
City Administrator Report to Mayor & City Council

January 31 2015, Edition No. 159

WEEKLY UPDATE:

1. Budget: Reminder - Department budget reviews begin tomorrow - Saturday, January 31, 8am in the Lower Level Conference Room. Rep. Carlson and Sen. Brase will be attending on 2/9 at 8am sharp so that they can attend the MCC forum at 9am.
2. Legislative Day: The following link provides details on the February Legislative Day hosted by the Iowa League of Cities. David Gobin and I will be attending this year's events (and I will be staying for the league board meeting the following day). We have invited our legislators to our February 7th Budget meeting as well. Here is the link to the days activities: <https://www.iowaleague.org/2015LegDay/Pages/default.aspx>.
3. MUSCOM: Attached is the current draft (and hopefully final version) of the Muscatine County Joint Communications Commission (MUSCOM) 28E Agreement. This should be coming forward for Council and County action this February.
4. Library: Attached is a copy of the Facility Needs Assessment and master Plan Study that the Library Board has chosen to move forward with. The Board is funding this assessment out of their trust funds.
5. Blue Zones: Andrew and I may be participating in an interview with Dan Buettner (Blue Zones Author) and the New York Times this coming Monday. I will let you know if the details get worked out. I understand that Muscatine may be included in the new book as well.
6. Parks: The Winter Festival this Saturday at golf course. Check out the attached flyer for more details.

PROPOSED 2015/2016 CITY COUNCIL BUDGET SCHEDULE
CITY HALL CONFERENCE ROOM

Date	Time	Department/Agency
Thursday, January 29, 2015	5:30 p.m.	General Fund Overview to City Council
Saturday, January 31, 2015	8:00 a.m. to 4:00 p.m.	City Council Budget Review Legal Services City Administrator Human Resources Risk Management Finance Information Technology Community Development Airport/Airport Subsidy Police Operations Animal Control Fire Operations Ambulance Library Operations Cablevision Art Center
Monday, February 2, 2015	5:30 p.m. to 8:30 p.m.	Parks Administration Park Maintenance Swimming Pools Recreation Soccer Kent Stein Wellness Cemetery Golf Course Boat Harbor Marina
Wednesday, February 4, 2015	5:30 to 8:30 p.m.	Public Works Administration Engineering Roadway Maintenance Traffic Control Snow and Ice Street Cleaning Building & Grounds Collection & Drainage Equipment Services Equipment Replacement

Date	Time	Department/Agency
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Thursday, February 5, 2015 (City Council meeting)	5:30 p.m. to 7:00 p.m.	Senior Resources Economic Development Humane Society CVB
Saturday, February 7, 2015	8:00 a.m. to 4:00 p.m.	Iowa Legislators Parking Refuse Collection Landfill Transfer Station Transit WPCP Storm Water Housing Review & Discussions Begin – General Fund
Tuesday, February 10, 2015	5:30 p.m. to 8:30 p.m.	Capital/Debt/TIF/RUT Local Option Review
Wednesday, February 11, 2015	5:30 p.m. to 8:30 p.m.	Review & Discussion Decisions for Public Hearing (may continue to February 14th)
Saturday, February 14, 2015	8:00 a.m. to 4:00 p.m.	Final Decisions for Public Hearing (extra meeting unless concluded February 11th)
Tuesday, February 17, 2015	5:30 p.m. to 6:00 p.m.	Set Public Hearing
Thursday, March 5, 2015		Public Hearing & Adoption
March 15, 2015		Approved budget filed with County Auditor for certification

MUSCATINE COUNTY JOINT COMMUNICATIONS COMMISSION

AMENDED AGREEMENT UNDER CHAPTER 28E, CODE OF IOWA

1. PURPOSE AND SCOPE. This agreement is entered into by the City of Muscatine, Iowa and Muscatine County, Iowa. The purpose of this agreement is to amend the 28E agreement between the City of Muscatine and Muscatine County originally entered into on _____ and amended on _____. This agreement shall provide for a revised organizational structure of the Muscatine County Joint Communications Commission (MUSCOM).
2. DURATION. This agreement shall be in perpetual effect unless terminated in the manner described below.
3. ENTITY CREATED. This agreement does not create a new legal entity separate from the legal entity which already exists under the 28E agreement described in paragraph 1.
4. GOVERNANCE. The Muscatine County Joint Communications Commission Board of Directors shall be responsible for the overall governance of MUSCOM. The MUSCOM Technical Operations Board shall have responsibility for the day-to-day operations of the dispatch center and will set policy for communications procedures and policy. The specific duties of each board shall be as described below.
Notwithstanding any other provision of this agreement the MUSCOM Board of Directors will not change the physical location from which dispatch services are provided by MUSCOM without the consent of both the Muscatine County Board of Supervisors and Muscatine City Council.
5. MUSCATINE COUNTY JOINT COMMUNICATIONS COMMISSION BOARD OF DIRECTORS. The Board of Directors shall have five voting members. There will be two members of the Muscatine County Board of Supervisors (neither of whom shall be the supervisor who serves on the Muscatine County Emergency Management Commission), two members of the Muscatine City Council, and one member from either the West Liberty or Wilton city council.

The member from either West Liberty or Wilton shall serve a two year term. Upon completion of the two year term the position shall be filled by a council member from the other city. The initial two year term shall be filled by a council member from _____.

At its first meeting the Board of Directors shall elect a chair and a vice-chair from the membership from the City of Muscatine and Muscatine County. The positions of chair and vice-chair shall alternate between the City of Muscatine and Muscatine County. The chair and vice-chair shall not both be representatives of the same governmental entity. The chair and vice-chair shall serve for a term of one year

The Muscatine County Emergency Management Coordinator shall serve as executive director of the Board of Directors. The Board of Directors shall have the primary responsibility of the fiscal management of MUSCOM. The Board of Directors shall, with the advice and assistance of the Technical Operations Board, prepare an annual budget request which shall be submitted to the Muscatine County Emergency Management Commission. The Board of Directors shall have the final authority with regard to the overall size, scope, and nature of dispatch services provided by MUSCOM.

6. **MUSCATINE COUNTY JOINT COMMUNICATIONS COMMISSION TECHNICAL OPERATIONS COMMITTEE.** The Technical Operations Committee shall have five members. The members will be the Muscatine County Sheriff, the Muscatine Police Chief, the Muscatine Fire Chief, the police chief of either West Liberty or Wilton (whichever city is not currently represented on the Board of Directors), and a volunteer fire chief.

The police chief of either West Liberty or Wilton and the volunteer fire chief shall serve a two year term. The volunteer fire chief will be appointed by the Muscatine Mutual Aid Association. The volunteer fire chief will be particularly responsible for soliciting the views and needs of all of the volunteer fire departments which serve Muscatine County.

The Muscatine County Sheriff and the Muscatine Police Chief shall alternate one year terms as chair of the committee. If the chair of the Board of Directors is a Muscatine County Supervisor the chair of the Technical Operations Committee shall be the Muscatine Police Chief. If

the chair of the Board of Directors is a Muscatine City Council member the chair of the Technical Operations Committee shall be the Muscatine County Sheriff. The Technical Operations Committee shall elect another member to be vice-chair.

The Technical Operations Committee will have day-to-day control of the function of MUSCOM including operations policies. The Technical Operations Committee shall provide advice to the Board of Directors about how to best provide dispatch services and what the budgetary needs of MUSCOM are.

The members of the Technical Operations Committee may designate in writing a member of their department to be a proxy representative at any board meeting. Proxy representation will not be permitted for any meeting at which the Technical Operations Committee votes on a final budget recommendation to the Board of Directors. The Muscatine County Emergency Management Coordinator shall serve as executive director of the Technical Operations Committee and will not be a voting member of the Technical Operations Committee.

7. MEETINGS AND RECORDS. The meetings of both the Board of Directors and the Technical Operations Committee are subject to the open meetings and public records requirements of Iowa Code Chapters 21 and 22 as well as any additional disclosure and meeting requirements of Chapter 28E.

The Board of Directors shall meet at least twice per year. The Technical Operations Committee shall meet at least four times per year. Each board may convene at any other time necessary to conduct business.

The Board of Directors may adopt rules for conducting business. The Technical Operations Board shall adopt a policy manual for MUSCOM operations.

8. EMPLOYEES OF MUSCOM. The Technical Operations Committee shall select, with the final approval of the Board of Directors, a Communications Manager to oversee the day-to-day function of MUSCOM. The Communications Manager shall be the first line supervisor of MUSCOM employees and shall have the authority to hire, fire, and discipline MUSCOM employees. The Board of Directors shall be

the body to hear the appeal or review of any personnel action taken by the MUSCOM manager or Technical Advisory Committee. The structure of the disciplinary process may be altered by a collective bargaining agreement entered into by the Board of Directors.

The Communications Manager shall serve at the pleasure of the Board of Directors. The Technical Operations Committee shall evaluate the performance of the Communications Manager on at least an annual basis.

The Board of Directors, through its budget process, shall set the number of MUSCOM employees and the compensation structure for MUSCOM employees. The Board of Directors shall establish personnel policies for MUSCOM with the advice of the Technical Operations Committee.

All MUSCOM employees shall abide by the political activity prohibitions set forth in Iowa Code § 29C.16.

MUSCOM shall defend, indemnify, and hold harmless all MUSCOM employees and the membership of the Board of Directors and the Technical Operations Committee for any claim arising out of an alleged act or omission occurring within the scope of his or her duties.

9. **BUDGET AND FINANCE.** The parties enter into this 28E agreement contemplating that a separate 28E shall exist between MUSCOM and the Muscatine County Emergency Management Commission to provide for and fund dispatch services. During the preparation for a budget cycle the Technical Operations Committee shall hold one or more public meetings to formulate a budget recommendation. The Technical Operations Committee will then cause this budget recommendation to be presented to the Board of Directors in a public meeting. The Board of Directors will then submit the final budget to the Muscatine County Emergency Management Commission as provided for in the funding 28E agreement.
10. **POWERS OF MUSCOM.** MUSCOM shall be a separate legal entity exercising public and essential governmental functions to provide for the public health, safety and welfare and shall have the following specific powers, including but not limited to:
 - a. To sue and be sued.
 - b. To acquire, hold, use and dispose of personal property for

- the purposes of MUSCOM.
- c. To acquire by purchase, gift, lease or otherwise, real property and easements therein, necessary or useful and convenient for the operation of MUSCOM, subject to all liens thereon, if any, and to hold and use the same, and to dispose of property so acquired no longer necessary for the purposes of MUSCOM.
- d. To construct, equip, furnish, operate and maintain a building for joint communications services and ancillary services consistent with the purpose of this Agreement.
- e. To make and enforce bylaws or rules and regulations for the management and operation of its business and affairs and for the use, maintenance and operation of its facilities and any other of its properties, and to annul the same.
- f. To do and perform any acts and things authorized by Chapters 28E and 28F of the Iowa Code, by this Agreement, under, through or by means of its officers, agents and employees, or by contracts with any person or entity.
- g. To hire employees, fix their compensation, benefits, personnel rules and regulations, and terminate their employment.
- h. To accept grants, and to enter into contracts, leases, or other transactions with municipal, county, state or federal governmental entities.
- i. To enter into any and all contracts, execute any and all instruments, and do and perform any and all acts or things necessary, convenient or desirable for the purpose of MUSCOM.
- j. To contract with and compensate consultants for professional services including but not limited to architects, engineers, planners, lawyers, accountants, and all others found necessary or useful and convenient to the stated purposes of MUSCOM.
- k. To provide, consistent with Chapters 24, 28E, and 29C of the Iowa Code for a system of budgeting, accounting, auditing and reporting of all MUSCOM funds and transactions.
- l. To make or cause to be made studies and surveys necessary or useful and convenient to carrying out the functions of MUSCOM.

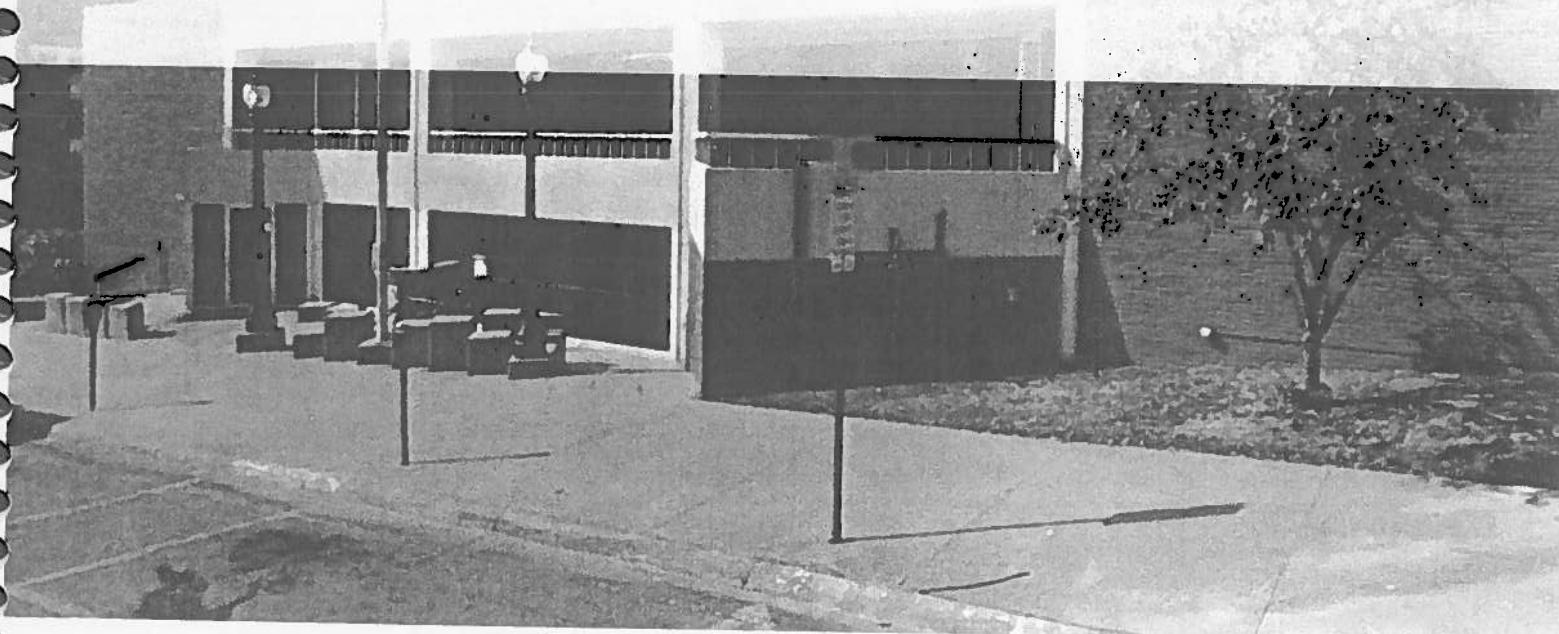
11. AMENDMENT, TERMINATION, AND WITHDRAWAL. This 28E shall operate perpetually unless terminated by written notice from one party to another. Such written notice will not relieve either party from the financial obligation to maintain the operation of MUSCOM during the fiscal year in which notice of termination is given and for the fiscal year beginning the following July 1 if notice is given after April 1. In the event of termination of this agreement all participants in MUSCOM will retain any property they have purchased for communication services.

12. APPROVAL AND EFFECTIVE DATE. This 28E agreement shall be presented to the Muscatine County Board of Supervisors and Muscatine City Council for approval. This agreement may be signed in counterparts by the representatives of each party as provided in the instruments of approval. This 28E agreement will become effective when approved by both parties.

Should this agreement be approved prior to July 1, 2015, all provisions of this agreement which call for a two year term shall be interpreted to include the time period between the effective date and July 1, 2015, and the two year term shall be deemed to end on June 30, 2017.

13. INTERPRETATION, ENFORCEMENT, AND SEVERABILITY. This agreement shall be interpreted to harmonize it with the various provisions of Iowa Code which govern the powers, duties, and rights of political subdivisions. This agreement is intended to allocate powers, duties, and rights among and between its parties and is not intended to create any rights in third parties. Should a court or administrative agency of competent jurisdiction later determine that any portion of this agreement is invalid or void the remainder of the agreement shall have full effect.

Proposal for Musser Public Library
Facility Needs Assessment & Master Plan Study
January 20, 2015





GERE | DISMER ARCHITECTS

20 January 2015

Pam Collins
Library Director
Musser Public Library
304 Iowa Avenue
Muscatine, IA 52761

RE: Musser Public Library Needs Assessment Study Proposal

Dear Pam:

The Design Team led by Gere/Dismer Architects is very pleased to submit our credentials for consideration for the Musser Public Library Needs Assessment and Master Plan Study. The combined forces of GDA, George Lawson Library Planning, KJWW Engineering Consultants, Missman Inc. and Paragon Commercial Interiors present a knowledgeable team of professionals to work together with the Musser Public Library stakeholders to develop and complete this master plan study.

Our Design Team presents a collaborative approach to the Design Process by including proven experienced firms in all disciplines of design. George Lawson Library Planning consultant brings over twenty years of experience to the team in developing library programming documents for hundreds of libraries throughout the Midwest. The most recent collaborative effort of the team has been for the Rock Island Public Library in which the team is providing a Facility Needs Assessment Plan that evaluates the renovation of the existing library along with a master plan outlining alternatives of renovation vs. building a new library branch on alternative sites.

We are confident that our Design Team represents the Library Planning design talent to work with your team to evaluate how best to develop the Musser Public Library in the coming years.

I thank you for your consideration of our team on this exciting project!

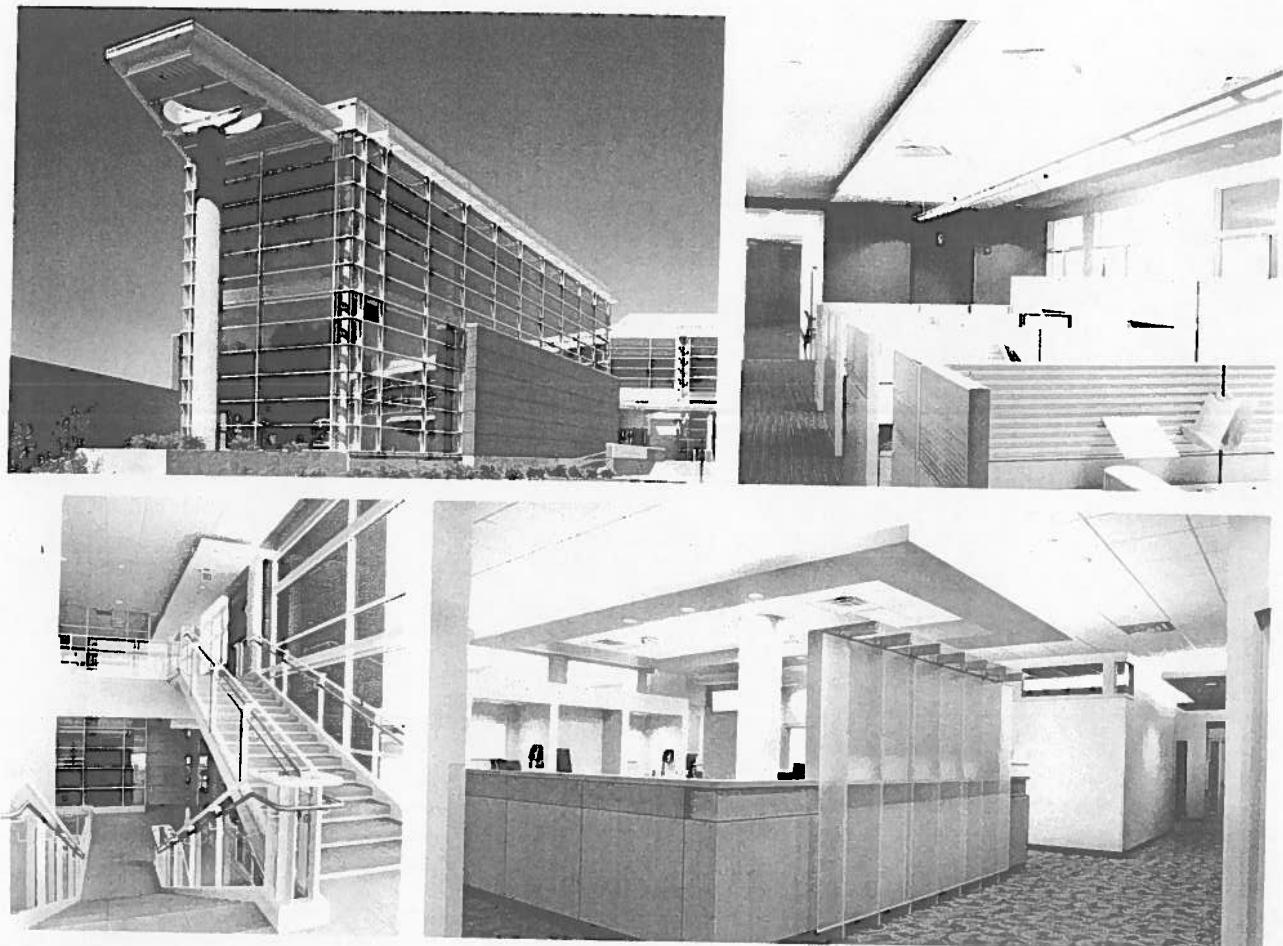
Yours truly,

A handwritten signature in black ink, appearing to read 'R. Winters'.

Robert A. Winters, AIA
Project Manager

2444 N. 1st Street
Suite 1000, Des Moines, IA
50312-3310

210 Emerson Plaza
Suite 200
Muscatine, Iowa 52641-2801
563.263.1324



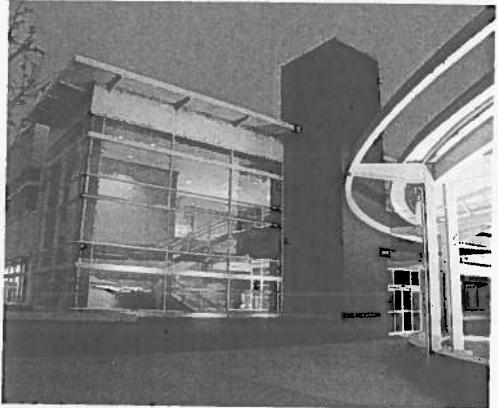
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FIRM HISTORY & BACKGROUND

FIRM HISTORY AND BACKGROUND



GERE | DISMER ARCHITECTS

124 Arts Alley
Rock Island, Illinois 61201
309.786.9910

210 Emerson Place
Suite 222
Davenport, Iowa 52801
563.424.7675

The mission of Gere/Dismer Architects is to provide the highest level of architectural service and design to our clients. We take pride in the breadth of our body of work, as well as the diversity of our client base.

Gere/Dismer Architects LLC was established in 1984. Our staff of twelve full-time professionals work in the interactive loft office located in the District of Rock Island, Illinois.

At GDA we focus on providing the best service to our clients by tailoring each project to meet their specific program needs. We provide direct principal involvement, seek to obtain and maintain the best professional staff, implement advanced digital technology, promote adaptive reuse and sustainability, and incorporate creative solutions through the team approach to design in each project.

Our areas of expertise include Healthcare, Renovation/Restoration, Education, and the Office Environment. GDA is involved in an average of \$25 million dollars of construction annually, and the concentration of our work is within a 100 mile radius of our Quad City office location. Our studio environment fosters creative, innovative solutions and encourages internal collaboration.

Lawson Library Planning

Planning Experience

Lawson Library Planning provides building and operational solutions for public, academic, and special libraries of every size. Mr. Lawson's 400 + library building projects represent extensive experience with new construction, addition/renovation, adaptive re-use, joint-use, space utilization, and historic register facilities.

Methodology

Planning methodology focuses on the broad participation of stakeholders, critical thinking, and a commitment to examine all options as the keys to consensus and success. Projects reflect best practices tailored to meet the specific requirements of the library and its customers. Success is defined by libraries that enable both lifelong learning and effective operation, with flexibility to meet tomorrow's challenges.

Services

- Building Programming
- Needs Assessment
- Site Selection
- Service Delivery Evaluation (branch and outreach options)
- Alternatives Evaluation
- Best Practices Assessment
- Space Utilization
- Feasibility Studies
- Architect Selection
- Design Review
- Strategic/Long Range Planning
- Project and Operations Costing

Library Experience

A librarian for 39 years: 22 years as a library planner, 12 years as a library administrator, 5 years as a reference librarian. As an administrator led two successful bond referenda, construction of a 50,000 square foot library, and implementation of innovative automation projects. Directed library service for a community of 47,775 with 850,000 annual loans and 55 staff.

Education

Bachelor of Arts, University of Iowa
Master of Library Science, University of Iowa

Professional Memberships

American Library Association
Library Administration and Management Association
Public Library Association
Iowa Library Association

Communications

George Lawson Library Planning
1007 Brookridge Avenue, Ames, Iowa 50010
(515) 232-5679 voice
(515) 663-0917 fax
e-mail glawson@netins.net

KJWW ENGINEERING CONSULTANTS

The FUTURE.
Built SMARTER.

K J
W W

FIRM PROFILE

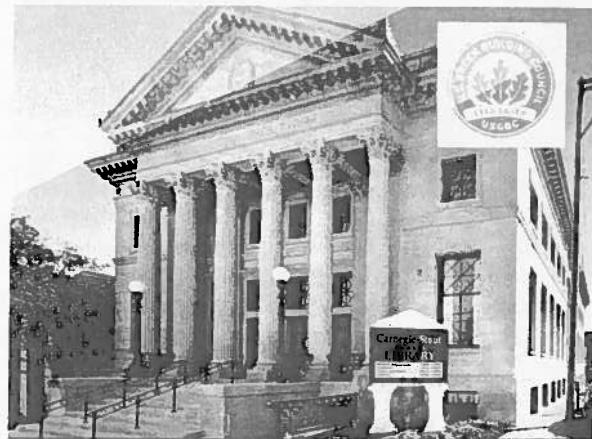


Moline Public Library, \$12M New 70,000-SF Library

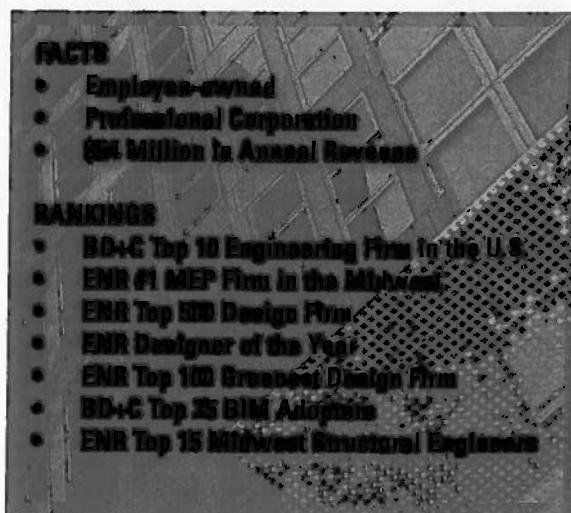
KJWW Engineering Consultants is an international engineering consulting firm providing SMART engineering solutions for building systems planning and design. Ranked by ENR among the Top 10 engineering firms in the U.S., KJWW specializes in efficient, high-performing building systems for the corporate, commercial, healthcare, education, government and industrial markets. Services include mechanical, electrical, technology, structural, acoustics, medical equipment planning, architectural lighting, energy modeling and commissioning for an integrated building performance. Founded in 1961, KJWW is an employee-owned company with 500 employees in 14 worldwide offices, including Chicago, St. Louis, Cincinnati, Kansas City, Phoenix, Indianapolis, Madison, Des Moines, Quad Cities, Naperville, Cedar Rapids, Wausau, Dubai (UAE) and Ahmedabad (India).

LIBRARY EXPERTISE

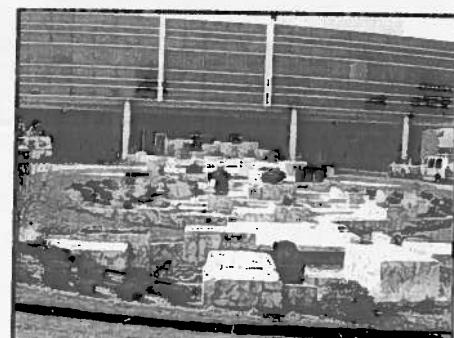
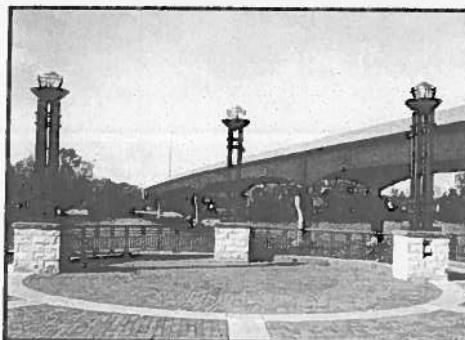
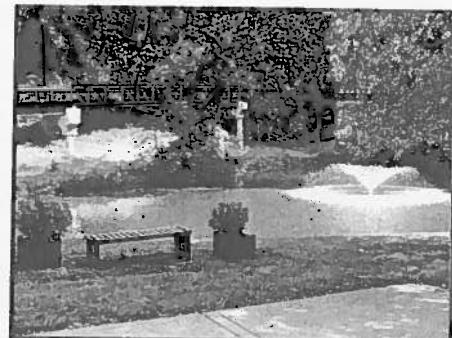
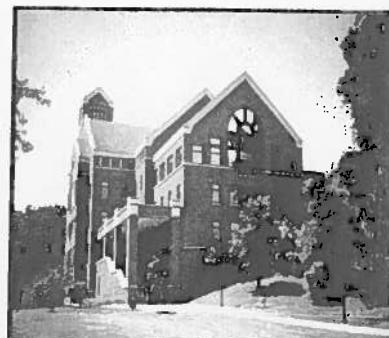
As places to gather, study, and explore, libraries serve as engaging centers in which people of all ages can connect through lifelong learning. In many ways, public libraries today represent the crossroads of communities, offering opportunities to attend special events, take classes, and meet with friends and neighbors. Academic library designs embrace campus culture while responding diligently to academic program needs. KJWW's library specialists understand how to create dynamic, flexible, and inspiring libraries that are also sustainable, easy to maintain, and cost-efficient. KJWW has engineered nearly 70 public and academic library projects, with more than \$370 million in construction.



Carnegie Stout Public Library, \$5M Historic Library
50,000-SF Restoration, LEED Silver



OVERVIEW



MISSMAN is a name synonymous with innovation and efficiency. Founded in 1946, Missman has consistently provided a professional commitment to excellence. Today, we continue to build on the strength of our founders by guaranteeing satisfaction and exceeding expectations. Our staff is comprised of approximately 60 employees, 40 of which are design professionals, with unique expertise in several specialized fields.

We provide engineering and surveying services to a wide variety of clients that range from governmental agencies and municipalities to commercial and industrial companies. Services include: Land Development, Land Surveying, Transportation, Structural Bridges, Structural Buildings, Municipal, Environmental and Construction.

Our professional commitment and attention to detail allow project goals to be met in a timely and cost effective manner. This practice enables us to develop and maintain ongoing relationships. These long-term relationships speak to the trust and confidence our clients place in us.

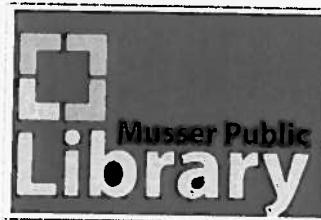
SERVICES

- Transportation
- Building Structures
- Municipal Services
- Land Development
- Construction Services
- Transportation Structures
- Land Surveying/Land Acquisition

LOCATIONS

- IL Quad Cities
309.788.7644
- Rockford, IL
815.965.6400
- DeKalb, IL
815-748-5543
- IA Quad Cities
563.344.0260

PROJECT TEAM



Pam Collins
Library Director

Jeffrey S. Dismar, AIA
Gere/Dismar Architects
Principal-in-Charge

Robert Winters, AIA
Gere/Dismar Architects
Project Manager

PROGRAMMING, PLANNING and DESIGN

George Lawson
Lawson Library Planning
Consultant

Robert Winters AIA
Gere/Dismar Architects
Architect

Jeffrey S. Dismar, AIA
Gere/Dismar Architects
Planning Support

Lauren Stottler
Paragon Commercial Interiors
Interior Designer

SITE PLANNING

Jason Holdorf, PE
Missman, Inc.
Project Manager

ENGINEERING / COST ESTIMATION

Lee VanOpdorp, PE
KJWW Engineering
Project Executive

Kevin Magnuson, LEED AP
KJWW Engineering
Lead Mechanical Engineer

Matt Snyder, PE, LEED AP
KJWW Engineering
Lead Electrical Engineer

Chad Carr, PE, SE, LEED AP
Missman, Inc.
Structural Engineer

Tom Hepner
Gere/Dismar Architects
Cost Estimator



Jeffrey S. Dismer, AIA

Principal

Role | *Principal-in-Charge*

Jeffrey is a professional registered architect and principal of Gere/Dismer Architects, leading his firm and design teams on Healthcare, Education, Civic, and Historic Restoration / Renovation / Adaptive Re-use projects. Jeffrey places a strong emphasis on outstanding service to GDA's clients, and is proud of the fact that a majority of their work is a result of repeat clients. Jeffrey has led GDA with his partner Perry Gere, and has built a prominent architectural practice in the Midwest that maintains active principal involvement in each project. Jeff maintains an active involvement in his community, and has completed many significant landmark projects in the Quad Cities & surrounding areas.

Experience: 38 Years | 24 with Gere/Dismer Architects

Related Experience:	Rock Island Public Library Rock Island, IL Southwest Branch Addition & Remodel	\$850,000
	Jordan Catholic School Rock Island, IL Middle School Addition & Remodel	\$2,000,000

Augustana College Rock Island, IL	
Swenson Hall of Geosciences	
Addition & Renovation - Phase I, II, III	\$1,500,000
Carver Center - Exercise & Fitness Center Addition	\$1,850,000
Baseball Facility	\$1,546,000
President's Residence	\$1,100,000

Education: Bachelor of Science in Architecture University of Illinois
Masters of Architecture University of Illinois

Registration: State of Illinois **1989**

Professional Affiliations: American Institute of Architects
Past President Western Illinois Chapter AIA
President, AIA Central Illinois - Moline/Rock Island Section

Civic Affiliations: Development Association of Rock Island, Board of Directors
Rock Island Preservation Commission, Associate Member, Past Chairman
Rock Island Rotary, Past President, Youth Exchange Officer
Rock Island Advanced Technology & Sustainability Consortium (ATSC), Member
Rock Island Sustainable Design Advisory Team (SDAT), Member
Rock Island Building Code Board of Appeals



Robert A. Winters, AIA, NCARB

Associate

Role | Project Manager

Robert Winters is a professional Registered Architect and has experience leading design teams on Educational and Healthcare projects. In the role of project manager, Robert places emphasis on the clients' project needs, establishing schedules and goals to facilitate clear communication between the client and the project team. Over the years, Robert has led teams through all phases of design and has experience working with clients to assess their needs and recommend client-based design solutions.

Experience: 32 Years | 3 Years with GDA

Related Experience:	Clinton Public Library Study Clinton, Iowa	\$12,000,000
	Rock Island Police Department Police Station Rock Island, Illinois	\$18,500,000
	Ashford University Athletics Facility Clinton, Iowa	\$1,000,000
	John Deere Archives Feasibility Study Moline, Illinois	\$9,500,000
	Vermeer Plant 6 Office Addition Pella, Iowa	\$2,250,000
	Bettendorf Library Phase II Renovations Bettendorf, Iowa	\$700,000
Education:	B.A. Business Administration Masters of Architecture	Calvin College University of Illinois at Chicago
Registration:	State of Michigan State of Iowa	1986 2011

Professional Affiliations: National Council of Architectural Registration Board
American Institute of Architects

Civic Affiliations: Davenport Rotary Club
Quad City Chamber of Commerce

LEE VANOPDORP, PE

The FUTURE.
Built SMARTER.

K J
W W



ROLE:
Project Executive

Lee's entire career has been with KJWW where he serves as Corporate Electrical Department Manager. As a licensed

Professional Engineer and Senior Project Manager, he is experienced in project development/planning, systems selection, and coordination of design disciplines. He specializes in power distribution, cogeneration, and system controls for healthcare, higher education, commercial, industrial, and data centers. He has served as Project Manager for numerous State of Illinois Capital Development Board (CDB) projects. Lee provides quality control reviews for many projects, overseeing the coordination of disciplines and quality of documents.



COMPANY TITLE:
Associate Principal / Client Executive

EXPERIENCE:
25 Total, 25 with KJWW

EDUCATION:
University of Illinois
BS Electrical Engineering 1987

REGISTRATIONS:
Professional Engineer 1993
Washington, Illinois, Iowa, Nebraska, North Dakota, Missouri, Indiana, California, Oregon, Kansas

ACCREDITATIONS:
CDB Project Management 2000

AFFILIATIONS:
Illuminating Engineering Society
Midwest Cogeneration Association

AWARDS:
Midwest Construction, Best of 2010 - Healthcare
- Award of Merit - for St. Joseph Regional Medical Center 2010

RELATED EXPERIENCE

Augustana College, Rock Island, IL

Role: Project Executive
40,000-SF Student Life Center Addition and 30,000-SF Library Renovation - Pursuing LEED Silver: \$21.8M

Bettendorf Public Library, Bettendorf, IA

Role: Lead Electrical Engineer
25,000-SF Expansion and 27,000-SF Renovation to Library: \$4.2M
Phase II Renovation: \$500K

Clinton Public Library, Clinton, IA

Role: Project Executive
Facility Needs Assessment: N/A

Galesburg Public Library, Galesburg, IL

Role: Project Executive
65,000-SF New Public Library

Wilton Public Library, Wilton, IA

Role: Project Executive
22,000-SF New Library - LEED Silver: \$3.5M

Valparaiso University, Valparaiso, IN

Role: Project Manager, Systems Concept Engineer
115,000-SF New Library with Automated Storage Retrieval System: \$33M

KEVIN MAGNUSON, LEED AP

The FUTURE.
Built SMARTER.



(HVAC), chilled and hot water distribution, system controls, piping, and fire protection. He has a mechanical contracting background with extensive cost estimating and field experience. He specializes in educational, healthcare, government, and commercial projects.

ROLE:**Lead Mechanical Engineer**

Kevin is experienced in a broad range of mechanical systems, including heating, ventilating, and air conditioning

COMPANY TITLE:

Senior Engineer

EXPERIENCE:

28 Total, 23 with KJWW

EDUCATION:

Black Hawk College

ACCREDITATIONS:

LEED Accredited Professional 2008
CDB Project Management 2001

AFFILIATIONS:

ASHRAE

RELATED EXPERIENCE

City of Washington, Washington, IL

Role: Project Manager, Lead Mechanical Engineer
Design-Build 140,000-SF New Community Center with Library, Fitness, Aquatics with 2 Indoor Pools, 1200-Seat Performing Arts and Banquet Center: \$16M

Clinton Public Library, Clinton, IA

Role: Project Manager, Lead Mechanical Engineer
Facility Needs Assessment: N/A

Knox College, Galesburg, IL

Role: Project Manager, Lead Mechanical Engineer
Library Humidity Modifications: \$500K

Monmouth College, Monmouth, IL

Role: Project Manager, Lead Mechanical Engineer
70,000-SF Hewes Library Renovation: \$5.5M

Geneva CUSD 304, Geneva, IL

Role: Lead Mechanical Engineer
200,000-SF High School Expansion and 200,000-SF Renovation including Library: \$28M

West Burlington CSD, West Burlington, IA

Role: Project Manager
12,000-SF Jr/Sr High School Building Addition including Library: \$2M

MATT SNYDER, PE, LEED AP

The FUTURE.
Built SMARTER.



Matt is a licensed Professional Engineer with expertise in medium and low voltage power distribution, emergency back-up power systems, illumination design and controls, fire alarm, mass notification systems, cost control, master planning, facility assessments, and energy efficient design. Matt is a LEED Accredited Professional and is knowledgeable in the LEED Green Building Rating system and sustainable design.

ROLE:**Lead Electrical Engineer**

Matt is a licensed Professional Engineer with expertise in medium and low voltage power distribution, emergency

COMPANY TITLE:

Senior Engineer

EXPERIENCE:

14 Total, 11 with KJWW

EDUCATION:

Iowa State University
BS Electrical Engineering 1999

REGISTRATIONS:

Professional Engineer 2004
Iowa, Illinois

ACCREDITATIONS:

LEED Accredited Professional 2009



RELATED EXPERIENCE

Bettendorf Public Library, Bettendorf, IA

Role: Lead Electrical Engineer, Project Manager
Phase II Renovation: \$500K

Clinton Public Library, Clinton, IA

Role: Lead Electrical Engineer
Facility Needs Assessment: N/A

Galesburg Public Library, Galesburg, IL

Role: Project Manager, Lead Electrical Engineer
65,000-SF New Public Library

Wilton Public Library, Wilton, IA

Role: Project Manager, Lead Electrical Engineer
22,000-SF New Library - LEED Silver: \$3.5M

Heartland Community College, Normal, IL

Role: Project Manager
36,982-SF New Community Education Center & Auditorium: \$9.3M
8,700-SF Learning Center Build-out: \$1M

West Burlington CSD, West Burlington, IA

Role: Lead Electrical Engineer
12,000-SF Jr/Sr High School Building Addition including Library: \$2M

KEY PERSONNEL

JASON L. HOLDORF, PE – LAND DEVELOPMENT MANAGER

Project Manager

Qualifications:

Mr. Holdorf is responsible for the Land Development Business Line. He provides personnel management, project management and land development design. Mr. Holdorf specializes in client relationships and providing cost opinions. Experience includes residential and commercial subdivision development and design, construction estimating, project management, storm water detention studies, city utility and roadway improvements, and site plan design.

Registration:

Registered Professional Engineer: IA, 2004; IL, 2010

Experience (Project Manager):



Public Library (Eastern Avenue) – Davenport, IA

Responsible for the site design for this LEED Silver accredited, **NAWIC Award of Excellence** winning project. The project entailed a new 120-stall parking lot with the future expansion of an additional 60+ stalls. The project included a rain garden, bio-swale, infiltration basin, and storm water control. Bus and pedestrian traffic flow was also a key component to this project. The parking lot was configured to allow for the turning radii of city buses as well as providing the necessary pavement section increase to handle the additional loading.

Clinton Library – Clinton, IA

Provided schematic site layout, existing infrastructure review, storm water management options, site logistics, schematic design narrative and cost opinions for the future Clinton Library building addition.

St. Ambrose University Residence Hall – Davenport, IA

Design for a 4-story residence hall/classroom facility. Responsibilities of the site development included harvesting of site rain water for landscaping, selection of site grades to optimize the existing terrain, relocation and upgrade of proposed 60" diameter storm sewer system including city coordination, and designing an under floor subdrain and sump pump system to handle the existing ground water conditions. **Received the Lorraine D Wright Award of Excellence.**

St. Ambrose University Center for Health Sciences – Davenport, IA

Provided site design for a 2-story 20,000 sq.ft. Health Sciences building. Responsibilities of the site development included layout of a 65-stall parking lot, designing an underground storm water detention system and accomplishing the city approval process. Proposing grades to match the building into the existing terrain and city street, and verifying site ADA compliance.

Augustana Center for Life Student Housing – Rock Island, IL

Provided topographic survey, site improvements including delivery truck routing and logistics, major existing and proposed utility coordination, and grading and drainage permits for a 24,000 square foot footprint building addition for a new Student Services Center adjacent to an existing 4-story library at Augustana College located in Rock Island, IL.

KEY PERSONNEL

CHAD M. CARR, PE, SE, LEED AP – STRUCTURAL BUILDINGS MANAGER Structural Engineer

Qualifications:

Mr. Carr is responsible for the Structural Buildings Business Line. He provides personnel management, project management and structural design. Other duties include quality control for structural documents, budgetary oversight and fostering good client relationships through open communication and quality service. Mr. Carr's experience includes project management and design work in the metal building industry and as a Consulting Design Engineer. His project design list includes structural design and project management for recreation centers, schools, office buildings, industrial facilities, hospitals, medical clinics, residential buildings, and commercial retail.

Registration:

Registered Professional Engineer: IA, 2006; CO, 2001; SD, 2013; LEED AP, 2008
Registered Structural Engineer: IL, 2007

Experience (Project Manager):



Bettendorf Middle School Additions and Renovation – Bettendorf, IA
Responsible for the design of multiple additions totaling over 12,000 sq. ft. to the middle school. These improvements included expansion of the cafeteria, and lobby areas, as well as additional office and classroom space. Construction is primarily masonry walls with steel roof framing.

St. Ambrose University Residence Hall – Davenport, IA
Project manager and designer for a new 48,000 square foot four-story residence hall and classroom building. This building is steel framed with concrete slab floors and brick veneer. Foundations are spread footings.

St. Ambrose University Center for Health Sciences – Davenport, IA
Project manager for a new 2-story, 13,200 sq. ft. addition to the Health Sciences building for the expansion of the nursing program. This facility included a basement level with a lecture hall and classroom space and the main level.

Maquoketa Center - Maquoketa, IA

Project manager for structural design of a new 11,300 sq. ft. building for Clinton Community College. Design responsibilities included foundation design for a pre-engineered metal building system.

Williams Intermediate School Addition – Davenport, IA

Responsible for structural design for a new 8,000 sq. ft. addition which included a new gymnasium and lobby area. This project included a structural floor slab due to poor soils. Building construction included a masonry bearing wall system supporting a steel framed roof.

Martin Luther King Center – Rock Island, IL

Design of a new addition for community space. This project included 6,800 square feet of new space as well as renovation of the 12,000 square foot original building. The addition included a new community room and full service kitchen with a capacity of over 400 people for a variety of activities. This building is constructed with steel moment frames and a bar joist roof.

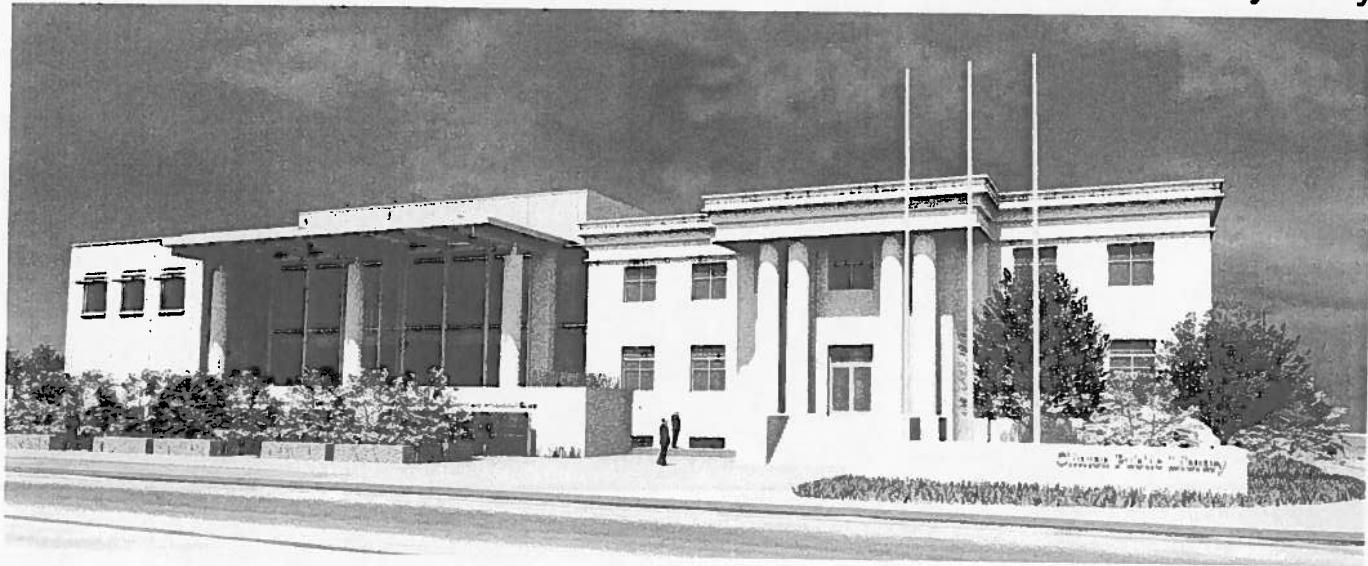
St. Anthony's Parish Hall – Davenport, IA

Responsible for design of a new parish hall. This parish hall addition to St. Anthony's Catholic Church in downtown Davenport, was constructed with steel framing and light gauge steel roof trusses. Several architectural features were incorporated to blend the addition in with surrounding building sections.



PROJECT EXPERIENCE

Clinton Public Library Study



Clinton Public Library Background

The Clinton Public Library is a historical two story structure built with a lower level that was designed by the Chicago architectural firm of Patton & Miller and funded by a grant from the Carnegie Foundation. The Beaux-Arts style building was completed in 1904 and in 1983 it was listed on the National Register of Historic Places to preserve the character and dignity of the majestic building. Unfortunately, over the years the building has deteriorated and often encountered flooding conditions on the lower level. With inadequate mechanical and electrical building systems and interior pipes that are lined in hazardous materials the building is in need of a complete renovation.

Facility Needs Assessment Study

In 2012 a grant was awarded to the Library along with funding from the City of Clinton to initiate a Facility Needs Assessment Study to evaluate how best to renovate and restore the existing Library. In order to provide a community based leadership committee it was determined that a Steering Committee would be selected from the community to give representation of input from a wide range of business, municipal and local leaders from the community. Throughout the study process this committee met on a monthly basis to review the recommendations and give substantial input into the recommendations of the design team.

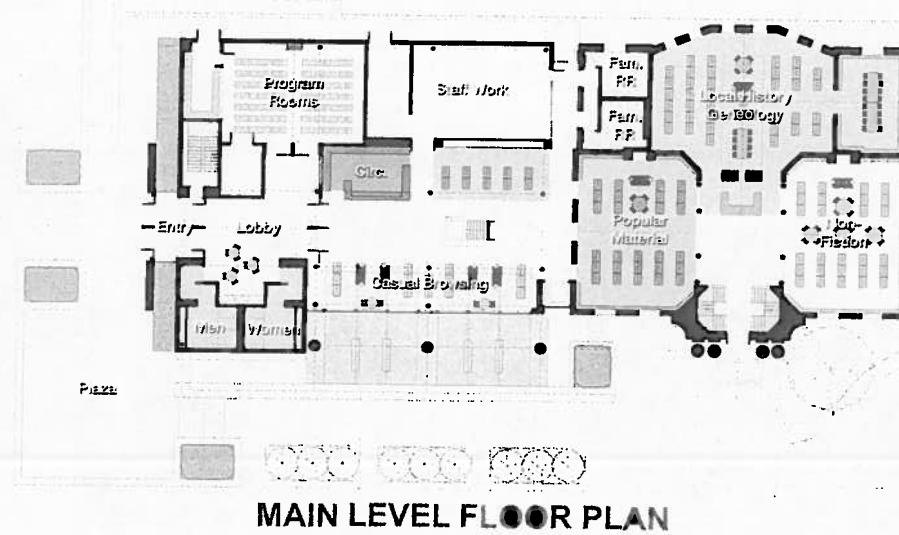
Programming / Concept Design Phase

The initial phase of the Space Needs Assessment Study was led by George Lawson Library Planning Consultant who engaged the staff in a series of work sessions that explored the Space Needs of each department. Out of the process George Lawson issues a Building Program document that defined that to meet the Library user needs of a community the size of Clinton, the Library should provide an additional 12,800 SF of space. This would accommodate a Community Programming Room, Study Rooms, Informational Center, Computer Lab, Children's Program space and a Young Adults Programming area.

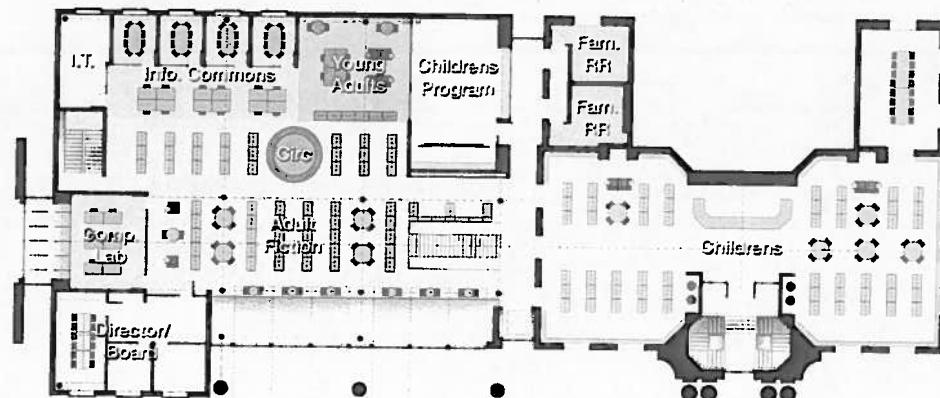
The goal of this reorganized Library program would be to operate the Library with the same number of staff members through a more efficient layout of space. Cost saving measures such as locating the staff work room adjacent to the front circulation desk with an efficient book processing work area would help to serve the Library patrons without increasing operational costs.

Upon the completion of the Building Program document the Design Team looked at the range of options to implement the Building Program recommendations and respond to the site parking needs.

Clinton Public Library Study

**Existing Library Renovation**

The renovations of the existing Library include ADA accessible restrooms, restored grand staircase at the original entry and relocation of the Genealogy department up to the main floor where the current mezzanine stacked book shelves are located. The lower level of the existing library and current "Root Cellar" would be used for the Friends of the Library and book sales. The exterior of the existing Library would also be fully renovated include tuckpointing of the limestone cladding and restoration of the stained glass windows.

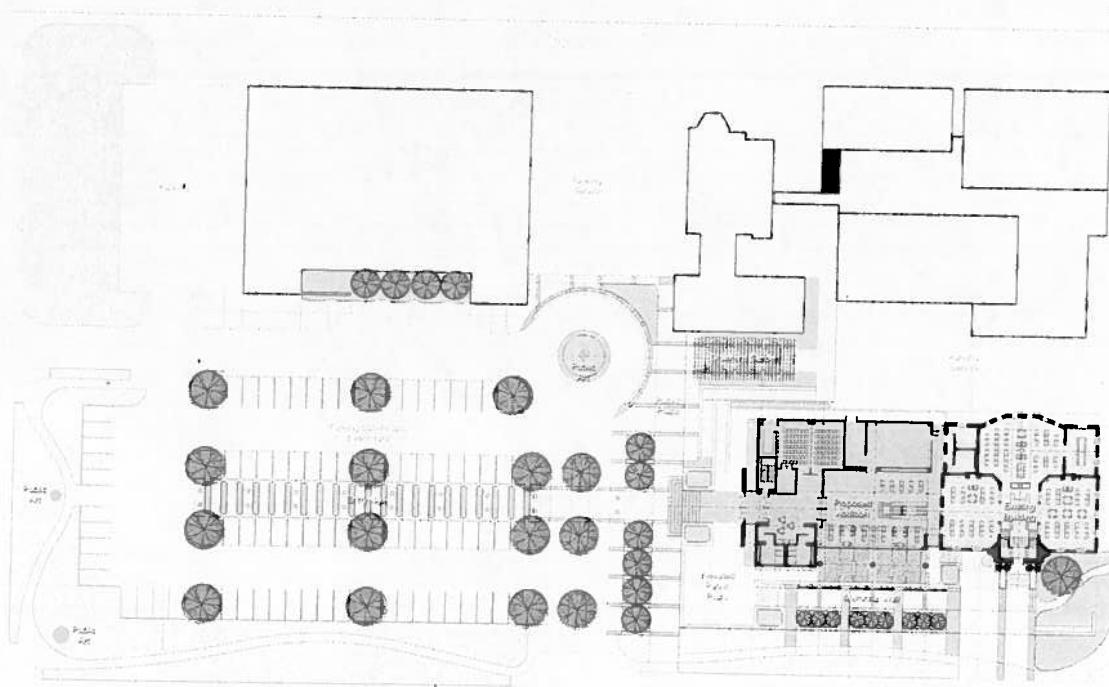
**UPPER LEVEL FLOOR PLAN****Proposed Building Addition**

The proposed two story addition of 16,705 SF has elevated the main entry plaza to align with the main floor of the existing Library. This creates an urban plaza area separated from the busy traffic along Highway 30. The Programming Room is orientated at the entry along with support spaces of restrooms to permit functions to occur at off hours outside of the secured entry into the Library circulation desk area.

Clinton Public Library Study

**Site Planning**

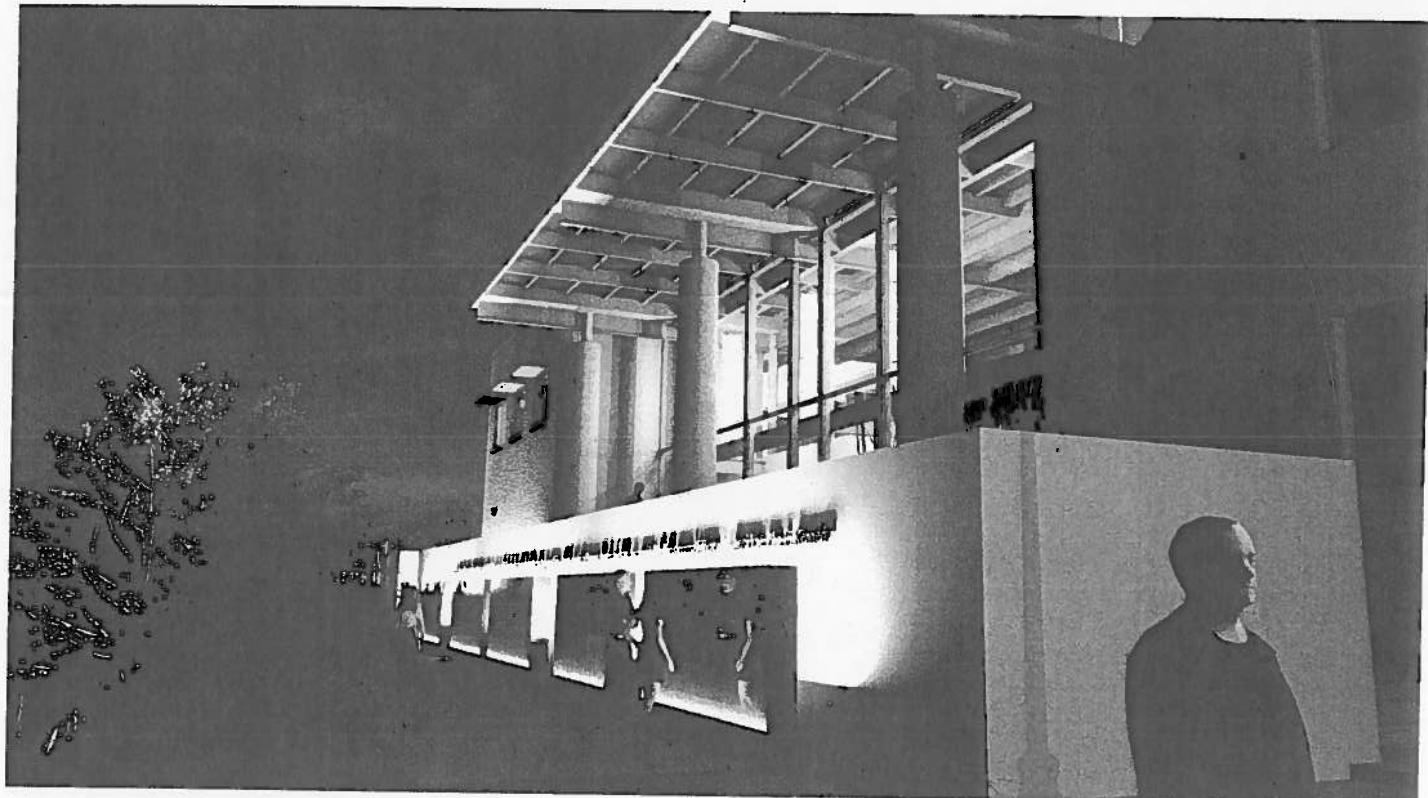
With the proposed addition the design team had opportunity to revisit the site conditions and define the vehicular and pedestrian pathways. A new entry into the site is proposed across from the HyVee main entry to enable vehicles to exit from the site in both directions. The site to the west of the Library is still fully developed to provide the new entry along with the required parking for the Library and adjacent Discovery Center.



Clinton Public Library Study

War Memorial Garden

When searching for a meaningful use of the available space in front of the addition the Design Team presented a War Memorial Garden walkway that would honor all service men and women that have served in the City of Clinton. This reaches back to the rich history of Clinton war heroes that date back to the Civil War.



The walkway would feature granite slabs with the names of the veterans that have passed away etched on the stone as a memorial to their great effort to serve the country. In the rendering the famous quote from John F. Kennedy would be featured with the following words highlighted on the wall:

"Let every nation know, whether it wishes us well or ill, that we shall pay any price, bear any burden, meet any hardship, support any friend, oppose any foe to assure the survival and the success of liberty." -- President John F. Kennedy

Scott County Library - Eldridge, Iowa

PROJECT SUMMARY

Building Type:

Library / Adaptive Reuse

Location:

Eldridge, Iowa

Area:

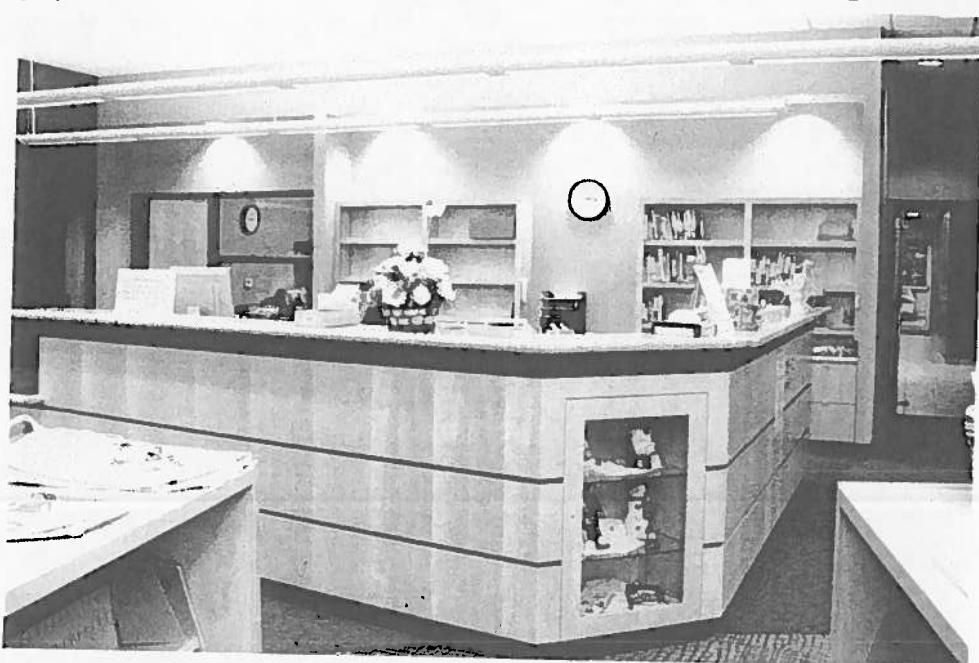
20,000 square feet

Cost:

\$900,000

Completed:

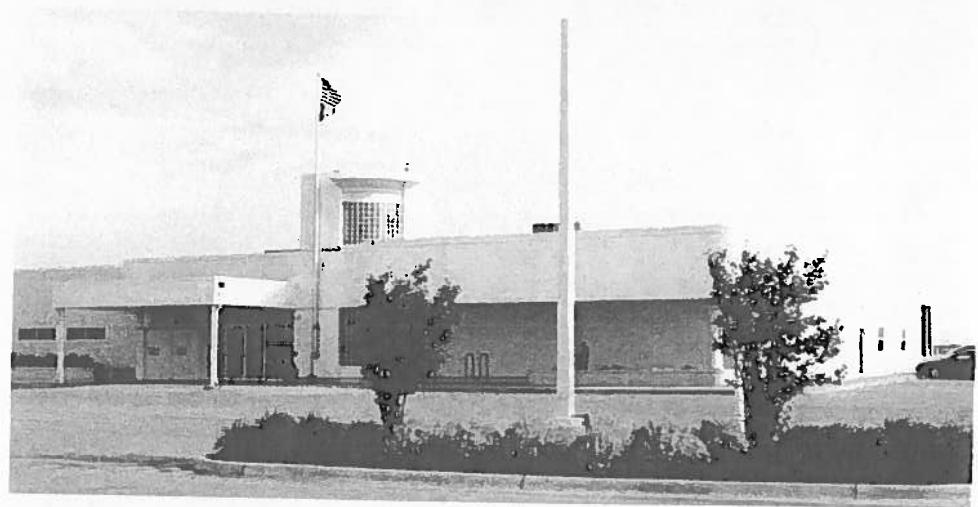
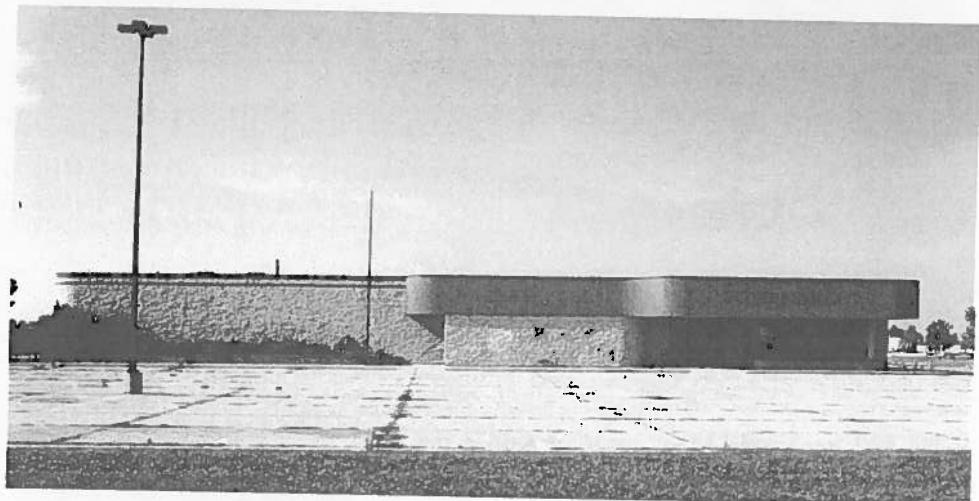
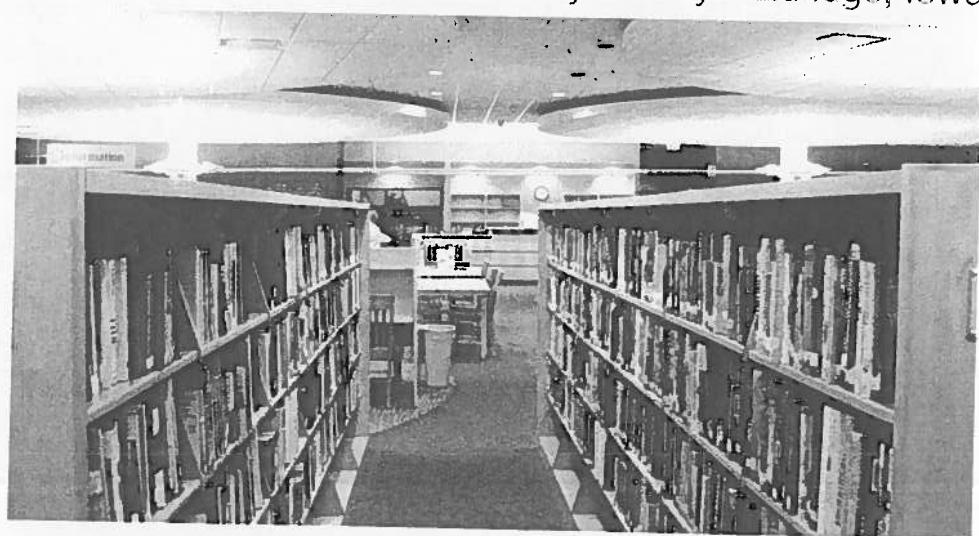
2003



The former Eagle grocery store was transformed into the county's library facility. A major entry feature acknowledges the building's transformation. All mechanical and electrical services were replaced to create a state-of-the-art library facility.

SELECTED PROJECT

Scott County Library - Eldridge, Iowa



Rock Island Public Library - Southwest Branch

PROJECT SUMMARY

Building Type:

Library

Location:

Rock Island, Illinois

Area:

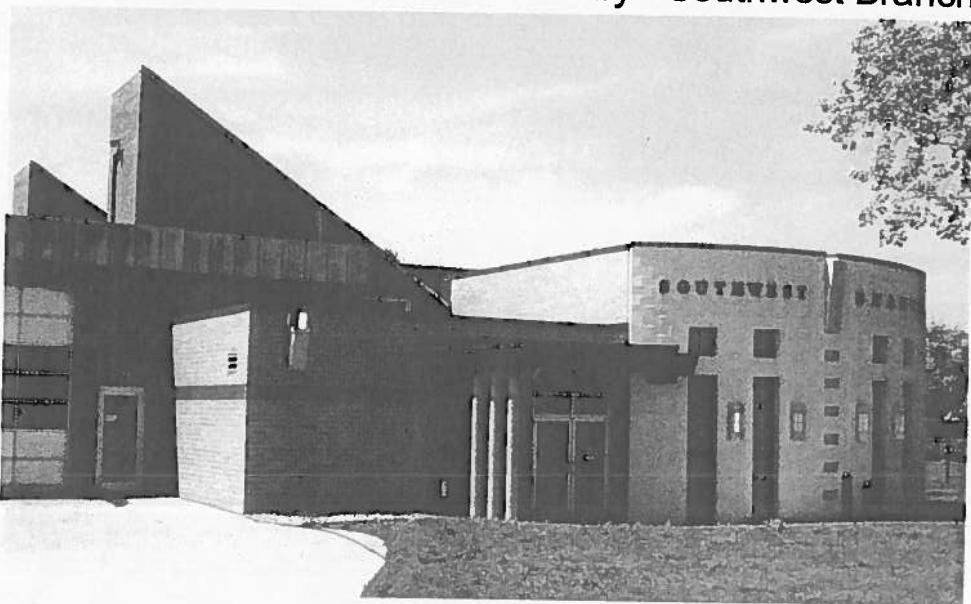
5,000 SF

Cost:

\$840,000

Completed:

2000



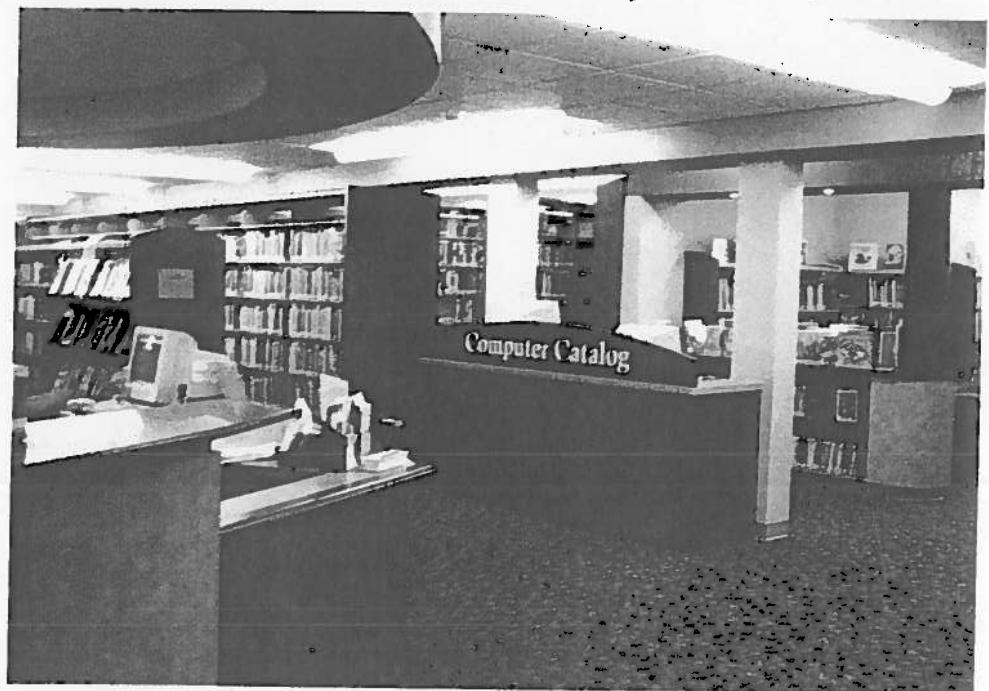
The Southwest Branch of the Rock Island Public Library was designed to expand and enhance library services, create a lively and comfortable environment, and to provide flexible multipurpose space for a growing segment of the city. The addition and remodeling creates a 5,000 square foot branch facility which provides full library services including a Children's Area and Community Room.

Art Glass is incorporated into the community room and reflects the harmony between the built environment and the natural surroundings.

The existing fire station remains while the library provides a dramatic new look for the public facility.

S E L E C T E D P R O J E C T

Rock Island Public Library - Southwest Branch



Lawson Library Planning

Project Experience

Moline Public Library, Moline, Illinois

72,710 sf main library, new construction. Building opened 2006.

Services provided: needs assessment, building program, architect selection, design review.

Robert Hafeman, Director (309) 524-2440; (Leslie Kee, director of record, retired)



Clinton Public Library, Clinton, Iowa

± 21,000 sf main library. Project completed 2013.

Services provided: building program and schematic design.

In association with Gere Dismar.

Amy Birtell, Director (563) 242-8441

East Moline Public Library, East Moline, Illinois

± 31,778 sf main library. Project in progress.

Services provided: needs assessment, building program, architect selection.

Cynthia Coe, Director (309) 755-9614

River Valley District Library, Port Byron, Illinois

± 25,000 sf main library. Planning completed 2013.

Services provided: needs assessment, building program, site selection, schematic design.

Shelli Fehr, Director (309) 523-3440

Traverse Area District Library, Traverse City, Michigan

Metta Lansdale, Director (Michael McGuire, Director retired) (231) 932-8549;

- Service Delivery Planning Guide. Planning completed 2010.
Services provided: long range service delivery and branch development plan.
- In association with Fanning Howey Associates.
- 63,000 sf main library, new construction. Building opened 1999.
Services provided: building program, architect selection, design review.



Lawson Library Planning

Project Experience

West Branch Public Library, West Branch, Iowa

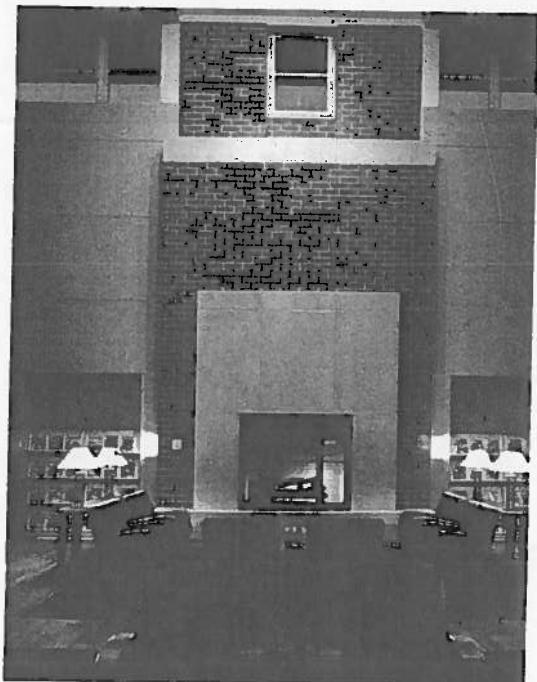
Nick Shimmin, Director (920) 832-6170

- ± 11,768 sf main library. Planning in progress.
Service provided: space needs assessment update, building program, site selection, schematic design.
- ± 11,520 sf main library. Planning completed 2010.
Services provided: site and alternatives analysis.
In association with OPN.
- ± 11,520 sf main library. Planning completed 2005
Service provided: space needs assessment.

Urbandale Public Library, Urbandale, Iowa

50,000 sf main library, new construction. Building opened 2000.

Services provided: building program, architect selection, design review.
Julie Wells, Director (Sara Pearson, director of record, retired) (515) 278-3945



Drake Community Library, Grinnell, Iowa

31,500 sf main library, new construction. Planning completed, building opened 2009.

Services provided: needs assessment, building program, architect selection, alternatives evaluation, design review.

Marilyn Kennett, Director (Lorna Caulkins, director of record, retired) (515) 236-2662



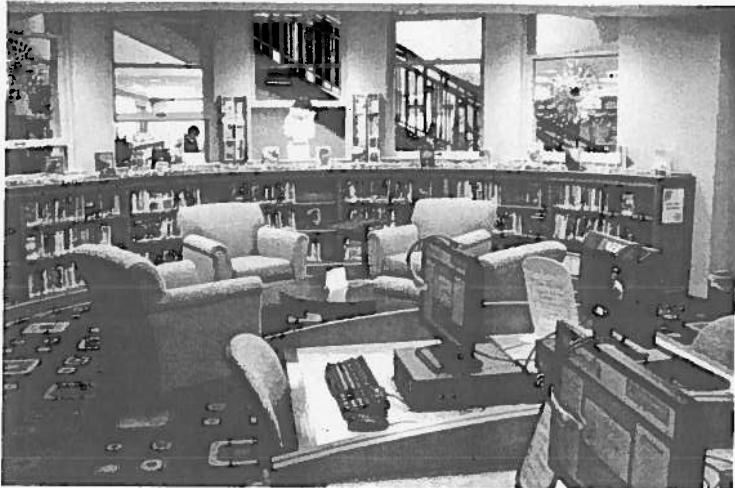
Lawson Library Planning

Project Experience

Dwight Foster Public Library, Fort Atkinson, Wisconsin

Connie Meyer, Director (920) 563-7790

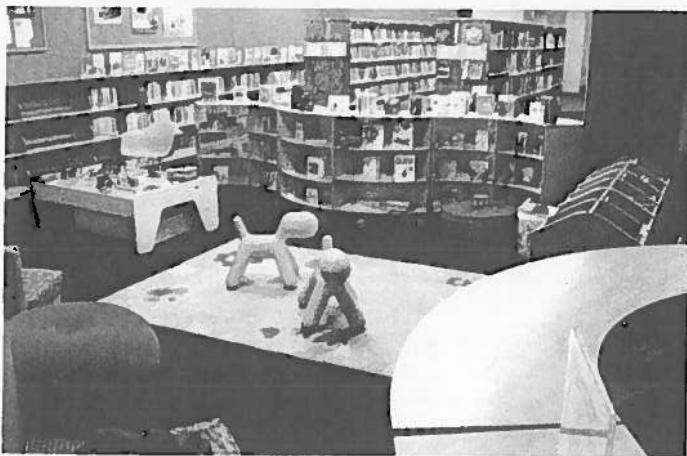
- 33,000 sf main library, addition/renovation. Consultation completed, building opened February, 2011. Services provided: needs assessment, building program, architect selection, alternatives study.
- Feasibility study. Evaluation of re-locating the library to an historic factory building. In association with Engberg Anderson Design Partnership. Consultation completed 2007.



Marshalltown Public Library, Marshalltown, Iowa

Sarah Rosenblum, Director (Carole Winkleblack, director of record, retired) (641) 754-5738

- 35,710 sf main library, new construction. Building opened 2008. Services provided: needs assessment, building program, design review, and evaluation of leasing space to community college.
- 14,680 sf main library, space utilization and automation project. Project implemented 1996. Services provided: schematic plan, furnishing layout/specifications, automation vendor selection, cabling plan.



Lawson Library Planning

Project Experience

Omaha Public Library, Omaha, Nebraska

Mary Griffin, Facilities Manager (402) 444-3470

- **Florence Branch Library**
7,150 sf branch; addition/renovation. Planning completed 2009.
Services provided: programming and schematic review.
- **Willa Cather Branch Library**
17,557 sf branch; addition/renovation. Planning completed 2009.
Services provided: building program.
- **South Omaha/Metropolitan Community College Branch Library**
24,000 sf branch; new construction. Building opened 2008.
Services provided: feasibility study, building program, architect selection, design review.
- **Washington Branch Library**
15,000 sf branch, addition/renovation. Building opened 2006.
Services provided: building program, architect selection, design review. Planning on hold.
- **W. Dale Clark Library**
120,000 sf main library, renovation. Main floor completed 2000.
Services provided: building program, design review.
- **Millard Branch Library**
32,000 sf branch, addition/renovation. Building opened 1999.
Services provided: building program, architect selection, and design review.
- **Benson Branch Library**
16,000 sf branch, addition/renovation. Building opened 1999.
Services provided: building program, architect selection, and design review.



Sump Memorial Library, Papillion, Nebraska

± 40,000 sf main library. Project completed 2013.

Services provided: needs assessment and service delivery study.

Robin Clark, Director (402) 597-2042



Rochester Public Library, Rochester, Minnesota

± 150,000 sf main library. Planning in progress.

Services provided: building program, schematic design.

In association with HGA Architects.

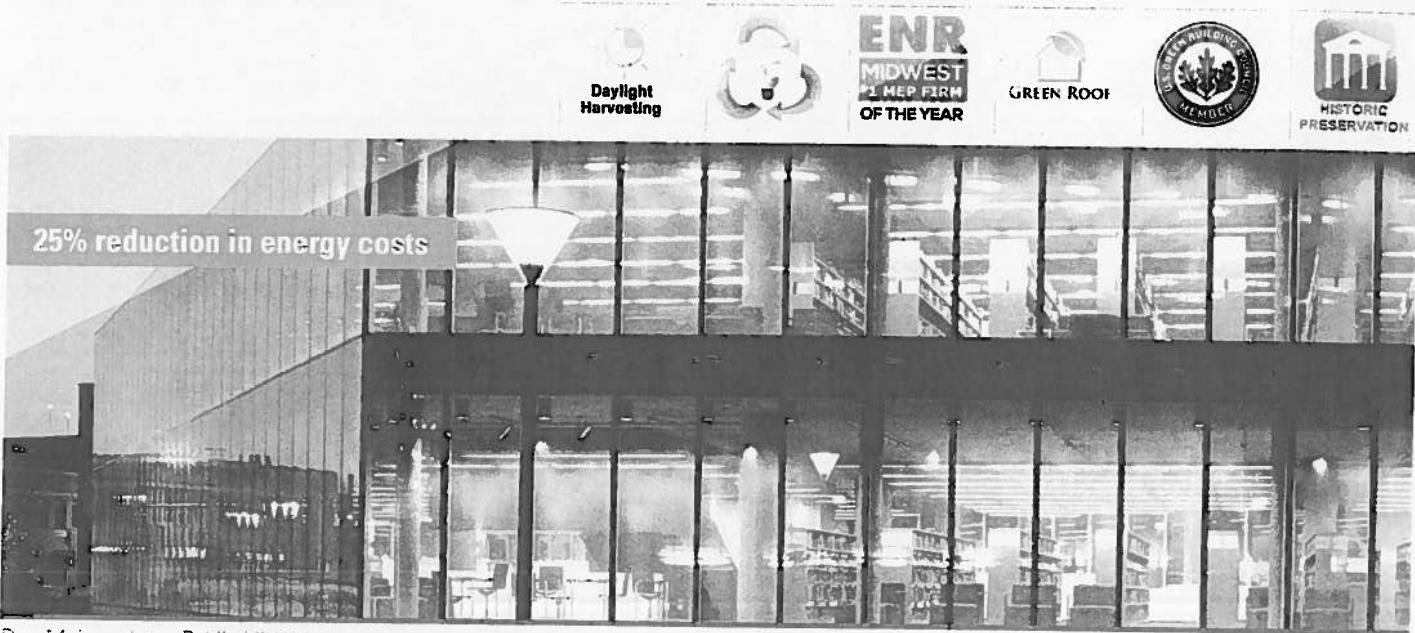
Audrey Betcher, Director (507) 328-2344

LIBRARIES – PUBLIC

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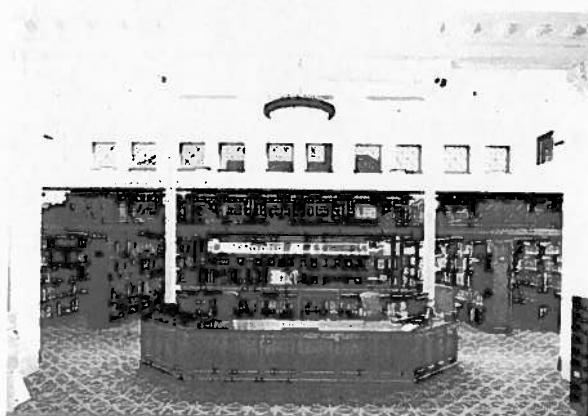
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W W

PROJECT EXPERIENCE



Des Moines, Iowa Public Library

Daylight
Harvesting



Carnegie-Stout Public Library, Dubuque, Iowa

Batavia Public Library, Batavia, IL

Boiler Replacement: \$165K

Broadview Public Library, Broadview, IL

16,000-SF Library Renovation and 5,000-SF Expansion: \$4.2M

Byron Public Library, Byron, IL

24,000-SF New Library with Geothermal - LEED Gold: \$7.1M

Carnegie-Stout Public Library, Dubuque, IA

50,000-SF Library Historic Renovation - LEED Silver: \$4.9M

Charleston Public Library, Charleston, IL

24,000-SF Expansion and 9,000-SF Renovation to Historic Carnegie Library: \$4M

City of Washington, Washington, IL

Design-Build 140,000-SF New Community Center with Library, Fitness, Aquatics with 2 Indoor Pools, 1200-Seat Performing Arts and Banquet Center: \$16M

Davenport Public Library, Davenport, IA

26,000-SF New Branch Library: \$8M

DeKalb Public Library, DeKalb, IL

46,000-SF Public Library Expansion and 19,000-SF Renovation: \$18.5M

Des Moines Public Library, Des Moines, IA

117,000-SF Public Library with Underfloor Air Distribution and Green Roof: \$33.2M

36,800-SF Renovation of Three Branch Libraries: \$3M

5,000-SF Expansion and 10,000-SF Renovation to East Side Branch Library: \$2.4M

Evanston Public Library, Evanston, IL

40,000-SF Library Renovation: \$1.5M

Fountaintdale Public Library, Bolingbrook, IL

114,850-SF New Library - LEED Gold: \$22M

8,000-SF Media Center Basement Build-out: \$2M

Glenwood-Lynwood Public Library, Glenwood, IL

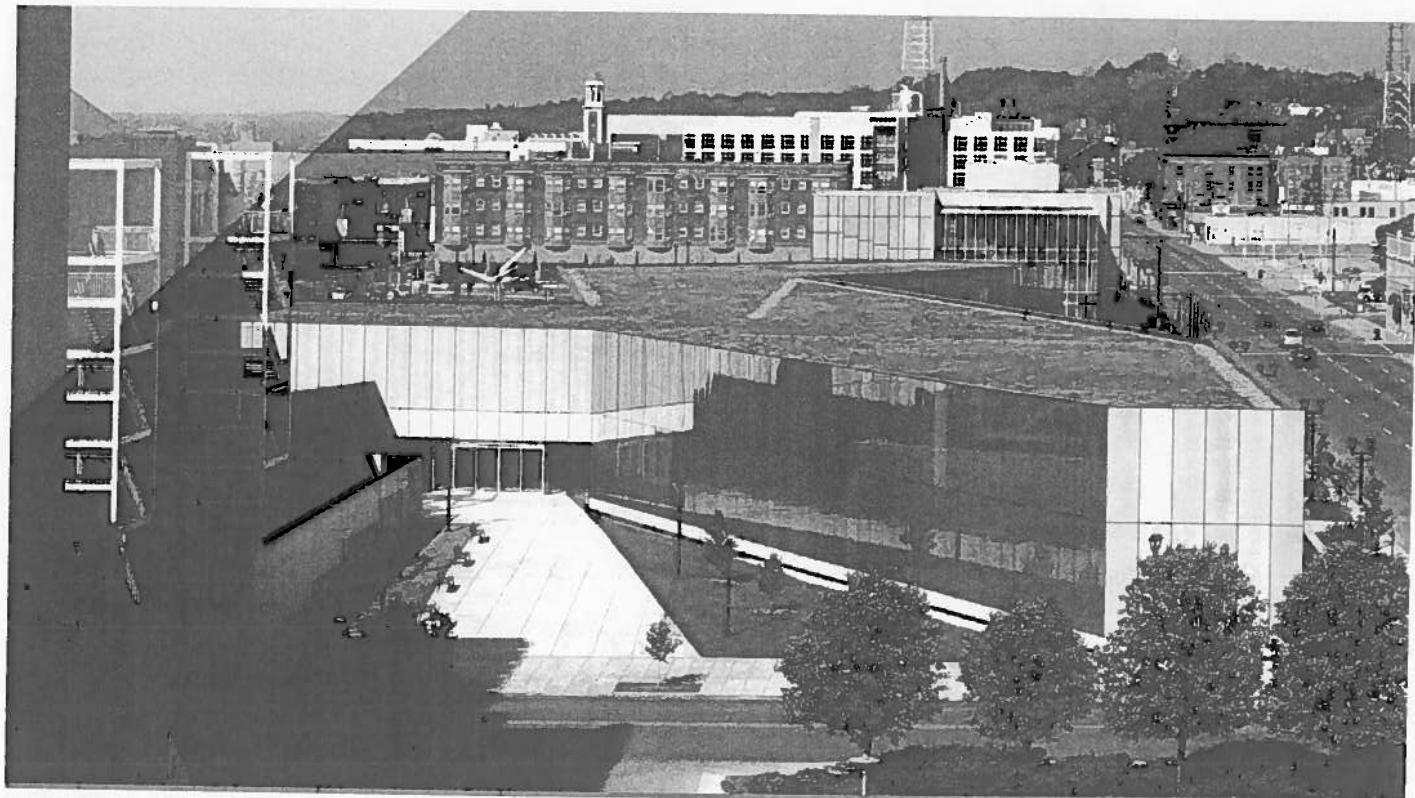
18,900-SF New Public Library: \$3.85M

Hayner Public Library, Alton, IL

25,000-SF Library Expansion: \$1.65M

Itasca Community Library, Itasca, IL
22,000-SF Library Renovation: \$750K
Kirkwood Public Library, Kirkwood, MO
21,000-SF Public Library Renovation: \$4M
L. E. Phillips Memorial Public Library, Eau Claire, WI
10,000-SF Public Library Remodel: \$300K
LaGrange Public Library, La Grange, IL
38,000-SF New Public Library: \$4M
Lisle Public Library, Lisle, IL
45,000-SF Library Expansion: \$8.5M
Markham Public Library, Markham, IL
13,700-SF New Public Library: \$3.5M
Marshalltown Public Library, Marshalltown, IA
35,000-SF New Public Library w/Photovoltaics - LEED Gold: \$6.5M
Moline Public Library, Moline, IL
70,000-SF New Library: \$12.5M
Mukwonago Community Library, Mukwonago, WI
15,000-SF Library Expansion: \$4M
Plainfield Public Library District, Plainfield, IL
HVAC Infrastrucure Upgrades: \$500K
Pritzker Military Library, Chicago, IL
35,000-SF Library Build-out, Including 120-seat Auditorium: \$8M

Rockford Public Library, Rockford, IL
Historic Carnegie Library AHU Replacement: \$500K
Somonauk Public Library, Somonauk, IL
14,500-SF New Public Library: \$3.35M
St. Charles Public Library, St. Charles, IL
56,000-SF Infrastructure Assessment / Master Plan: N/A
St. Louis County Library, St. Louis County, MO
Daniel Boone Library HVAC Renovation: \$476K
Rock Road Library HVAC Renovation: \$471K
Natural Bridge Library HVAC Renovation: \$330K
Thornhill Library Skylight Infill: \$65K
Warren-Newport Public Library, Gurnee, IL
20,000-SF Library Expansion and 50,000-SF Renovation: \$7.3M
Waukee Public Library, Waukee, IA
250-SF Library Museum Addition: \$100K
Wheaton Public Library, Wheaton, IL
50,000-SF Library Expansion and 60,655-SF Renovation: \$15M
New Telecommunications Systems: \$600K
Wilton Public Library, Wilton, IA
22,000-SF New Library - LEED Silver: \$3.5M
Yorkville Public Library, Yorkville, IL
35,000-SF Library Expansion and 3,000 SF Renovation: \$8M



Green Roof & Copper-clad Windows - Des Moines Public Library, Des Moines, Iowa

CARNEGIE STOUT PUBLIC LIBRARY

50,000-SF RENOVATION

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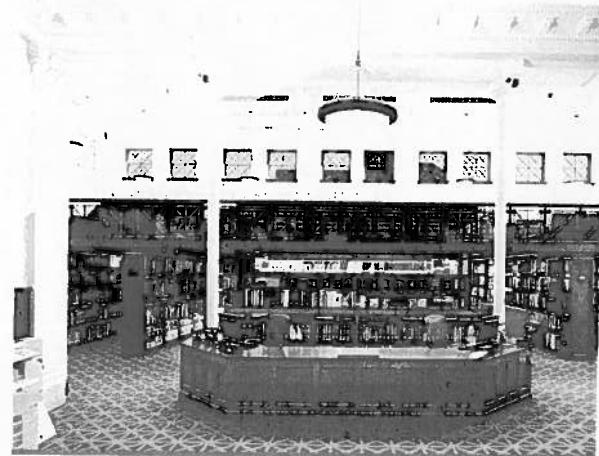
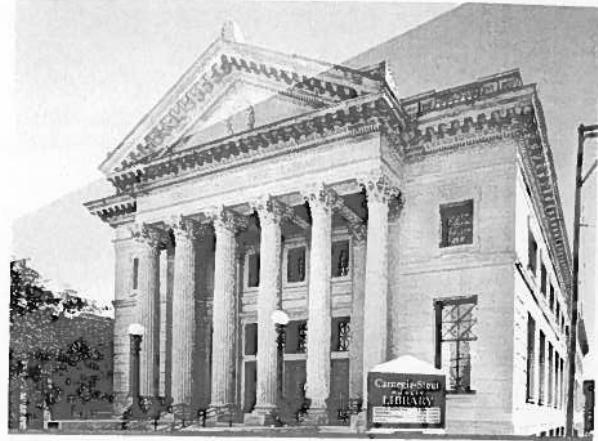
BACKGROUND

DUBUQUE, IA: The Carnegie Stout Public Library opened in 1902 and is listed on the National Register of Historic Places. An extensive restoration was undertaken to restore the building to the original Beaux Arts style of architecture. The project included a complete gutting of the interior, as well as removal and replacement of aging mechanical, electrical and technology systems.

The project achieved LEED Silver for existing buildings. LEED EB 2.0 requires the Energy Star Rating for the building. However, libraries are not a building type covered by Energy Star so we had to perform alternate calculations to show compliance. This rating system also requires much more participation and effort on the owner's part and we played an integral role in educating them and assisting where possible since none of the library staff had previously been involved with a renovation project or the LEED certification process.

Restoration work included the large skylights, cast iron mezzanines, historic columns and plaster work, and historic iron and marble three-story staircase. The challenge was designing new mechanical and electrical systems that met 21st century needs yet blended well with the historic building. Humidity and temperature control were critical to the preservation of the library books and artifacts. The project required careful coordination and phasing as the building remained occupied during construction.

KJWW provided security design for surveillance and access control systems, as well as an intrusion detection system. The systems were designed to be integrated to be managed and viewed on a single system using an integration platform.



<i>Budget:</i>	\$4,900,000
<i>Completion:</i>	July 2010
<i>Square Feet:</i>	50,000 Renovation
<i>Delivery:</i>	Design / Bid / Build
<i>Services:</i>	Mechanical, Electrical, Structural, Fire Protection, Security, Audio / Visual, Telecommunications

SIMILAR PROJECT EXPERIENCE

Missman has a team with a successful track record in completing projects for library facilities, on time and within budget. We offer engineering expertise in the areas of site development, structural, and land surveying. We have developed excellent working relationships with local, state and federal governments. This is particularly important during the permitting and authorization process. Missman has the ability to "fast track" development projects. We ensure clear lines of communication, accelerating the decision-making process and keeping the project in motion. Our geographic location enables us to respond to site related issues quickly, without extensive travel. Similar projects on which we have worked include:

Moline Public Library – Moline, IL

Client: OPN Architects, Inc.

Contact: Bruce Hamous, (319) 363-6018

Description: Missman was selected to provide engineering services for the Moline Library. Plan preparation included site plan, grading plan, utility plan, storm water management, construction staking, topo and boundary, and erosion control plans. Missman also provided site details, preliminary cost estimates and outlined specifications based on approved schematic design. Missman submitted a Notice of Intent (NOI) with the erosion control to meet National Pollutant Discharge Elimination System (NPDES) requirements.



Public Library (Eastern Avenue) – Davenport, IA

Client: Davenport Public Library

Contact: LaWanda Roudebush (563) 326-7837

Description: Missman was responsible for the site design for this LEED Silver accredited, **NAWIC Award of Excellence** winning project. The project entailed a new 120-stall parking lot with the future expansion on an additional 60+ stalls. The project included a rain garden, bio-swale, infiltration basin, and storm water control. Bus and pedestrian traffic flow was also a key component to this project. The parking lot was configured to allow for the turning radii of city buses as well as providing the necessary pavement section increase to handle the additional loading.



Clinton Library – Clinton, IA

Client: Gere Dismar Architects

Contact: Rob Winters, (309) 786-9910

Description: Missman provided schematic site layout, existing infrastructure review, storm water management options, site logistics, schematic design narrative and cost opinions for the future Clinton Library building addition.

LIBRARY PROJECTS



Some of the main concerns our library clients request design solutions for are, attracting younger generations, way finding throughout the library, and unique design spaces to serve the wide range of patrons who frequent our libraries, such as the children's area.

Paragon makes every effort to fulfill our client's needs with a creative approach at creating beautiful designs that eliminate the concerns of our clients.





FEE PROPOSAL & WORK PLAN



GERE | DISMER ARCHITECTS

20 January 2015

Pam Collins
Library Director
Musser Public Library
304 Iowa Avenue
Muscatine, IA 52761

RE: Musser Public Library Needs Assessment Study Proposal

Dear Pam:

Thank you for the opportunity to meet and tour the Musser Public Library and discuss alternatives for moving ahead with the Needs Assessment Study for the Library. Gere Dismer Architects is pleased to submit this proposal for professional services for a Needs Assessment Study for the Musser Public Library and has assembled a collaborative team of professionals to approach this exciting project including George Lawson Library Planner, KJWW Engineering Consultants, Missman Inc. and Paragon Commercial Interiors.

PROJECT UNDERSTANDING

On December 30th, Pam Collins, Library Director along with her senior staff met with the Gere Dismer Architects Design Team to tour the Library and discuss how best to proceed with plans for a renovation and/or expansion of the Musser Public Library. From these discussions an option was presented to the Library to consider first engaging in a Needs Assessment Study and Master Plan to explore the alternatives that the Library has for moving forward with a project. From this report the Library leadership and Board could make informed decisions on the Library program needs to determine if a renovation of the existing library would be the best direction or if the Library Board should consider the opportunity to explore the alternative of a new library facility. A new downtown site would have the potential to meet the parking needs and on site circulation for service deliveries as well as take into account additional programming space required to meet the needs of a contemporary library.

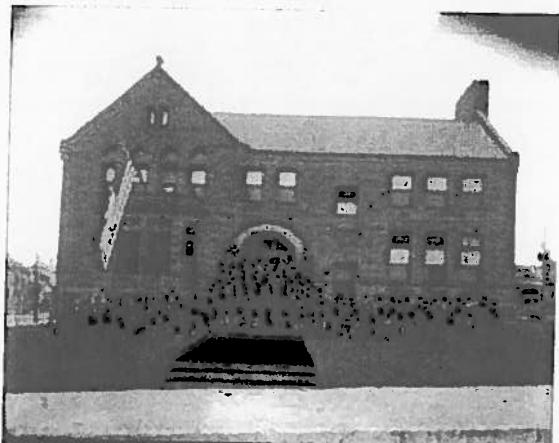
From these discussions Pam Collins was able to meet with the City leadership and received approval to move forward with a Needs Assessment Study with the GDA Design Team. On January 20th there will be a follow up meeting in which Gere Dismer Architects and George Lawson Library Planner will meet with the Library and some representatives from the Library Board to discuss the planning process in more detail.

Musser Public Library History

The original Musser Public Library was completed in 1901 with a generous gift from P.M. Musser to complete the two story library with a portage red sandstone exterior designed in the Richardsonian Romanesque style that was popular then for a public building.

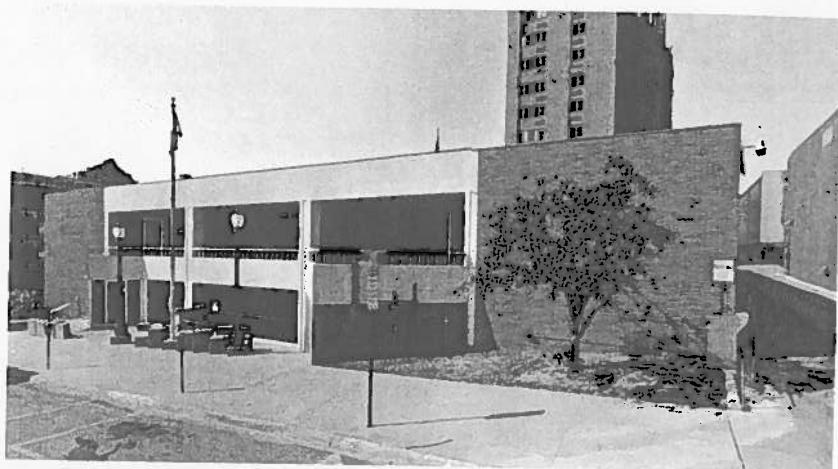
14 1/2 S. 4th Street
Rock Island, Illinois 61201
309.786.9940

21 Emerson Place
Suite 222
Des Moines, Iowa 50312
563.303.1234



From the collection of Musser Public Library

Original Musser Library 1901



Current Musser Public Library

In 1965 through another gift from the Musser family the original building was renovated and added onto. Then in 1970 the Library Board received a gift of \$500,000 for the cost of another addition and renovation of the current Musser Library building located at the same site as the original structure. The new addition was dedicated on August 5th, 1972. The original addition has approximately 5,200 square feet on each of the two floors. The 1972 addition has approximately 8,300 square feet on the first floor and 6,000 square feet on a second floor mezzanine giving the Library a total area of approximately 24,700 square feet.

In 1995 George Lawson Library Planner provided a Building Program Document that outlined a Needs Assessment of the Library with a proposal for adding space to meet the Library needs. At the same time a structural analysis was made by an engineering firm that came to the conclusion that the existing structural columns, caissons and exterior wall system were not capable of adding on a third floor without significant stresses being applied to the existing columns and caissons. Given the structural concerns that the building was not capable of handling any expansion without significant expense, their recommendation was that the building was not capable of being expanded.

Since then in 2004 there was a grand vision presented by FGM Architects for a New Cultural Center titled The Pearl City Pavilion that would include a new Library along with a Museum and Auditorium. The cost for this proposed center was approximately \$42 million which did not receive approval or funding from the community to move forward with plans.

Musser Library Planning Issues

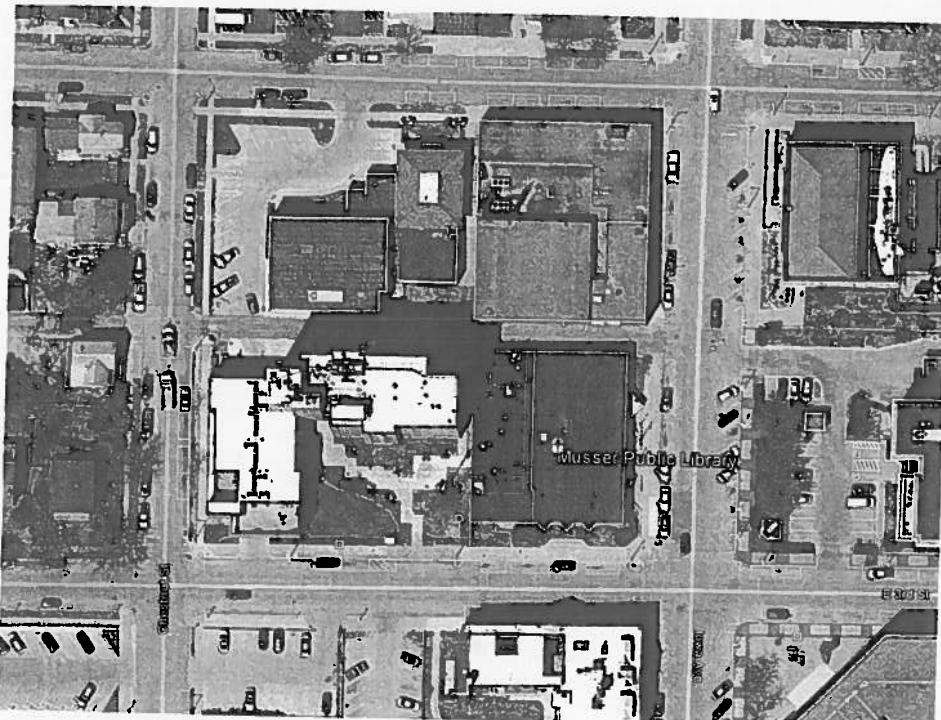
Out of this process and in our discussions at the December 30th meeting it appears that the consensus in the community is to keep the Library location in the downtown area. Another concern that needs to be addressed is that if the Library was to leave the current building it would be important to be able to explore another use for the building. Pam Collins indicated that the City is supportive of renovations to the existing library, but cautioned the Library that the existing building has significant structural issues that would need to be evaluated in any proposed additions or renovations made to the building.

Overall the Library is not sure if additional space is required, but rather that the existing space is not being utilized correctly. Given the history of the Library in the past twenty years Pam Collins feels that proposing a new building would be difficult at this time and perhaps a first step would be to propose a remodeling of the existing building and then in ten years pursue a new Library building.

Some of the Musser Public Library planning issues discussed in our meeting and on the tour of the building include the following:

Site Planning Issues:

- The Musser Public Library is located on the original site which has an underground creek running beneath the building.
- The building is built to the setbacks of the existing block and does not have any on-site parking or ADA accessible parking.
- Patrons need to pay for parking in City Parking meters that assign a ticket after 2 hour time limit.
- The service loading area is lacking with only a three foot door that opens directly onto a City Alleyway.
- There is no available land for expansion of the Library or parking needs.



Aerial View of Musser Public Library Site



Street View of Musser Public Library

- Main Entry has series of stairs that greet the Patron and access to the ADA compliant grade is further up the hill.
- The entry does not have any covered canopy protection or ADA accessible drive-up for Patron access.



View of Library Entry



Library Foyer Entry Stairs



Library Entry with Bike Racks



Lack of Service Drop-off on Alleyway

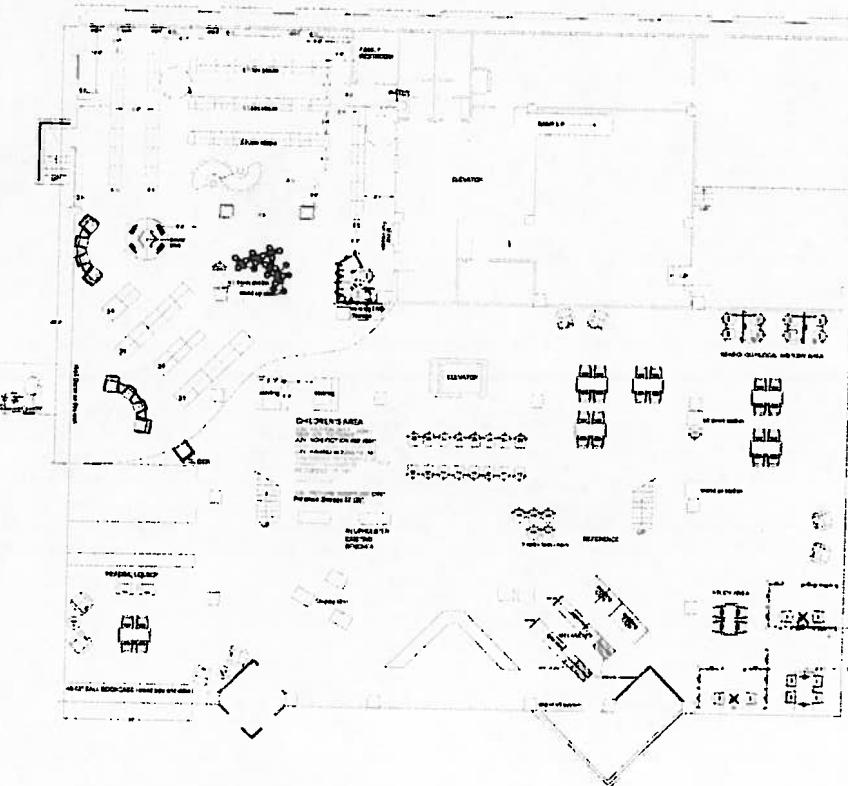
- The sidewalk plaza off of the main entry becomes a smoker's lounge for occupants on the street and from nearby adjacent buildings.
- The 3'-0" Loading Dock door is too small to get deliveries and opens directly onto the adjacent alleyway.

Structural Issues

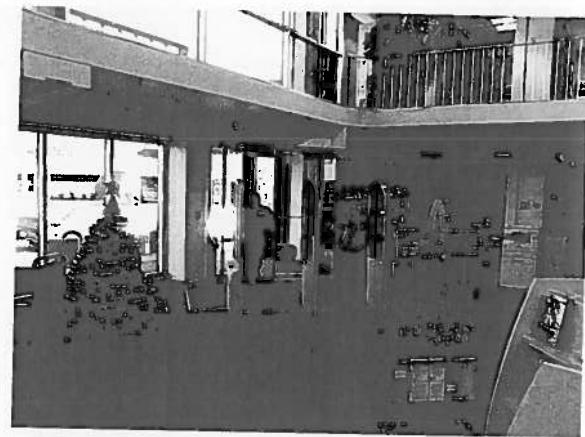
- The existing building is built over an underground creek and the support is provided through caissons.
- In a previous study by Stanley Consultants in 1994 it was determined that the existing caissons are not designed to take on additional loads and may be lacking in capacity to meet current library floor loading requirements. Consequently any expansion proposals for an additional floor or infilling of the balcony area would require additional caissons and columns to be installed.

Main Floor Plan

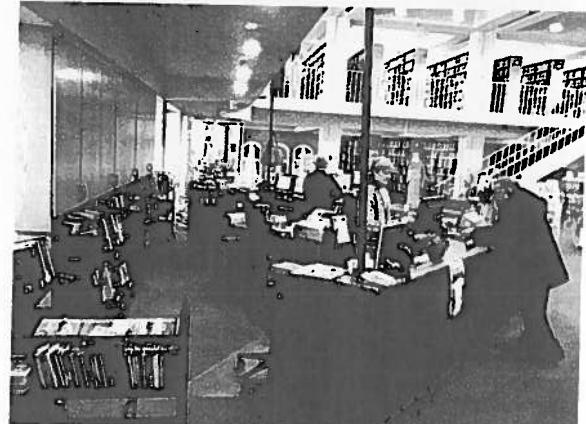
The Main Floor of the Library consists of approximately 15,000 SF with the Circulation Desk, Reading Lounge, Computer Lab, Media and DVDs collection, Children's Area and the Genealogy and History research area. The corner of the main floor has been designated for the Study Rooms with portable partitions which provide some privacy, but lack the sound separation required for Study Rooms. The Children's Area which was recently remodeled with new carpeting and furniture occupies the major part of the main floor.



Musser Library Main Floor Plan

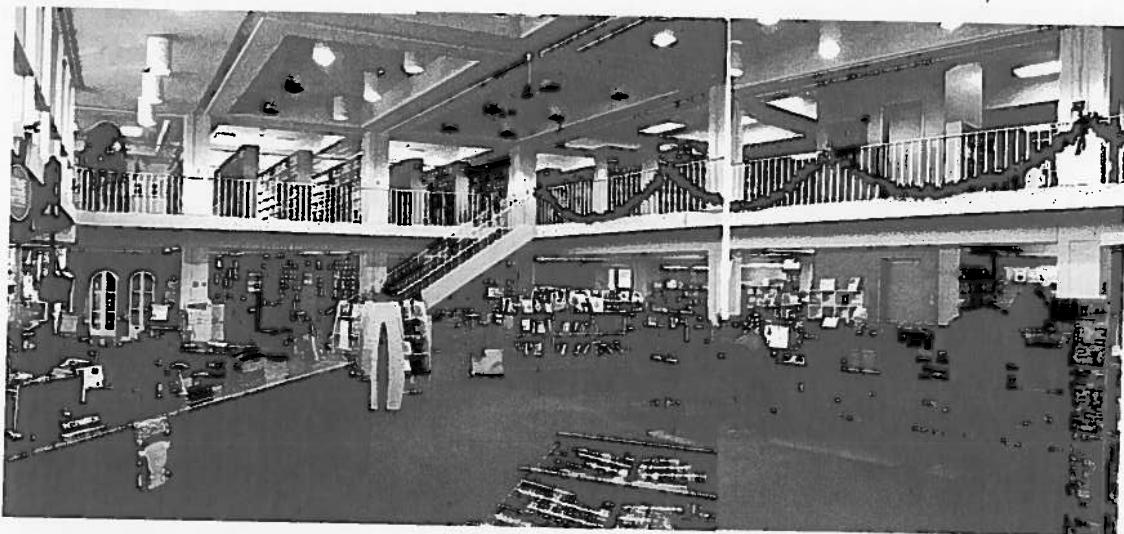


View of Library Entry



View of Circulation Desk

The original addition created a central two story space with the upper floor balcony viewing the main library space and allowing the clerestory light to filter into the Library Space from the exterior front balcony.

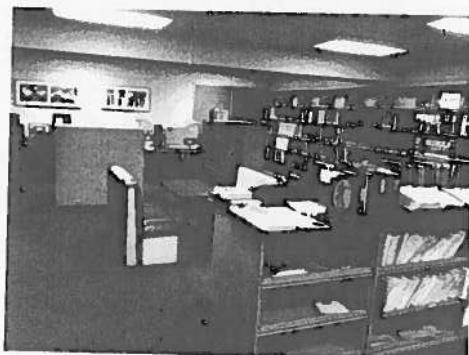


View of Main Floor Library & Computer Lab

- The circulation desk is anchored at the front of the building without direct access to back room sorting and workspace which makes for an inefficient use of staff resources and time.
- Overall there seems to be an inefficient use of space on the main floor with the computer lab located in front of the circulation desk.
- There is a lack of casual seating and informal laptop areas for patrons to plug into.



Media / CDs Collection



Genealogy / History Area

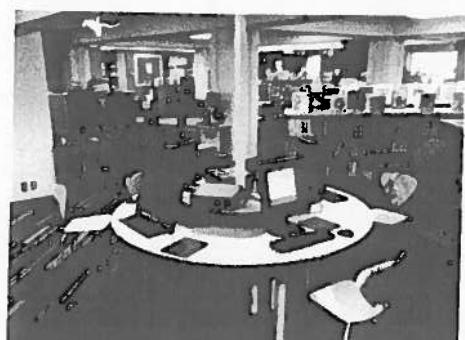
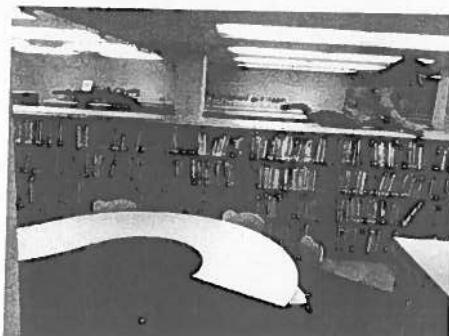


Study Rooms

- The Genealogy and History area is located on the main floor and is not in a secure or humidity controlled area.
- Four Study Rooms have been created by partitions, but there is a lack of sound privacy for collaboration without the full wall separation between the spaces.

Children's Area

- The children's area has been remodeled in 2009 with new finishes and furniture.

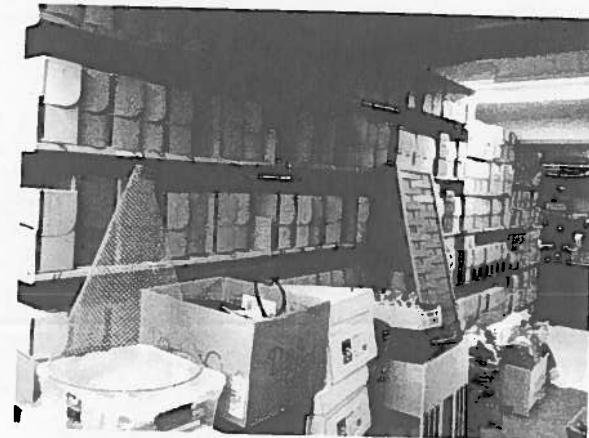


Staff Workspace / Archives Area

- In the rear of the main floor in the original building location a series of staff work spaces and archives storage room that has been located in this low clearance space.
- During flood conditions there has been concerns with water penetration up from underneath the slab.
- This whole area needs to be evaluated for Code and ADA Compliance and Life Safety issues.



Staff Workspce



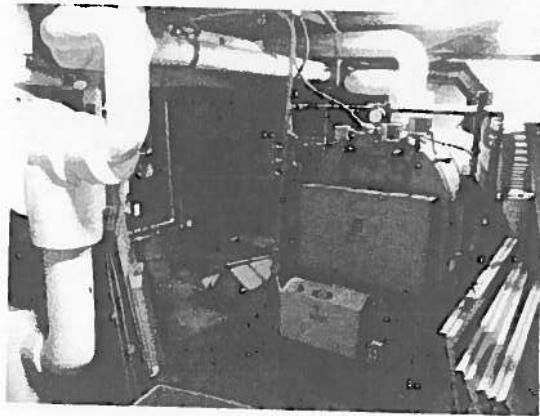
Photographic Negative Archives

Photographic Archives Collection

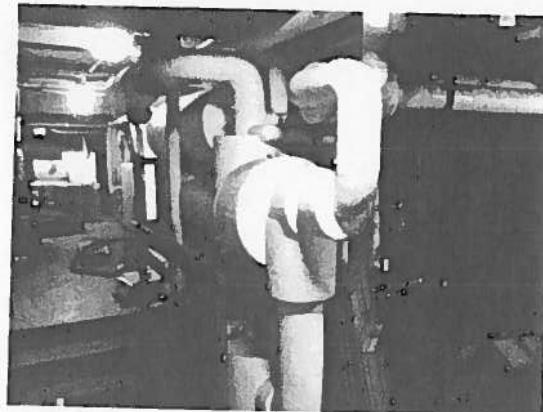
- Musser Public Library is home to several local photographic collections. These include both historical negatives of the area as well as images by local-area professional photographers who have donated their negatives to the library.
- Of particular interest is the Oscar Grossheim Collection, which consists of over 50,000 glass plate negatives taken from approximately the late 1890's to the early 1940's and include stunning portraits of local citizens as well as critically important local scenes.
- These valuable photographic collections need to be properly stored in a safe environmentally controlled space.

Mechanical / Storage Room

- The engineers toured the mechanical room located in a low clearance space.
- Some of the original concrete exposed beams showed signs of honey-coning in this area.



Mechanical Boiler Room



Mechanical / Storage Room

Public Restrooms

The existing restrooms on the main floor are located in the rear of the building behind the children's area. There is one family restroom that has been created that is ADA accessible, but the other original restrooms are not ADA compliant for access or fixtures. Both the mens and womens restrooms are in very tight circuitous layouts with access corridors less than 36" wide for egress into the restroom. Once the occupant is in the restroom there is little space to circulate much less meet any type of ADA compliance.



Existing Men's Restroom



Existing Men's Restroom Lav



Women's Restroom



Family Restroom on Main Floor

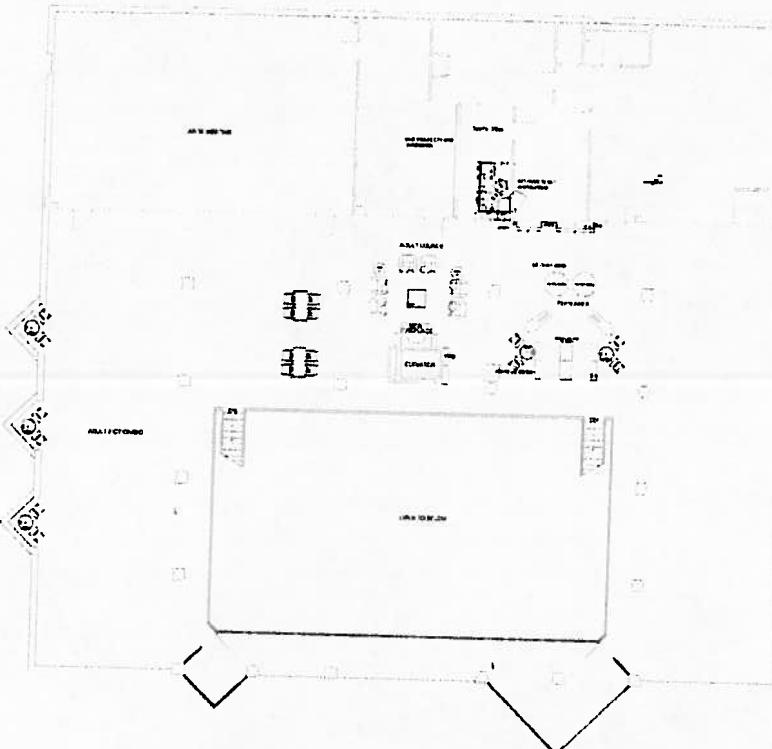


Staff Restroom

On the upper floor there is one staff restroom that is serving all of the staff. This restroom does not meet ADA compliance and needs to be remodeled.

Upper Floor Area

The upper floor area has approximately 9,700 SF and is accessed from two stairs that lead up to the balcony level. The railing on the stairway and balcony appear to have a vertical spacing that does not meet the ADA compliance guidelines for banister spacing and handrails.



Musser Library Upper Floor Plan

The front of the building has an exterior balcony which is only used to view the yearly 4th of July parade. This balcony has large windows that allow light to filter into the library space.



Elevator Landing



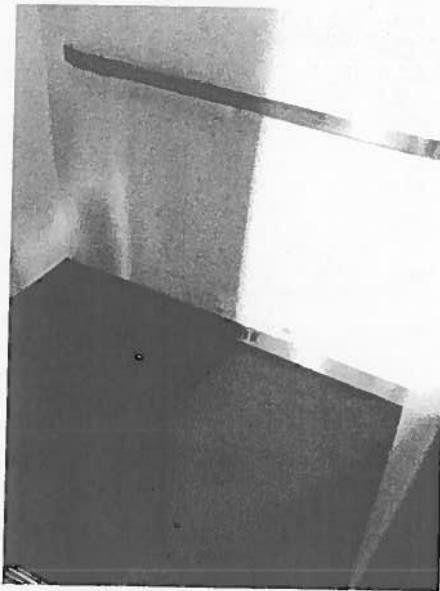
View of Upper Balcony



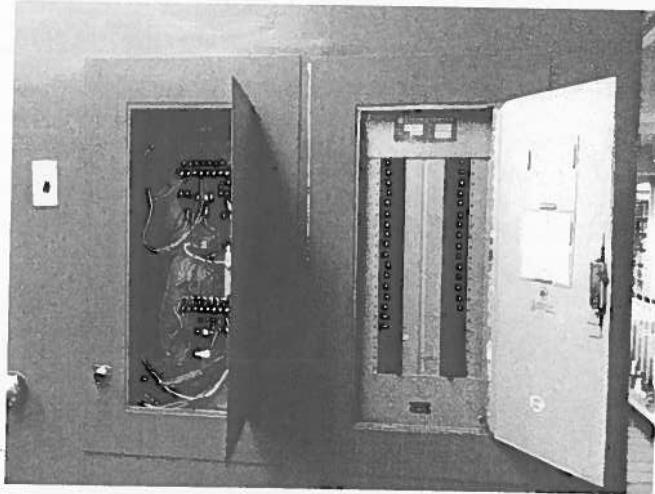
View of Entry from Upper Floor



Exterior Balcony



Elevator Cab



Electrical Panels on Elevator Shaft Wall

- The elevator does not meet code compliance with a cab space that is too small to allow for a wheelchair to have the required turning radius.
- Electrical panels are exposed to the Public Library space on the Elevator shaft wall.



Lounge Area

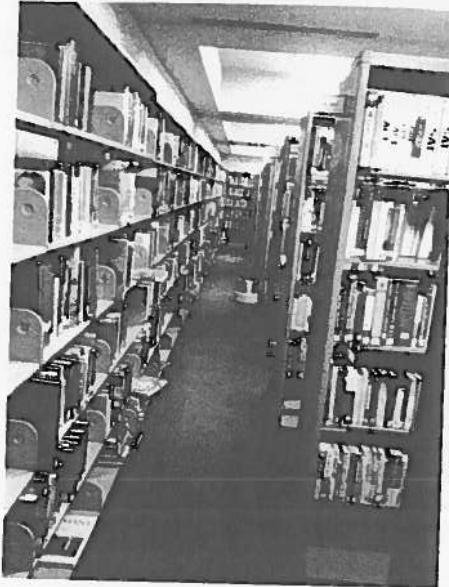


Book Stack Area

Upper Floor Library Space

- On the back side of the elevator shaft a portable electric fireplace has been positioned with comfortable seating.

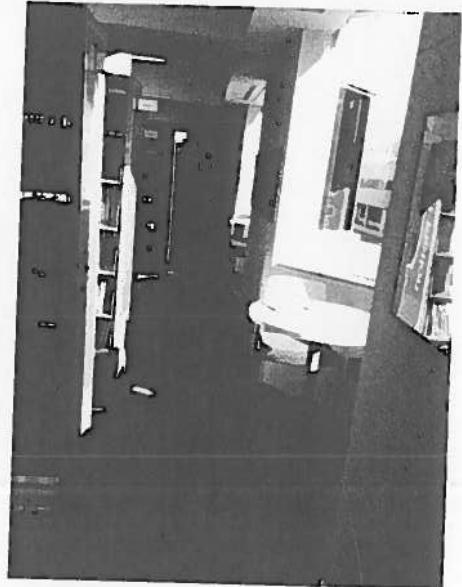
- On both sides of the upper floor there is floor to ceiling book shelves that need to be reconfigured with lower height shelves to open the visibility.



Upper Floor Book Shelves



Upper Floor Book Shelves



Window Alcoves

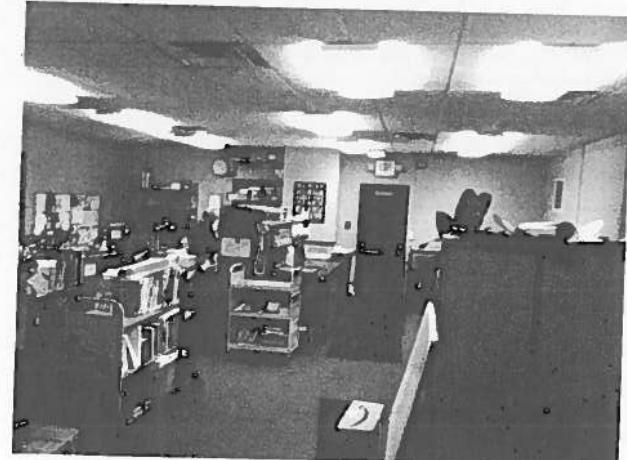
- On both sides of the upper floor there is floor to ceiling book shelves that need to be reconfigured with lower height shelves to open the visibility.

Staff Work Space

- The staff administration offices are accessed from a small corridor space that serves as the administrative assistant's office.
- The Staff Workspace exits directly out to the alleyway for a service entrance. This door is only 36" wide and there is not sufficient width for deliveries or a loading area separate from the public alleyway.



Administrative Office Area



Staff Work Space



Staff Lounge with Dumb Waiter



Staff Lounge

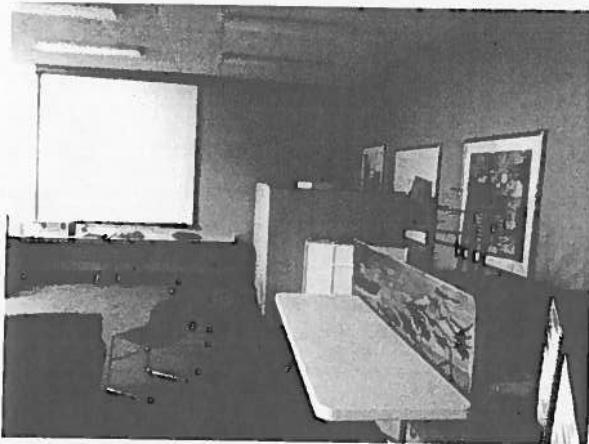
- Within the staff lounge there is located a dumb waiter that still is used to bring books up from the lower level.

Program Space

- There is one large meeting room on the upper floor that serves all programming functions.
- During the tour the staff was preparing for a children's program and discussed that it would be wonderful to have a separate children's program room with storage cabinets for the supplies.
- It would be helpful to have a dividing partition to make better use of the space for multiple functions.



Program Room



Lack of Storage In Program Room



Musser Library Planning Issues

From the initial tour and discussions with Pam Collins and senior staff the following is a brief overview of some of the issues that would be included in the Needs Assessment Study and Master Plan.

- Overall the community seems pleased with their Library downtown and does not understand the programming issues that need to be addressed. This will need to be mapped out in the Needs Assessment Study.
- The backroom staffing areas are sorely lacking with the lower area having Code Compliance and height restrictions.
- There is not any natural light for the staff work areas in the building and the service area is inadequate with the 3'-0" exit door and lack of dedicated loading dock area.
- The structural concerns outlined in the 1994 study will need to be verified in this study to determine if any additions or expansions would be possible in the current location.
- The option of relocating the Library and evaluating alternate sites in the downtown area will need to be part of the Master Planning Study to enable the Library Board, City and Community to weigh in on the possibilities for the future.
- The Upper Floor book shelves are the traditional floor to ceiling height book shelves that will could be replaced by lower shelves and more interactive use of the space.
- There is a lack of study rooms for collaboration with acoustical separation for groups to converse without disturbing other Patrons.
- The existing site lacks any on-site parking with the opportunity for a book-drop and proper loading area.

WORKPLAN

The workplan identifies a sequence of tasks to be completed over approximately a three month period of time. The first tasks will be focused on enabling the team to become familiarized with the facilities and interview the Facilities Leadership team for the Library project. In order to give guidance to the Needs Assessment Study it is helpful to create a Steering Committee consisting of leadership from the Library Board, City Administration and members of the community. There will be monthly meetings in which the Steering Committee will be updated on the process and give direction to selection of alternatives developed from the programming sessions.

During the next task workshop sessions will be held with the facility team and user groups to develop a programming needs assessment and develop alternatives along with workflow and adjacency diagrams. Meanwhile the engineering team will fully assess the building systems and structural concerns for the Library building.

When the alternatives have been developed, budget cost estimates will be prepared for each alternative. Our team would then prepare recommendations identifying the pros and cons of each alternative and how they address the needs of the Library. A final report will be assembled including all of the programming and needs assessment data along with the proposed alternative solutions and associated cost estimates. The final needs assessment report and recommendations will be presented to the Library Board for their review and eventually to the community and City Council.

The scope of professional planning, architectural and engineering services for this project should be organized to include the following major tasks:

Task 1: Facility Needs Assessment

Library Needs Assessment

The needs assessment process provides insight into the library's building requirements from two perspectives. First, the needs statement is an exhaustive and hopefully compelling description of why building improvements are necessary. The needs statement looks both at limitations of the

existing facilities as well as new services, collections, and programs the library would like to implement that an improved building would facilitate. Limitations of the existing facilities may include improved collection display and marketing, collaborative study spaces, inadequate public study seating, poor lighting, accessibility, parking, staff work space, and many other issues. New services might include computer and technology applications, an expanded area to serve teens and tweens, or a children's storytelling room. Particular attention is also paid to examining the characteristics of the community served by the library and the library's existing program of service.

Secondly, the needs assessment develops an initial estimate of the space required to support the library's collections and services through the building planning horizon, typically twenty years. This preliminary estimate of space needs is based on state and national normative data for libraries serving communities of similar size, the library's service program, and the library's projected service population. A space needs assessment offers a preliminary yet immediate sense of the library's total space requirements.

The needs statement is developed through conversations with the trustees and staff. Trustees and staff will be full partners in the planning process. The library will be asked to provide statistical information, planning documents, and community information to assist the consultant in research for the document.

Facility Building Assessment

Simultaneously the architect and engineering team will review previous reports along with any available documentation of the existing building. Field verification of the existing conditions of the building at the areas to be renovated will be compared to the owner supplied documents to develop base drawings for preliminary design.

The engineering team would tour existing facilities and review existing plans, documentation, reports, and other materials to help develop an understanding of a facility's system assets and deficiencies. In this phase, we also review any master planning materials completed to date, giving special attention to prioritized projects identified.

The engineering team would conduct an extensive analysis of HVAC, plumbing, fire protection, electrical, technology, and structural systems with special attention given to code compliance issues, operational efficiency, and strategic importance. Upon completion of the analysis, we would review findings with the design team.

Task 2: Building Programming and Space Utilization Planning

Based on the needs assessment process several of the Rock Island Public Library's buildings may require development of a full building program while one or another may more appropriately require space utilization recommendations to reallocate space within the existing building shell. Here's a brief discussion of the two processes:

The Building Program

The building program is a comprehensive, detailed, written description of the proposed library facility. The building program is both a narrative and quantitative summary of the facility required to support the library's service and operational program. The building program document specifies the size, furnishings, electrical and mechanical needs, lighting, finishes, security, equipment, communications, and functional relationships required for every functional area of the new building. The building program becomes the library's written instructions to the project architect.

In the building program stage trustees, staff, and community members, as appropriate, are invited to share with the library planner their vision of the community's library service and operational requirements. Their concerns are actively solicited to bring their ideas to the table and into the building program.

Space Utilization

Space Utilization planning identifies near-term changes in the layout of services, collections, and traffic flow that would improve public service or staff effectiveness without significant structural alterations. It offers the library the opportunity to get more out of its existing building. Space utilization sometimes identifies activities or collections that can be discontinued in favor of newer priorities. In other instances collections and services are reorganized in ways that create opportunities for new priorities.

Better utilization of existing library space can be an effective method to provide improved public service and operational efficiencies. Good space utilization planning is based on collaboration and consensus of the planning team.

Task 3: Conceptual Design Process

Making sure the initial designs provide the building the Library Board and staff have envisioned is an important task. The library building consultant works with the library and architect during the architectural process to help insure the most functional, effective solution to the building program needs. The library building consultant, representing extensive practical experience in developing effective library operations, is often involved in a host of critical issues. These issues include the following examples:

- the location and adjacencies of the primary functional areas within the building
- the layout of furnishings and equipment
- the selection of furnishings, the design of public service desks and other millwork
- power, communication, and computer requirements
- lighting systems and layout

A cooperative dialogue between the architect, library team, and building consultants working together during the conceptual design phase leads to the best result.

Engineering Analysis

At this stage, we would analyze the existing and new services and define both current and projected needs. Activities that generally occur during this phase include: meetings with key users to determine mechanical, electrical and technology needs and relationships, growth patterns and services, and spatial requirements. We typically develop several conceptual alternatives based upon information gained through the planning process.

Develop Alternates

During the conceptual design phase the design team will evaluate the program document and develop space adjacencies and diagrams for the Library departments. Alternative schemes for the program will be developed with floor plans and potential renderings of the proposed renovations and additions to the building.

Site Planning Options

The existing site and vehicular circulation for the existing site will be evaluated. Research ordinances and other regulatory permits required and assemble a site plan for the existing Library based on the data gathered from the mapping and existing records.

For this study the alternative site plans will be developed with the footprint of the proposed building with parking and site circulation shown on an aerial photo. Multiple sites meeting the location and size criteria will be studied and ranked utilizing an evaluation matrix. These site options will be evaluated with concept floor plans and site plans showing how the site could support the library functions and site circulation.

Opinion of Costs

When the alternatives have been developed, budget cost estimates will be prepared for each alternative. During the evaluation process phasing plans, cost estimates, and functional comparisons are provided. We review the options with the client and project team, and then refine the approved alternative, preparing phasing plans and providing cost estimates and an implementation schedule.

Task 4: Prepare Final Report

Once the building options have been presented to the Library Leadership team, the team will then prepare recommendations identifying the pros and cons of each alternative and how they address the needs of the Library. A final report will be assembled including all of the programming and needs assessment data along with the proposed alternative solutions and associated cost estimates.

COMPENSATION

Gere Dismer Architects proposes to provide the professional design services outlined above for the following lump sum fixed fees to accomplish the Facility Needs Assessment and Master Plan Study for the Musser Public Library.

Eighty-Six Thousand Dollars.....\$86,000

The following breakdown of design fees has been developed by the design team based on the available information provided by the Musser Public Library Leadership team at this point in time.

Gere Dismer Architects	\$ 40,000
George Lawson Library Planning	\$ 16,500
KJWW Engineering Consultants (MEPT)	\$ 13,000
Missman Engineering (Civil & Structural)	\$ 12,000
Paragon Commercial Interiors	\$ 4,500
Total Design Fees	\$ 86,000

Invoices for work will be sent on a monthly basis. The following reimbursable expenses are not included in the above fee and will be invoiced with a 1.1 multiplier of actual cost.

1. Expedited delivery and handling (Federal Express, UPS)
2. Professional renderings or printing costs for color reproduction.
3. Printing costs for drawing, specification reproduction, and reports.
4. Mileage (\$.55 / mile) for auto and other out of pocket expenses.
5. George Lawson Library Planning estimated reimbursable expenses for lodging, meals and travel are inclusive in his fees listed above.

ADDITIONAL SERVICE FEES

Upon written approval from the client, the following additional services will be performed on a time and material basis using standard hourly rates in effect at the time the service is performed, or for a negotiated fee.

1. Asbestos abatement, identification of hazardous material, and/or hazardous materials testing and removal.
2. Detailed field takeoff of utilities and dimensioning of existing and/or new equipment.
3. Detailed takeoff cost estimating or review of detailed cost estimates prepared by others.
4. Life cycle cost analysis for HVAC and ASHRAE 90.1 energy standards design.

5. Construction Documents, Bidding and construction phase services.
6. The base fee includes professional services for evaluating three alternative sites with preliminary concept drawings for each site. Additional sites would incur additional fees.

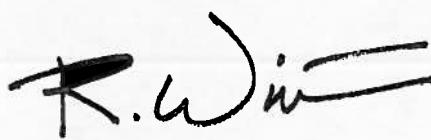
Please contact me if you have any questions or concerns. Upon your review and approval, we will prepare an AIA B104 Owner Architect Agreement and begin our services.

At Gere/Dismer Architects, we feel that our creative approach to design solutions, an emphasis on client satisfaction, and overall flexibility has made our client relationships strong associations. Please contact me if you have any questions or concerns.

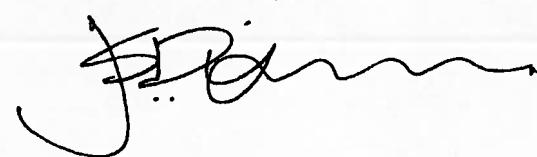
We look forward to working with the Musser Public Library team and having the opportunity to submit a proposal for the planning, architectural and engineering design services for the Musser Public Library Needs Assessment and Master Plan Study.

Yours truly,

GERE DISMER architects



Robert A. Winters, AIA
Project Manager

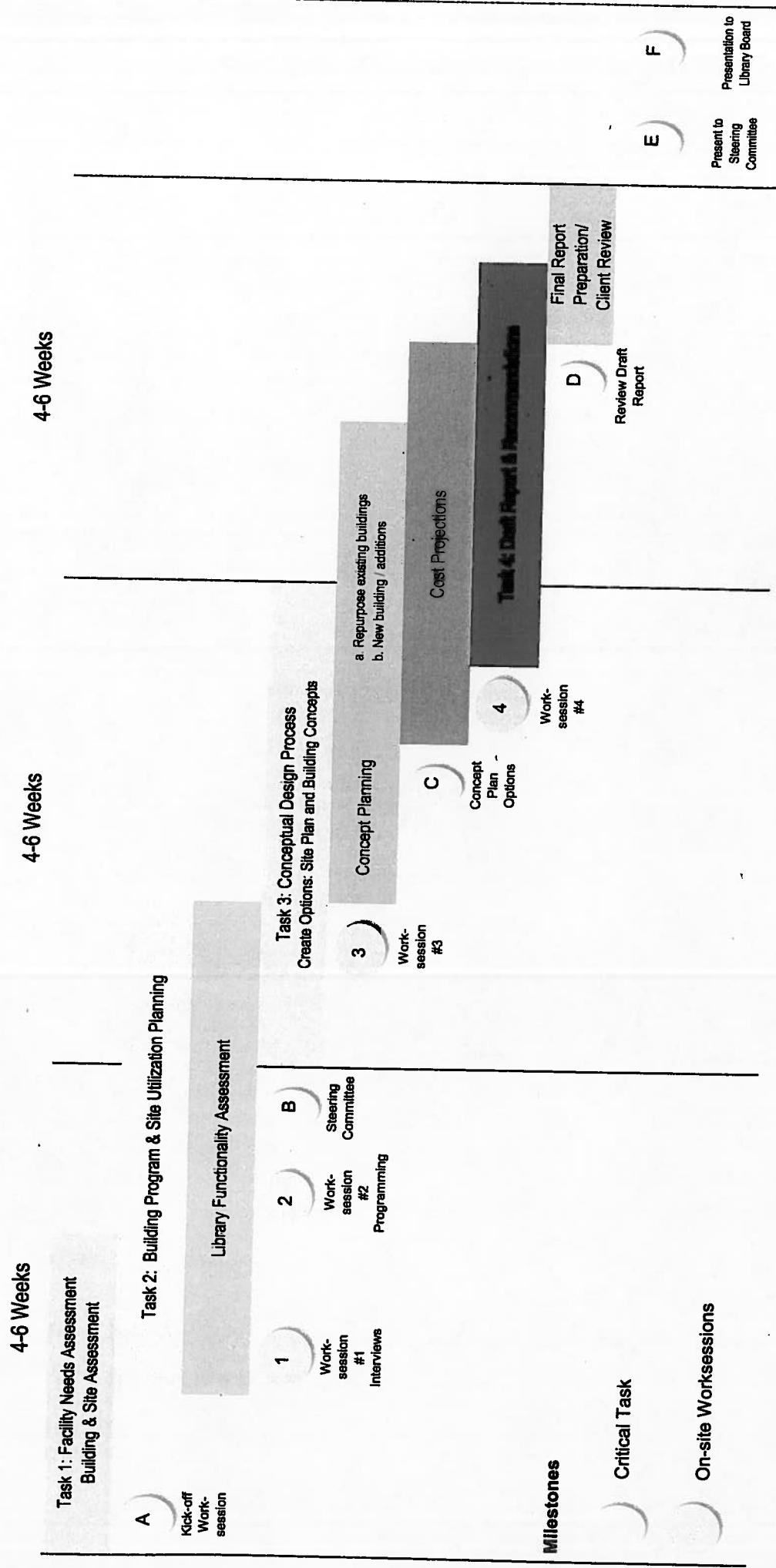


Jeffrey S. Dismer, AIA
Principal

The above conditions of the proposal are accepted by the undersigned and authorization is given for Gere Dismer Architects and their design consultants to complete the professional design services as stated in the above proposal.

Pam Collins
Library Director, Musser Public Library

Musser Public Library **PROPOSED WORK PLAN**





CITY OF MUSCATINE
Parks & Recreation



WINTER FESTIVAL

January 31st, 2015

1:00 - 5:00 pm

Muscatine Municipal Golf Course



Activities include:

- Snowpile Treasure Hunt
1:00-2:00 pm
- Snow Sculpture Contest
2:00-3:00 pm
- Progressive Firepit Dinner
3:00-5:00 pm
- And MORE!

