall was utilized at the exterior wall systems, and at the toilet room additions.

Ceramic tile flooring was utilized at the toilet rooms. Vinyl plank flooring was utilized at the elevator addition area.

Ceilings were assumed to be open in most areas. However, we included acoustic Tile ceilings at the elevator addition.

Painting was accounted for in the elevator addition. However, we did not paint the office space exterior walls; as we assumed this may be part of a tenant improvement. Similar to the doors serving those spaces.

Division 10: Accessories.

Toilet Accessories and signage allowances as noted in the detail pages of the estimate are included.

Division 14: Conveyances.

Due to the vertical travel of the elevator, a hydraulic elevator with a glass back wall was utilized for the estimate.

Division 21: Fire Suppression.

We believe the building will need to be fully sprinkled due to its height and type of use. On the 1st floor a pre-action, or dry head system was contemplated due to this floor being open. We assumed for this exercise that the water pressure available is adequate to support the system. However, if this is not the case, a fire pump may need to be added to maintain pressure.

Division 22: Plumbing.

Single Toilet room facilities at each floor were included along with a water fountain.

We assumed a 2" water service would be adequate for the project. The addition of water service lines outside of the building footprint will add cost to the project. Connections to the site utilities will need to be reviewed. Adding / enhancing the public restrooms would increase these costs.

Division 23: HVAC.

We assumed a radiant baseboard system would be utilized for perimeter heating, and that air handling units would supply air and cooling as required to the renovated spaces. We utilized an industry average to account for this system. We also assumed the ductwork would remain exposed in order to leave the building framing exposed.

Division 26: Electrical.

All new service and fixtures will be provided with the renovation and addition. We assumed that the utility company would set and pay for the new transformer, and that the construction costs would include hooking up to that transformer.

New light fixtures and emergency exiting will be provided throughout.

Division 27: Communications.

We allowed for a backbone communications and data system within the building. We assumed tenants would provide their own telephone and data ports as required during their buildout.

Division 28: Security.

We provided for a complete fire alarm system. However, we did not include monies for a CCTV, or other security devices.

Division 31: Excavation.

Included in this section are the requirements for adding the new addition and the helical piers required to repair the existing columns.

Division 32: Site Improvements.

We included an allowance of \$25,000 to upgrade the existing parking lot and sidewalks, along with an allowance of \$4,000 for landscaping. Some of these costs may be negotiated with the City.

Division 33: Utilities.

We included monies to hook-up to the new transformer (provided by others). This cost is based upon our historical averages for a building of this type. Please note, we did not allow for water mains, fire hydrants, site lighting, gas main, sewer mains, site drainage or cable lines that may be required for the completion of this building.

Granary Renovation Cost Details:



330 East Kilbourn Ave.
Suite 565
Milwaukee, WI 53202
414.716.4400 P

www.middleton-cc.com

Sturgeon Bay Grainary Renovation and Addition

Sturgeon Bay, WI

Conceptual Estimate Rev 01

June 26, 2015

Based upon Green Bay, WI Wage Rates

Prepared For:
Dan Collins, P.E.

NOTES REGARDING PREPARATION OF ESTIMATE

This estimate was prepared based on the following documents provided by Dan Collins

1. Concept Drawings received 6/26/15
2. Information regarding the project was also obtained via meetings, phone conversations, and email messages that clarified the project scope.

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the Green Bay, WI area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since Middleton Consulting has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents Middleton Consulting's best judgment as professional construction cost consultants familiar with the construction industry. However, Middleton Consulting cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. A construction start date of Summer 2016
2. Construction Costs have been adjusted to anticipated start dates.
3. The contract will be competitively bid to multiple general contractors.
4. All contractors will be required to pay prevailing wages.
5. The general contractors will have full access to the site during normal working hours
6. Estimate includes pricing as of June 2015.

EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies/Scope Changes
4. Premium Time / Restrictions on Contractor Working Hours
5. Finance and Legal Charges
6. Environmental Abatement Costs-Other than noted for grin removal
7. Contaminated Soil Removal
8. Lead and Radio Frequency Shielding
9. Temporary Facilities
10. Loose Furniture
11. Equipment (Owner Furnished/Installed)
12. Artwork



Sturgeon Bay Grainary
Renovation and Addition

06/26/2015

Complete Building

Green Bay, WI Wage Rates

		GSF		
COST SUMMARY		10,460	\$/GSF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS-REMOVAL OF GRAIN		\$0.71	\$7,400
02000	EXISTING CONDITIONS-DEMOLITION		\$1.53	\$16,029
03000	CONCRETE & PRECAST		\$4.31	\$45,086
04000	MASONRY		\$6.60	\$69,071
05000	METALS		\$18.90	\$197,739
06000	WOODS, PLASTICS & COMPOSITES		\$15.42	\$161,300
07000	THERMAL & MOISTURE PROTECTION SYSTEM		\$9.27	\$96,918
08000	OPENINGS		\$25.22	\$263,840
09000	FINISHES		\$10.34	\$108,150
10000	SPECIALTIES		\$0.84	\$8,807
11000	EQUIPMENT		\$0.00	\$0
12000	FURNISHINGS		\$0.00	\$0
13000	SPECIAL CONSTRUCTION		\$0.00	\$0
14000	CONVEYING EQUIPMENT		\$10.56	\$110,433
21000	FIRE SUPPRESSION		\$4.80	\$50,183
22000	PLUMBING		\$5.10	\$53,325
23000	HEATING, VENTILATING & AIR CONDITIONING		\$18.54	\$193,960
26000	ELECTRICAL		\$14.65	\$153,237
27000	COMMUNICATIONS		\$2.25	\$23,518
28000	ELECTRONIC SAFETY AND SECURITY		\$1.69	\$17,665
31000	EARTHWORK		\$9.42	\$98,489
32000	EXTERIOR IMPROVEMENTS		\$2.82	\$29,489
33000	UTILITIES		\$0.66	\$6,927
SUBTOTAL			\$163.63	\$1,711,566
	GENERAL CONDITIONS/BONDS	6.0%	\$9.82	\$102,694
	OVERHEAD AND PROFIT	6.0%	\$10.41	\$108,856
	ESCALATION TO START OF CONSTRUCTION	3.0%	\$5.52	\$57,693
TOTAL ESTIMATED BID			\$189.37	\$1,980,809
	CONTINGENCY-DESIGN	8.0%	\$15.15	\$158,465
TOTAL ESTIMATED CONSTRUCTION COSTS			\$204.52	\$2,139,274



Sturgeon Bay Grainary Renovation

Conceptual Estimate
06/26/2015

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Temporary Facilities & Controls				
Remove grain	74	CUYD	100.00	7,400
TOTAL: Temporary Facilities & Controls				\$7,400
Selective Demolition				
Remove wood flooring/Trusses at level one	2,000	SQFT	2.23	4,451
Remove metal siding	9,000	SQFT	1.11	10,015
Remove metal siding @ viewing tower	1,080	SQFT	1.11	1,202
Remove Exterior Wall for Tie in at each floor	192	SQFT	1.88	361
TOTAL: Selective Demolition				\$16,029
Concrete Formwork				
Formwork for strip footings-Under Elevator Addition	130	SQFT	5.88	765
Formwork for buttresses	70	SQFT	14.22	995
Formwork for grade beams	800	SQFT	11.27	9,019
Formwork for piers	64	SQFT	7.75	496
Formwork for foundation walls	520	SQFT	6.35	3,302
Formwork for Elevator Pit Wall	144	SQFT	9.97	1,435
TOTAL: Concrete Formwork				\$16,013
Concrete Reinforcement				
Reinforcement in strip footings, avg 65 lbs/cy	0	TONS	2,186.87	437
Reinforcement in isolated column footings, avg 80 lbs/cy	0	TONS	2,186.87	437
Reinforcement in grade beams	1	TONS	1,619.50	1,215
Reinforcement in buttresses, avg 250 lbs/cy	0	TONS	1,619.50	243
Reinforcement in piers, avg 125 lbs/cy	0	TONS	2,511.36	502
Reinforcement in foundation walls, avg 115 lbs/cy	1	TONS	2,313.06	1,318
Reinforcement in foundation walls, avg 115 lbs/cy @ Elevator Pit	0	TONS	2,313.06	717
TOTAL: Concrete Reinforcement				\$4,870
Cast in Place Concrete				
Vapor barrier at slab-Elevator Addition	365	SQFT	0.35	128
Concrete in strip footings, 4,000 psi	5	CUYD	154.24	771
Concrete in isolated column footings, 4,000 psi	3	CUYD	160.55	482
Concrete in buttresses, 4,000 psi	1	CUYD	173.17	208
Concrete in grade beams, 4,000 psi	15	CUYD	173.17	2,598
Concrete in piers, 4,000 psi	3	CUYD	185.78	464
Concrete in foundation walls, 4,000 psi @ Elevator Pit	5	CUYD	158.75	857
Concrete in foundation walls, 4,000 psi	10	CUYD	158.75	1,587
Concrete slab on grade, 5" thk, with W6x6-2.9x2.9 @ Elevator Addition	365	SQFT	3.89	1,420
Concrete slab on grade, 5" thk, with W6x6-2.9x2.9 @ first Floor	2,000	SQFT	3.89	7,778
Vapor barrier at slab	2,000	SQFT	0.89	1,781
Concrete pumping	17	CUYD	99.41	1,690
TOTAL: Cast in Place Concrete				\$19,764



Sturgeon Bay Grainary Renovation

Conceptual Estimate
06/26/2015

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Metal siding-1st floor open	6,120	SQFT	7.96	48,726
Metal soffit-under eaves	135	SQFT	11.05	1,492
Membrane Roofing at Elevator Addition	4	SQS	145.33	581
24 ga galv iron sheetmetal	135	SQFT	9.70	1,309
TOTAL: Roofing				\$64,336
Caulking & Sealants				
Miscellaneous caulking & sealants	2,302	SQFT	0.12	266
TOTAL: Caulking & Sealants				\$266
Windows				
Operable window @ Head House (1) each side	160	SQFT	74.91	11,986
Operable window@ main Building	512	SQFT	79.91	40,914
TOTAL: Windows				\$52,899
Curtainwall & Storefront				
Exterior curtainwall at elevator connector floors 2-4 only	2,200	SQFT	91.28	200,821
TOTAL: Curtainwall & Storefront				\$200,821
Exterior Doors, Frames, & Hardware				
HM frame @ Elevator Addition-Assumed Double Door	8	EACH	272.47	2,180
HM frame for access	2	EACH	282.47	565
HM door	2	EACH	332.90	666
SC wood door- At Toilet Room	4	EACH	337.90	1,352
Hardware set, single	2	EACH	635.74	1,271
Hardware set, single- @ elevator Addition	8	EACH	510.74	4,086
TOTAL: Exterior Doors, Frames, & Hardware				\$10,120
Plaster & Gypsum Board				
Create Walk-Way at 5th Floor Area for Access up stairs	200	SQFT	7.61	1,523
Drywall at exterior Wall - Elevator Addition	3,250	SQFT	5.61	18,233
Drywall at exterior Wall - Main Building	9,000	SQFT	5.61	50,493
Drywall at Elevator - Elevator Addition	500	SQFT	5.61	2,805
3-5/8" 25 ga metal studs, 5/8" type x gypboard each side, 3" mineral fiber blanket insulation, full-height at Toilet Room	971	SQFT	6.46	6,277
TOTAL: Plaster & Gypsum Board				\$79,332
Floor Finishes				
Ceramic tile floor, 12"x12"	380	SQFT	11.47	4,359
Refinish Floor at Head House	500	SQFT	4.75	2,376
Vinyl plank flooring @ Elevator Addition	1,060	SQFT	6.65	7,052
TOTAL: Floor Finishes				\$13,787
Ceiling Finishes				



Sturgeon Bay Grainary Renovation

Conceptual Estimate
06/26/2015

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
ACT, 2"x2"x3/4", tegular, 9/16" grid @ Elevator Addition	1,060	SQFT	4.65	4,931
TOTAL: Ceiling Finishes				\$4,931
Paints & Coatings				
Paint walls- Elevator Addition	10,250	SQFT	0.66	6,758
Prime & paint drywall walls, by roller, 3 coats @ Restrooms and Elevator Lobby	1,471	SQFT	0.80	1,183
Stain and seal soffit/ceiling on first floor	2,000	SQFT	0.71	1,424
Paint metal stairs	400	SQFT	1.09	436
Paint metal deck- @ Stairs	400	SQFT	0.75	300
TOTAL: Paints & Coatings				\$10,101
Signage				
Sign and graphic allowance	1	LSUM	3,000.00	3,000
Sign and graphic allowance	1	LSUM	1,000.00	1,000
TOTAL: Signage				\$4,000
Toilet Accessories				
Toilet paper holder	4	EACH	26.97	108
Paper towel dispenser, surface mounted	4	EACH	78.94	316
Waste receptacle, recessed	4	EACH	308.94	1,236
Napkin disposal, stainless steel, surface mounted	4	EACH	103.94	416
Soap dispenser	4	EACH	68.94	276
Coat hook	4	EACH	16.85	67
Utility mop shelf, stainless steel	4	EACH	101.97	408
Grab bar set, three piece	4	EACH	216.81	867
Mirror @ sink	4	EACH	278.42	1,114
TOTAL: Toilet Accessories				\$4,807
CONVEYING EQUIPMENT				
Hydraulic psgr elev stop	4	EACH	24,407.88	97,632
Add for glass enclosed cab	1	EACH	12,801.28	12,801
TOTAL: CONVEYING EQUIPMENT				\$110,433
Fire Sprinkler Equipment & Specialties				
Dry sprinkler system at 1st floor - \$/SF	2,000	SQFT	5.16	10,317
Wet sprinkler system - \$/SF	6,000	SQFT	4.26	25,551
Wet sprinkler system - \$/SF @ elevator addition	1,460	SQFT	4.26	6,217
Jockey pump, electric motor, w/controller	1	EACH	2,932.48	2,932
Fire extinguisher & cabinet	8	EACH	645.62	5,165
TOTAL: Fire Sprinkler Equipment & Specialties				\$50,183
Plumbing Fixtures				
Water closet, wall hung, manual flush valve	4	EACH	1,843.03	7,372
Lavatory, wall hung, hardwired sensor-op faucet	4	EACH	2,287.35	9,149



Sturgeon Bay Grainary Renovation

Conceptual Estimate
06/26/2015

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Drinking fountain, single	4	EACH	2,072.35	8,289
TOTAL: Plumbing Fixtures				\$24,811
Plumbing Equipment & Specialties				
Domestic water heater, electric, 50 gal., 36 kW	1	EACH	4,323.79	4,324
Floor drains	4	EACH	447.12	1,788
Cleanouts - floor	4	EACH	337.12	1,348
Roof drains	1	EACH	639.69	640
Vent thru roof	2	EACH	234.29	469
TOTAL: Plumbing Equipment & Specialties				\$8,569
Domestic Water, Waste & Vent, & Storm Drainage Piping				
Domestic water pipe, fittings, supports	1,460	SQFT	3.10	4,526
Sanitary/waste pipe, fittings, and supports	1,460	SQFT	2.35	3,431
Vent Piping	1,460	SQFT	0.45	657
Storm Piping	1,460	SQFT	0.60	876
Tie new domestic water piping into existing	1	EACH	541.44	541
Tie new sanitary/waste piping into existing	1	EACH	564.30	564
Incoming service, 2", w/meter & backflow preventers	1	EACH	2,191.44	2,191
Excavation, bedding, backfill, and patching - UG piping	100	LNFT	71.57	7,157
TOTAL: Domestic Water, Waste & Vent, & Storm Drainage Piping				\$19,945
Ventilation & Exhaust				
HVAC System- Forced Air @ Office Areas	6,000	SQFT	26.00	156,000
HVAC System- Forced Air @ Elevator Addition	1,460	SQFT	26.00	37,960
TOTAL: Ventilation & Exhaust				\$193,960
Main Power Distribution				
Service and distribution - Main switchboard, distribution panels, transformers and associated feeders 5th Floor and Head House	1,000	SQFT	2.47	2,470
Service and distribution - Main switchboard, distribution panels, transformers and associated feeders 2-4th floor	6,000	SQFT	3.01	18,071
Service and distribution - Main switchboard, distribution panels, transformers and associated feeders	3,460	SQFT	2.47	8,546
TOTAL: Main Power Distribution				\$29,087
Emergency Power Distribution				
Generator set, gas, 3 phase 4 wire, 20 kW, including battery, charger	1	EACH	15,026.68	15,027
Automatic transfer switches, enclosed, 3 pole, 60 amp	1	EACH	2,993.56	2,994
Emergency Service and distribution - Distribution panels, ATSS and associated feeders	1,460	SQFT	0.84	1,230
TOTAL: Emergency Power Distribution				\$19,251
Lighting				



Sturgeon Bay Grainary Renovation

Conceptual Estimate
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DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
Lighting System - Light fixtures including installation and hook up	1,460	SQFT	6.58	9,602
Lighting System - Light fixtures including installation and hook up 5th Floor and Head House	1,000	SQFT	5.08	5,077
Lighting System - Light fixtures including installation and hook up 2nd- 4th floor	2,000	SQFT	6.58	13,153
Lighting System - Light fixtures including installation and hook up-1st floor	2,000	SQFT	4.83	9,653
Lighting System - Emergency and Exit Light fixtures including installation and hook up-2nd-4th floor	6,000	SQFT	0.65	3,922
Lighting System - Emergency and Exit Light fixtures including installation and hook up	2,460	SQFT	0.59	1,458
Lighting System - Emergency and Exit Light fixtures including installation and hook up-1st floor	2,000	SQFT	0.59	1,185
Lighting System - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A-5th floor and Head house	1,000	SQFT	1.50	1,500
Lighting System - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A-2nd-4th floor	6,000	SQFT	1.70	10,201
Lighting System - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A	1,460	SQFT	1.70	2,482
Lighting System - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A-1st Floor	2,000	SQFT	1.50	3,000
TOTAL: Lighting				\$61,235
Branch Power Distribution & Devices				
Branch Power - Miscellaneous receptacles and electrical equipment hook up- 1st Floor	2,000	SQFT	1.87	3,736
Branch Power - Miscellaneous receptacles and electrical equipment hook up- 2nd-4th floor	6,000	SQFT	2.42	14,507
Branch Power - Miscellaneous receptacles and electrical equipment hook up- elevator addition	1,460	SQFT	3.02	4,406
Branch Power - Miscellaneous receptacles and electrical equipment hook up-5th floor	1,000	SQFT	2.01	2,012
Branch Power - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A-1st Floor	2,000	SQFT	1.50	3,000
Branch Power - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A- 2nd-4th floor	6,000	SQFT	1.81	10,853
Branch Power - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A- 5th Floor and Head House	1,000	SQFT	1.41	1,409
Branch Power - Branch wiring installation 600 V, including 3/4" EMT conduit and THWN wire, 20A- Elevator Addition	1,460	SQFT	1.81	2,641
TOTAL: Branch Power Distribution & Devices				\$42,564
Mechanical Equipment Connections & Feeders				
Motors connection, disconnect switches and associated feeders	1,460	SQFT	0.75	1,101
TOTAL: Mechanical Equipment Connections & Feeders				\$1,101
Tele/Data Systems				
Telecommunication/Data System, complete	1,460	SQFT	2.51	3,663
Telecommunication/Data System, complete	6,000	SQFT	3.31	19,855



Sturgeon Bay Grainary Renovation

Conceptual Estimate
06/26/2015

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: Tele/Data Systems				\$23,518
Fire Alarm Systems				
Fire alarm System, complete-1st floor only	2,000	SQFT	1.49	2,974
Fire alarm System, complete-2nd-4th floor	6,000	SQFT	1.72	10,303
Fire alarm System, complete-5th Floor and Head House	1,000	SQFT	1.49	1,487
Fire alarm System, complete-Elevator Addition	1,460	SQFT	1.99	2,901
TOTAL: Fire Alarm Systems				\$17,665
Site Grading				
Rough grading, small area	20,000	SQFT	0.38	7,692
Fine grading, small area	20,000	SQFT	0.50	10,028
TOTAL: Site Grading				\$17,720
Foundation Excavation & Fill				
Excavate & backfill for buttresses	4	EACH	801.92	3,208
Excavate for Elevator Foundation	12	CUYD	10.16	122
Excavate for foundations @ Elevator Additions	49	CUYD	10.16	498
Excavate & Backfill for foundations at Stair Case	10	LS	3,555.12	35,551
Backfill with excavated material	20	CUYD	7.35	147
Backfill with CA6 @ SOG for Elevator Addition	10	CUYD	42.35	402
Backfill with gravel under SOG between Grade Beams 6' deep	450	CUYD	27.30	12,287
Haul off excavated material as CCDD	19	CUYD	29.17	554
TOTAL: Foundation Excavation & Fill				\$52,769
Special Foundations				
Helical piers @ buttresses	8	EACH	3,500.00	28,000
TOTAL: Special Foundations				\$28,000
EXTERIOR IMPROVEMENTS				
Re-Pave and Strip Existing Parking	1	LS	20,000.00	20,000
Concrete walk, 5" PC concrete- allowance for egress	1,200	SQFT	4.57	5,489
TOTAL: EXTERIOR IMPROVEMENTS				\$25,489
Landscaping				
Landscaping allowance	1	LSUM	4,000.00	4,000
TOTAL: Landscaping				\$4,000
Site Electrical				
Site Electrical - Incoming service- Elevator Addition	1,460	SQFT	0.66	967
Site Electrical - Incoming service- 1st floor only	2,000	SQFT	0.66	1,324
Site Electrical - Incoming service- 2nd- 4th Floor	6,000	SQFT	0.66	3,973
Site Electrical - Incoming service- 5th Floor and Head House	1,000	SQFT	0.66	662



Sturgeon Bay Grainary Renovation

Conceptual Estimate
06/26/2015

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: Site Electrical				\$6,927

Historic Preservation Nomination:



W I S C O N S I N
H I S T O R I C A L
S O C I E T Y

Mr. Dan Collins
4811 W. Parkview Drive
Mequon, WI 53092

May 14, 2015

Dear Mr. Collins:

We have received your recent National Register Questionnaire submittal regarding the **Teweles & Brandeis Elevator** at 92 East Maple Street in **Sturgeon Bay, Door County, Wisconsin**. Based on the information provided we believe the property may be eligible for listing in the State and National Register of Historic Places. It would be eligible under Criterion A, locally significant to the history of agriculture and commerce of the region.

You should realize that this is only a preliminary opinion based on the information supplied to us. The full nomination, should you decide to proceed, requires substantially more information. Nomination of a property to the State Register or National Register can be extremely demanding to those uninitiated to the process. That is why we strongly suggest that individuals secure the services of an experienced consultant before attempting to complete a nomination. I have enclosed a list of people who have expressed interest in preparing nominations and who have recently successfully completed nominations in Wisconsin.

Thank you for your interest in our program. If you have any questions, regarding the State Register or the National Register in Wisconsin, I can be reached at (608) 264-6501 or by e-mail at peggy.veregin@wisconsinhistory.org.

Sincerely,

Peggy Veregin
National Register Coordinator

c: City of Sturgeon Bay, 421 Michigan Street, Sturgeon Bay, WI 54235

Collecting, Preserving and Sharing Stories Since 1846

816 State Street Madison, Wisconsin 53706

wisconsinhistory.org

Biographical Information on Principals:

Dan Collins, P.E.

dancollins@landscapesofplace.com
www.landscapesofplace.com

Experience

2010 -present

Landscapes of Place, Mequon, WI, Program Manager.

Ecological restoration planning, implementation and management for a range of clients in both public and private sectors, on projects from five to 5,000 acres. Work incorporates research, development and implementation of restoration protocols to convert landscapes to higher functioning ecosystems. Engaging support networks consisting of local or regional entities, agency or non-profit organizations as stakeholding partners. Public speaking and informal teaching engagements include the topics of community support networks, restoration methods, policy activity and natural history.

2014: Wetland Hero Award, Wisconsin Wetlands Association

2012: State-wide Conservation Leader honor, Wisconsin League of Conservation Voters

1995 - 2012 Elutions Inc. Tampa, FL, Elutions European Holdings Plc. Lyon, France, Board of Directors

1995 - 2007 Elutions Inc. (Formerly Engage Networks Inc.)

Founder, President, CEO and Chairman; Milwaukee, Tampa and Lyon, France.

The corporation provides cloud based real-time information and control systems for distributed assets and installations employing more than 100 professional and technical staff with major offices in Wisconsin, Florida and Lyon France.

1991 - 1995 ATI Systems, Co-founder and Vice President of Technology, Milwaukee, WI

1987 - 1991 Group Schneider (Square D Company), Sr. Engineer, Milwaukee, WI

1981 - 1987 National Semiconductor Corp, Systems Engineer, Santa Clara, CA

Education

University of Wisconsin – Milwaukee, BSEE, 1981

Boards / Committees

- Wisconsin League of Conservation Voters Board, 2004 - present, President 2009 /10
- Midwest Environmental Advocates Board, 2013 - present
- Southeastern Wisconsin Watersheds Trust – Policy Committee 2009 - present
- Wisconsin Technology Council Board 2003 - 2007, 2009 - 2011
- UWM – College of Engineering Alumni Association Board, 1992 - 1998, President 1996

Licenses / Publications / Patents

- US Patent 6,801,865 October, 2004, Meter monitoring system and method`
- US Patent 6,553,418 April 2003, Energy Information and Control System
- Job Creation and Economic Development: Report prepared at the request of Governor-Elect Jim Doyle, Madison: January 2003.
- Licensed Professional Engineer – State of Wisconsin 1989 – present

Laurel Duffin Hauser

854 S 15th Avenue, Sturgeon Bay, WI 54235
Home: (920)743-8990 Cell: (920)493-0572
lduffinhauser@gmail.com

Executive Profile

Freelance writer and editor specializing in creative non-fiction.

Skill Highlights

- Has excellent written communication skills;
- Successfully steers projects from creation through implementation;
- Leads, organizes and manages work plans and works well in team environments;
- Works effectively with donors, board members, volunteers and staff;
- Is creative, enthusiastic, process oriented and flexible.

Core Accomplishments

- Has been published in *Door County Living*; *the Nature of Door*, *Door County Writers and Artists on Preservation of Place* and other regional publications;
- Edited, created content for and provided artistic direction for an annual journal/newsletter;
- Successfully managed a \$2.2 million land preservation capital campaign;
- Created a major donor giving circle program that increased major donor income within its first year by 46%;
- Managed an annual giving program that grew over 200% from 2009 to 2013 and enjoyed an over 75% membership renewal rate;
- Co-chaired an all-volunteer community campaign to raise over \$400,000 to build a public skatepark;
- Chaired the Sturgeon Bay Moravian Church's Stewardship Committee and successfully completed several giving campaigns.

Professional Experience

Self-employed

July 2014 to current

Freelance Writer and Editor

Door County Land Trust

March 2004 to July 2014

Director of Charitable Giving

Sturgeon Bay, WI

Responsible for raising funds for a \$985,000 annual budget. Worked closely with executive director, board of directors and donors. Managed annual giving, major donor and planned giving programs; managed administrative and communication staff. Has experience with budgeting and finance and event organization. Has extensive experience in written communications.

White Gull Inn

August 1986 to May 1997

General Manager

Fish Creek, WI

Responsible for daily operations of one of the country's most popular country inns. Duties included supervision, training and scheduling of managerial staff and broader staff of 60. Provided oversight of a hotel, shop and busy restaurant. Worked closely with the owner in the financial, marketing and capital outlay areas of the company. Led the company through a more than 40% increase in sales.

Education

Indiana University-Purdue University Indianapolis School of Fund Raising 2013

Course Completion: Principles and Techniques of Fundraising

Indianapolis, IN

Carroll University 1986

Bachelor of Arts: English with a Writing Emphasis

Waukesha, WI

Graduated magna cum laude in top ten percent of class. Graduated with minors in History and Philosophy. President of Carroll University branch of Amnesty International.

Nottingham University 1985

Honors Program: English Literature

Nottingham, England

Consultative Team Partners:

This proposal is developed with the consultative input of several firms, organizations and individuals. The implementation of this proposal envisions but does not require the ongoing participation of these consultants.

The City of Sturgeon Bay, -- Requestor, owner and custodian of the site

Russ Cockburn, Sturgeon Bay, WI – Construction consultation

Fix Development, Milwaukee, WI – Construction, development and funding consultative services. (see appendix) <http://www.fixdevelopment.com/>

Landscapes of Place, Mequon, WI – Site layout, site planning.

<http://www.landscapesofplace.com>

Middleton Consulting and Contracting, Milwaukee, WI – Construction estimation services. <http://www.middleton-cc.com/>

Midwest Environmental Advocates, Madison, WI – Consultations regarding Wisconsin's public trust. <http://midwestadvocates.org/>

Popelka Trenchard Glass, Sturgeon Bay WI – Artistic method and community engagement <http://www.popelkaglass.com/>

The Kubala Washatko Architects, Cedarburg WI – Architect, conceptual models and designs. <http://www.tkwa.com/>