



MARSHFIELD
Parks & Recreation

CITY OF MARSHFIELD, WISCONSIN
Parks and Recreational Department

PROPOSAL FOR:
Architectural / Engineering Services

MUNICIPAL SWIMMING POOL FACILITY

JULY 21, 2016

LAND SURVEY
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT







July 21, 2016

Justin Casperson
Parks and Recreation Director
City of Marshfield Parks and Recreation Department
630 S. Central Avenue, Suite 201R
Marshfield, WI 54449

Re: City of Marshfield, WI
Municipal Swimming Pool Facility

Dear Mr. Casperson:

Thank you for allowing Rettler Corporation and Counsilman-Hunsaker to submit the enclosed proposal for the Municipal Swimming Pool Facility project. We feel this project suits our firms expertise and we are very excited about the potential opportunity to assist the community again to enhance the function and utility of the Municipal Pool Facility by providing an analysis, evaluation, and design of the facilities.

Our team is prepared to address all aspects of your proposed Scope of Services and accepts all terms and conditions outlined in your request for proposals. Detailed descriptions of our firms qualifications and backgrounds are included in our proposal, along with resumes of key individuals.

The City of Marshfield is facing a dilemma that communities across the United States are also encountering, older pools. These older pools are not only becoming physically obsolete, but they are also functionally obsolete. Physical obsolescence needs little explanation as concrete decks heave, equipment does not perform as designed, excessive water is lost from the pool tank, etc. These physical items can be repaired or replaced, but this does not address the issue of functional obsolescence. Functional obsolescence refers to how the user views the facility through their eyes. The older rectangular pools are not meeting their expectations for an aquatic facility and are not used to the extent that they could be. As the Hefko Pool becomes obsolete, you must decide the best use of the monies budgeted for this aquatic project to maximize the aquatic experience. Most interesting, possibly, is the mixture of the new aquatic facility attendance. Time and time again, operators of new family aquatic centers have commented on a common phenomenon. Accustomed to seeing parents drive up to the front door and drop a carload of kids off for the day at the old facilities, pool operators at family aquatic centers typically see greater numbers of parents staying with their kids for the day. Because they truly *are* designed with something for everyone, the modern family aquatic centers are what they say they are--*family* aquatic centers.

We have assisted hundreds of communities with this similar situation and have the expertise to guide you through this process. Our aquatic plan not only will address the physical needs of the residents of the Hefko Pool, but will also address the functional needs of the community and develop a plan for the newly renovated aquatic facility. We understand the industry standards that must be met in order to meet the expectations of all end users. Today, recreation pools are the fastest growing segment of new aquatic center construction in the country. The reason

is simple; they *do* have something for everyone. Recreation pools invite recreation with wide, irregularly shaped expanses of shallow water, washing up to zero-entry beaches where users can relax while their young children play in water levels at which they are most comfortable. There are participatory waterplay elements that turn water into a dynamic interactive playmate. Fountains, bubblers, geysers, raindrops, spraygrounds, lily pad walks, current channels, water vortexes, flowriders, water cannons and waterslides are just a few of the many relatively inexpensive options employed to develop the kind of recreational aquatic facility that is right for the community and its budget.

Upon review of the enclosed information, please contact our office if you should have any questions or require additional information.

We look forward to the opportunity of assisting you in the development of this Municipal Swimming Pool Facility project.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Kneer', written in a cursive style.

John Kneer, PLA, ASLA
Landscape Architect, Project Manager

Table of Contents

Experience 1

Organization

- Team Organization & Organizational Chart ..22
- Resumes ..24

Services & Deliverables

- Project Overview ..30

Project Approach ..31

Project Schedule ..38

Compensation ..38

Statement ..40

References 41

EXPERIENCE



Experience

Rettler Corporation:

Established in 1989 in Stevens Point, WI, Rettler Corporation has provided clients with a variety of design services involving public works, industrial, institutional, school, college, municipal, professional, residential, athletic projects and commercial. We are currently working in the community and have been involved with city-wide planning in past projects.

Rettler Corporation stands out for several reasons. Our comprehensive range of services provides greater opportunities for clients, saving time and money. Our multidisciplinary staff has extensive experience and the most up-to-date technology to creatively design projects that meet the aesthetic and functional needs of each client. We insist on quality and clarity. Equally important, we have a passionate commitment to creating solid partnerships with our clients. We strive to understand their needs and work closely together to address them. Many new clients meet existing ones to better understand processes and successful outcomes.

This conscientious, thorough approach, coupled with a sensitivity to offer several design options, makes us a strong partner on any design team. Our goal is simple: to satisfy our client. We welcome the opportunity to serve you with unique freshness in each design.

Councilman-Hunsaker:

Councilman-Hunsaker (CH) was founded in 1970 as a collaboration between a world-famous swimming coach and one of his former athletes.

In his extensive coaching career and subsequent writings, James E. Councilman, Ph.D., revolutionized competitive swimming through research and innovation, along the way training numerous Olympic and National champions. One was Joe Hunsaker, a former three-time National Champion and World Record holder.

With Doc Councilman serving primarily in a consulting role, Joe Hunsaker developed the firm into one of today's foremost authorities on design, construction, operation and management of aquatic facilities.

Today the Councilman-Hunsaker team is professionally licensed to do business in all 50 states. Our team includes the industry's most experienced leaders, with an outreach across North America and abroad.



Experience

DESIGN EXPERIENCE

Rettler Corporation is a progressive firm specializing in site design and development. Our comprehensive range of services and our commitment to building partnerships provide clients with the expertise they need to turn their visions into reality.

Our services include landscape architecture, sports architecture, civil engineering, land surveying, planning, site construction management, site maintenance, irrigation design, storm water analysis, athletic facility development, downtown redevelopment, shoreline restoration and master planning.

We feel partnering with Counsilman-Hunsaker in the analysis and planning of your overall site and pool facilities will give you the most comprehensive team that understands your community, and has the civil engineering and aquatics design expertise the Hefko Pool project demands.

The history of Counsilman-Hunsaker is valuable in the context and the confidence it provides. Over the past 45 years, we've led the industry by completing more than 1,000 national and international aquatic projects of every size and complexity. In fact, many of the innovations that are now standard in the industry were conceived by our team.

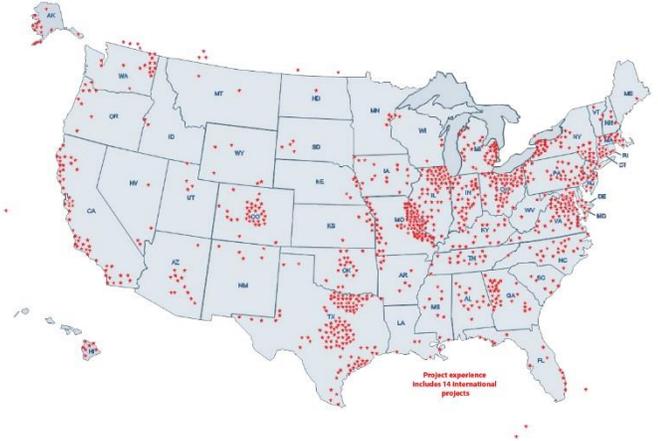
Counsilman-Hunsaker believes that people of all ages are changed for the better through aquatic experiences and that our services reach beyond just solving design, or engineering or facility operational challenges. Our mission is to create aquatic experiences that transform people and communities, which supports our mantra of "Aquatics for Life+." And when we say "Aquatics for Life+" we're talking about the lives of humans we serve through every decision from conception, to the detail of daily operations. By focusing and serving the human experience, our full circle approach to everything we do allows us to be your guide every step of the way from facility audits, to program and design, thru facility creation and day to day operations.

Along the way, we've developed an international reputation for innovation and integrity, as people who are passionate about what they do and who do it exceptionally well. Today, our firm consists of an integrated team of designers, engineers and operational specialists with incomparable aquatic industry experience.

Experience

WHAT SETS US APART!

- 45 years of experience in designing thousands of national and international aquatic projects of every size and complexity.
- Our experience includes: newly designed and renovated pool projects for Park & Recreation, Resorts, Competition Venues, Water Parks, Universities, Wellness, and K-12.
- Completed over **150 Facility Audits** and over **175 Feasibility Studies** for the development of new or existing facilities.
- Exceptional collaboration skills and new project designs for the delivery of a high quality, creative aquatic facility.
- To date, we have designed and completed construction on **over 75 renovation projects**.



Our Portfolio of Services

Design Services - From project visioning and development through sealed engineering drawings. We do it all! Our success is based upon our understanding that our mission is to provide a result that is exceptional within your budget and to maximize the design process among the other team members.

Feasibility Study - A comprehensive approach that is used to analyze the operational and economic impact that would result from the creation and operation of a new or renovated facility. It provides the due diligence on the %think- it- through+ side and reveals valuable insights and information before groundbreaking.

Aquatic Operations - At CH, our goal is to positively affect our client's day- to- day operations and to maximize the ability to serve aquatic users. Our in- house swimming pool operators can assist with on- site facility operations, provide site specific business plans, educate future pool operators in industry required training and certification as well as prepare a standard operations procedure manual. In fact, our experience in the operations of aquatic facilities has armed our professionals with the ability to evaluate the overall efficiency of your aquatic program. We understand that success doesn't end with an award-winning design.

Facility Audit - Many existing facilities appear to be on the brink of demise but frequently there are years left of productive life. CH's evaluation of an existing pool and/or natatorium can provide a valuable professional analysis to give you the information to make a knowledgeable decision regarding repair, renovation or replacement.



Erb Park - Master Planning Appleton, Wisconsin

City of Appleton - Erb Park Master Plan

The City of Appleton, Wisconsin, Parks and Recreation Department, retained Rettler Corporation of Stevens Point, Wisconsin in the fall of 2007 to prepare a Master Plan for the existing Erb Park at the current site located south of Glendale Avenue, between Morrison Street and Drew Street.

The principal goal of the master plan was to create a cohesive design that incorporates the needs of the parks district. The master plan design includes locations for site amenities, appropriate circulation for pedestrians and vehicular traffic, as well as providing a cost estimate for the design. The purpose of the master plan was to provide the City of Appleton with a vision for the future site development on this site, while maintaining the historic significance of the space.



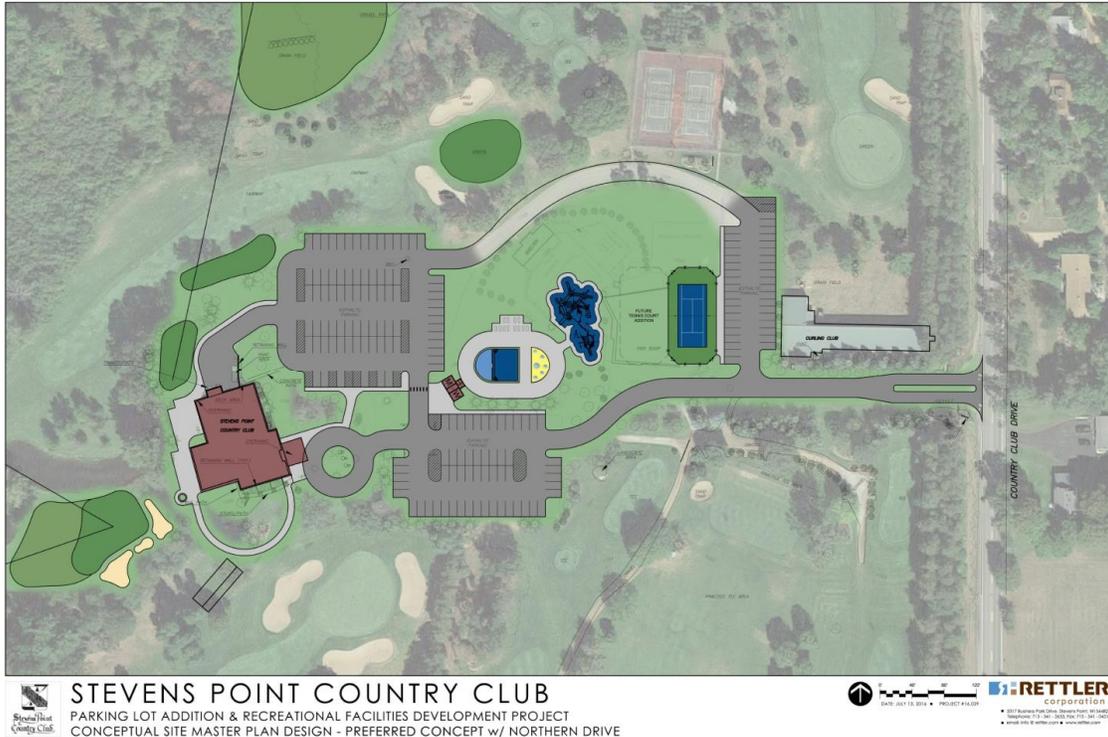
Planning Process

The preferred concept was developed from the comments of the public input meeting and the comments of the Appleton Parks and Recreation Department.

- 32 space and 18 space parking lots with drop-off areas.
- Restroom facility.
- Basketball and volleyball courts replaced with two multi-use courts.
- New walks for park accessibility.
- Maintain pool facility to be studied in the future

Dean Gaza
City of Appleton
Director of Parks & Recreation
920-832-5572

Stevens Point Country Club Stevens Point, Wisconsin



Stevens Point Country Club – Pool & Recreational Facilities Development

The Stevens Point Country Club retained Rettler Corporation in the Summer of 2016 to prepare a Master Plan for the redevelopment of the entry drive, parking facilities, golf course holes and other recreational amenities including the following.

- Pool Deck & Enclosure Design
- In-ground Pool, Zero-depth Entry, (3) ½ Length Swimming Lanes & Splash Pad
- 5-12 year old Play Ground Structure
- Competition Tennis Court / Flexible Hard Court Use Space
- Club House Vehicular & Pedestrian Access
- Parking and Access Drives
- Cart Path Relocation
- Outdoor Seating & Plaza Spaces
- Storm Sewer, Sanitary Sewer and Domestic Water Utility Design
- Spring of 2017 Completion

John Herder
Stevens Point Country Club
Board of Directors Member
715-345-8900

City of Marshfield

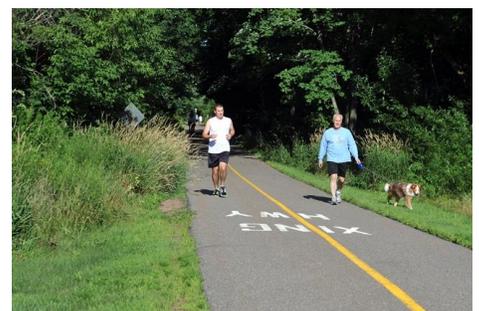
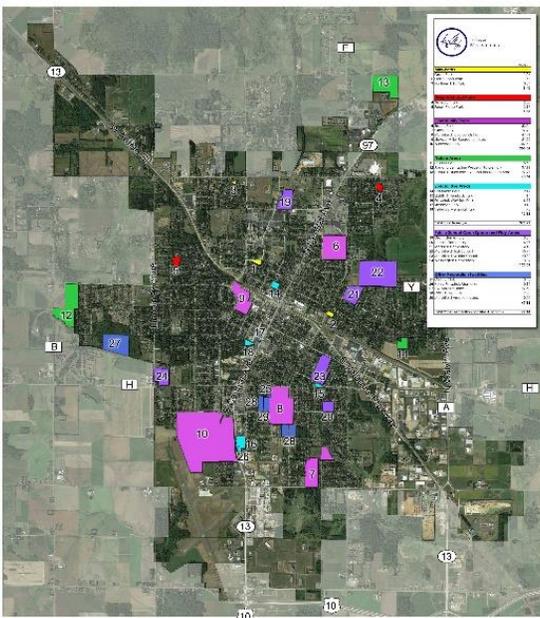
Comprehensive Outdoor Recreation Plan (CORP)

Project Details –

In 2013 Rettler Corporation assisted the City of Marshfield, WI in developing a citywide Comprehensive Outdoor Recreation Plan.

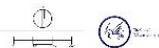
The planning effort included:

- “ Collecting and presenting input from user groups, park department employees, and the general public.
- “ Assessing and evaluating existing conditions in the various parks.
- “ Assembling descriptions and aerial photos for each park.
- “ Preparing a list of recommendations illustrated with site sketches.
- “ Integrating the recommendations into a seven year Capital Improvements Action Plan divided into short term, medium, and long term priorities with costs.
- “ Identifying a list of funding sources.
- “ Met state and government requirements

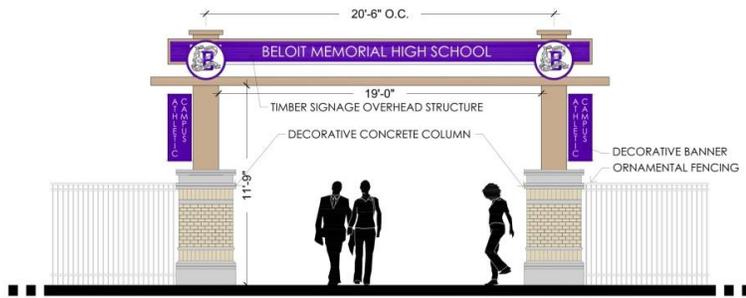


RETTLER
CORPORATION
2014 BUREAU PARK DRIVE
SUITE 200
MILWAUKEE, WI 53212
TEL: 414-224-1100
WWW.RETTLERCORP.COM

CITY OF MARSHFIELD
PARK LOCATION MAP



Beloit Memorial Beloit, Wisconsin



SECTION A - A' - OVERHEAD STRUCTURE & CAMPUS IDENTITY FEATURE - 1"= 2'-0"



SECTION B - B' - PEDESTRIAN CROSSING & MEDIAN: 1"=4'-0"

Beloit Memorial High School – Campus Athletic Facilities Master Plan

The Beloit School District retained Rettler Corporation in the Summer of 2014 to prepare a Master Plan for the redevelopment of the High Schools On-Campus Athletic Facilities directly adjacent and to the east of the High School across 4th Street.

The principal goal of the master plan was to create a cohesive design that allows for the addition of new athletic facilities to the east of the High School while creating connectivity and safe access across 4th street. With the development of a new swimming facility at the north end of the High School, re-routing student and pedestrian traffic in a safe and efficient manor was essential. This Master Plan includes the following Athletic Fields and Amenities.



Counsilman · Hunsaker
AQUATICS FOR LIFE



BELOIT MEMORIAL · HIGH SCHOOL
CAMPUS ATHLETIC FACILITIES · SITE REDEVELOPMENT PROJECT
PRELIMINARY MASTER PLAN · BELOIT, WISCONSIN



- 365qVarsity Baseball Field
- Multi . Use Synthetic Athletic Field
- (2) 200qVarsity Softball Fields
- Synthetic Turf Football Field Track Infill
- 315qJV Practice Baseball Field
- JV Practice Football Field
- Decorative Concrete Access Walks
- Elevated Cross Walks & Plaza Spaces
- Overhead Entry Features
- Campus Identity and Way-finding Signage

Brad Boll
School District of Beloit Turner
Director of Business Services
608-364-6372



Experience - Previous Councilman-Hunsaker Aquatic Projects

Elmbrook Swim Club - Brookfield, WI

Study Completed: April 2016

Elmbrook Swim Club retained Councilman-Hunsaker to develop an aquatics feasibility study for a competitive aquatic center in Brookfield, Wisconsin. Options were compared for a 25-yard pool, a 25x25 pool, and a 50-meter pool, including project costs, attendance assumptions, and opinions for revenue and expenses.

City of Round Rock, TX

YMCA of Greater Williamson County - Round Rock Independent School District

Study Completed: April 2016

The YMCA of Greater Williamson County, in conjunction with the City of Round Rock, Texas, and Round Rock ISD, contracted Councilman-Hunsaker to develop a feasibility study for the purpose of expanding the aquatics facility at the Round Rock YMCA. Components of this study included: 1) the development of a state-of-the-art competitive aquatic venue for Round Rock ISD swimmers and divers, guest teams, and spectators; 2) the expansion of the City of Round Rock's ability to maximize economic impact through additional tourism tax dollars as a result of hosting large aquatic events; 3) offer recommendations and timeline for a new YMCA facility to enhance health, wellness, and childcare offerings in the Round Rock community.

City of Pontiac, IL

Study Completed: September 2015

The City of Pontiac commissioned the team of Councilman-Hunsaker and Farnsworth Group, Inc. to provide an Aquatic Facility Feasibility Study that would identify the aquatic needs for the city. After comprehensive research, the consultant developed four facility options where everyone could benefit from aquatic activities. The concepts offered various amenities including basic features to advanced destination-type features with conceptual drawings, programming, and operational pro forma.

City of Canyon, TX

Study Completed: March 2015

The scope of the Outdoor Aquatic Facility Feasibility Study for the City of Canyon, a suburb of Amarillo, Texas, was to present potential facility spaces based on extensive research through the following processes: Needs Assessment, Program Requirements, and Financial Performance. Three options were then developed to meet the aquatic needs of the City of Canyon: Option A: a small concept with no competition pool, Option B: a medium concept with a six lane competition pool, and Option C: a medium concept with an enclosed competition pool. Each option included a conceptual drawing, project cost, and pro forma.

City of Purcell, OK

Study Completed: March 2015

Councilman-Hunsaker and Kimley-Horn & Associates developed a presentation for Purcell's City Council and presented three options with various leisure amenities, explored the potential operational expenses and revenues for each concept, and the potential use by various community groups. The team also reviewed aquatic trends across the country, as well as researched the local demographics of the Purcell community.

Additionally, demographic information about population, age, and income levels surrounding various sites within the community was provided to help guide the site selection process.



Experience - Previous Counsilman-Hunsaker Aquatic Projects

City of Hamilton, AL

Study Completed: July 2014

The city of Hamilton retained Goodwyn Mills Cawood and Counsilman-Hunsaker to develop an aquatic facility study to present options for a new regional waterpark within the city of Hamilton. Using extensive community feedback, three concepts were developed that included a variety of new trends such as action-rivers, wave machines and thrill slides. The city wanted to develop an aquatic facility that would not only provide a great place for families to spend quality time, but also provide new jobs and income for the city.

Borough of Chambersburg, PA

Studies Completed: July 2008 and October 2015

The Borough of Chambersburg, Pennsylvania, offers plenty of recreation, including a section of the Appalachian Trail. However, the existing outdoor swimming pool was facing physical and functional obsolescence due to its age and was not operating according to current health, safety, and construction codes as well as industry standards. The Chambersburg feasibility study focused on concepts of outdoor leisure pools between 10,000 and 16,000 sq. ft., including lap lanes and various fun attractions for the city to add to its recreation portfolio.

In 2015, as an update to the 2008 feasibility study, MKSD Architects and Counsilman-Hunsaker were hired by the City of Chambersburg to evaluate the conditions and provide comparison recommendations for repair, renovation, and replacement of the Memorial Park Outdoor Pool located in Chambersburg, Pennsylvania.

City of Largo, FL

Study Completed: November 2014

Counsilman-Hunsaker and Kimley-Horn were retained by the City of Largo, Florida to prepare a Southwest Pool Analysis Study. The consultants met with the staff and performed a visual inspection of the existing outdoor pool, bathhouse, and site to document and discuss issues related to the existing pool and bathhouse. In addition, the consultants utilized Weller Pools to prepare a report and opinion of probable costs to repair the existing pool and related mechanical systems. Three design options and probable costs were developed, including minimum upgrades, complete replacement, and complete replacement with the addition of a revenue aquatic component to support operational expenses.

City of Jasper, IN

Study Completed: July 2014

Faced with a growing population, the city of Jasper commissioned Hafer Associates and Counsilman-Hunsaker to develop an aquatic feasibility study. The study addressed the replacement of Jasper's outdated municipal swimming pool located in Jaycee Park. A needs assessment was performed to identify community desires so that outdoor pool concepts could potentially meet those needs within the proposed budget. The city now has a clearer understanding when moving forward with their decision to build a new facility.





The Beloit Memorial High School pool, built in 1968, had reached its physical obsolescence. Because the pool failed to meet current industry standards and could no longer host meets within the WIAA Big Eight Conference, the student athletes' competitiveness was impaired.

The grand opening in August 2013 celebrated the new natatorium designed to meet the growing demand for life safety, swim instruction, and swim programs for both high school and middle school students in Beloit. The new pool and seating capacity within the natatorium will also allow the district to host large swim meets and thus bring in revenue for both the district and the city.

Aquatic amenities include:

4,700 sq. ft. Competition Pool

- Eight 25-yard lap lanes
- Starting blocks with side rails and wedge
- Two 1- meter springboards
- Zero entry ramp ADA access
- Water basketball and volleyball for physical education classes and recreation
- Timing system with video matrix display
- Fully automated pool cover system
- Retractable bleacher system and mezzanine seating to accommodate up to 800 spectators

Reference:
n/a

Project Cost: \$6,000,000
Aquatics Cost: \$1,000,000

Date Completed: August 2013

Services Provided:
Aquatic Design & Engineering





In 2008, the City of Manhattan, Kansas made the decision to close the existing outdoor 50-meter pool located in City Park. In an effort to replace the facility in the most expedited manner, the city decided to utilize a design-build method of project delivery.

In January 2009, the team of Capri Pools and Counsilman-Hunsaker was hired by the city to provide design-build services for the replacement of the existing City Park Pool. After completion of public input the decision was made to replace the existing facility with a new mini-waterpark which includes:



10,200 sq. ft. Leisure Pool

- 300 ft. lazy river
- Zero beach entry
- Lily pad walk
- Interactive water play feature
- 360 degree bubble slide
- Two waterslides with plunge pool
- Drop slide
- Floatables
- Underwater bench seating
- Vortex
- StingRay - a unique surfing pool used to improve balance, coordination, motion, strength, motivation, and confidence

12,550 sq. ft. Competition Pool

- 50-meter fitness/lap pool with 10 lap lanes
- 21 cross course 25-yard lap lanes
- 1 and 3-meter diving
- Ramp entry



550 sq. ft. Tot Pool

- Tugboat-themed tot slide
- Bubblers
- Water play feature

Reference:
Mr. Eddie Eastes, CPRP
Director of Parks and Recreation
City of Manhattan
1101 Fremont St.
Manhattan, KS 66502

Phone: 785.587.2757
Email: eastes@cityofmhk.com

Project Cost: \$7,500,000
Aquatics Cost: \$4,250,000
Completed Date: June 2010
Services Provided:
Aquatic Design & Engineering



In 2013, Councilman-Hunsaker was retained by the City of Midland to conduct a Feasibility Study to determine the future of the Doug Russell Pool. The pool was built in the 1950s and had been facing physical and functional obsolescence with only having a few upgrades since being built.

The goal of the study was to determine whether the facility should be renovated with pool mechanical system upgrades only or replaced with a new aquatic facility to include recreational amenities. Construction costs and operating expenses were provided for each option to ensure the city had the information needed to make a knowledgeable decision. In December 2013, the city decided to move forward with replacing the facility with a new aquatic center.

Up to 1,000 people per day are using the new \$3.25 million facility that features the following amenities:

2,400 sq. ft. Lap Pool

- Dropslide
- Climbing wall
- Four 25-yard lap lanes
- Water basketball

4,800 sq. ft. Lazy River

- Waterslide
- Lily pad walk
- Three large stair entries
- Varies spray features

700 sq. ft. Recreation Pool

- Children's play feature with tot slide
- Zero depth entry
- Varies spray features
- Underwater shelf

300 sq. ft. Sprayground



Reference:
Ms. Laurie M. Williams
Parks & Recreation Manager
City of Midland
2300 Butternut Lane
Midland, TX 79705
Phone: 432.685.7370
Email: lwilliams@midlandtexas.gov

Project Cost: \$3,250,000
Aquatics Cost: \$1,800,000
Services Provided:

Feasibility Study: August 2013
Aquatic Design & Engineering: May 2015





The LakeView RecPlex, located inside Prairie Springs Park along the shores of scenic Lake Andrea, announced a second major expansion in 2008: a 13,000 sq. ft. 50-meter competition pool, the serious swimmer’s pool of choice.

Made possible through a community focused partnership with ULINE, Inc., the 42,000 sq. ft. expansion to the existing center includes the competition pool, related amenities, and seating for approximately 600 spectators to cheer on the team. Two bulkheads divide the pool into three sections for lap swimming, aquatic programs, and competitive swimming. For lower operating costs, water in the pool and air in the natatorium are heated and cooled through geothermal technology, utilizing the adjacent Lake Andrea.

With this latest expansion, the total size of the facility is now over 302,000 sq. ft., including the IcePlex, a fieldhouse, fitness center, indoor waterpark, and multi-purpose rooms. The RecPlex Aqua Arena was dedicated to the citizens of the Village of Pleasant Prairie on June 10, 2010.

Publications:
2011 - Featured article “Water Utility”
Athletic Business magazine

Reference:
Ms. Carol Willke
Director of Recreation
Village of Pleasant Prairie
9900 Terwall Terrace
Pleasant Prairie, WI 53158

Phone: 262.925.6736
Email: cwillke@plprairiewi.com

Project Cost: \$12,000,000
Aquatics Cost: \$2,000,000

Date Completed: June 2010

Services Provided:
Aquatic Design & Engineering





Lions Park Aquatic Center is a new \$3.5 million aquatic facility, which replaced the city's outdated swimming pool. The new aquatic facility, designed by Counsilman-Hunsaker and Peckham and Wright Architects, has over 9,300 sq. ft. of water.

The Grand Opening of the new aquatic center was held in May 2011. The new facility includes an outdoor multi-purpose pool and outdoor water sprayground. A bathhouse complete with men's and women's locker rooms, family changing rooms, operations offices and concession stand was also included in the design.

The aquatic complex embodies the community's needs and objectives by combining leisure areas and fitness/competitive swimming programming spaces. The family waterpark has something for everyone to enjoy such as:

9,300 sq. ft. Recreation Pool

- Zero entry children's play area with interactive play feature
- Lily pad walk
- Therapy bench seating
- Open flume slide
- Closed tube slide
- Double drop slide
- Six lane 25-meter competition pool with two 1-meter diving boards

1,540 sq. ft. Sprayground



Reference:

Mr. Gary Nauman
Director of Parks
City of Boonville
1221 11th Street
Boonville, MO 65233

Phone: 660.882.7447

Email: gary.nauman@boonville-mo.org

Project Cost: \$3,700,000
Aquatics Cost: \$2,000,000

Date Completed: May 2011

Services Provided:
Feasibility Study: 2003
Aquatic Design & Engineering: 2011





In 2011, residents voted in favor of a \$26 million bond referendum for a new aquatic facility and sports park for the City of Rogers, Arkansas. That dream became a reality in 2013 with the opening of the Rogers Aquatic Center.

The aquatic facility features over 18,000 sq. ft. of water surface in five bodies of water and showcases exciting amenities for all ages. Upon entering the facility, patrons are drawn past the lazy river to the towering waterslide complexes – one featuring a bowl slide and two speed slides and the other providing two twisting body flumes. The lazy river offers a variety of active and passive spaces including water lounge areas and an elevated plunge pool with an overflowing edge.



The six lane competition pool provides for everything from fitness and recreational programming to competitive swim meets and diving. For small children and families, a spray pad and two family pools were designed to keep the young ones entertained for hours on end.

- 3,500 sq. ft. Competition Pool with six 25-yard lap lanes, stair entry, and two 1-meter diving boards
- 7,500 sq. ft., 10 ft. wide Lazy River with three stair entries, underwater bench, vortex, underwater shelf, spray features and an elevated slide plunge pool with an overflow edge spilling across the adjacent water lounge area
- Two separate 35 ft. tall body flume slide towers, two high-speed runout slides and a bowl slide
- 5,000 sq. ft. Leisure Pool with zero depth entry, two stair entries, interactive play structure, lily pad walk, water volleyball and basketball, spray features, underwater bench and underwater shelf
- 1,600 sq. ft. Plunge Pool with two stair entries, exit for bowl slide and rock climbing wall
- 800 sq. ft. Tot Pool with play structure, zero entry, kiddie slide, cascade and spray features
- 1,200 sq. ft. Sprayground with multiple in-ground and above ground spray features



Awards:

2015 - 'Arkansas ACEC Design' Award

Reference:
Mr. Barney Hayes, Parks Director
City of Rogers
113 N 4th Street, Rogers, AR 72756
Phone: 479.631.3350
Email: bhayes@rogersark.org

Project Cost: \$12,300,000
Aquatics Cost: \$4,000,000
Date Completed: May 2013

Services Provided:
Aquatic Design & Engineering



Located in Bryan Memorial Park near the site of the recently demolished 75-year-old pool, the new \$3.4 million Salem Family Aquatic Center includes a 9,000 sq. ft. main pool, a 720 sq. ft. toddler pool, large bathhouse and concessions area, mechanical building, and improved access drives, utilities, landscaping and parking lot. Through the efforts of the Councilman-Hunsaker-led team, the city was also awarded a \$400,000 State of Illinois Department of Natural Resources Open Space Lands Acquisition and Development Program (OSLAD) grant.



The aquatic complex embodies the community's needs and objectives by combining leisure areas and fitness/competitive swimming program spaces. The family waterpark has something for everyone to enjoy such as:

- Eight lane 25-meter lap pool with 1 and 3-meter springboard diving
- Zero depth entry
- Children's interactive play feature with tipping bucket, waterslide and water cannons
- Tropical-island themed lily pad walk
- Waterslide plunge pool accommodating two slides
- 720 sq. ft. tot pool with water play feature



By combining aquatic features that provide a combination of competitive swimming, entertainment value and instructional opportunities, the city of Salem is able to stay at the forefront of the industry, giving guests a reason to visit time and time again.

Reference:
Ms. Sherry Daniels
Recreation Director
City of Salem
Salem City Hall
101 South Broadway
Salem, IL 62881
Phone: 618.548.2222
Email: salemrec@salemil.us

Project Cost: \$3,400,000
Aquatics Cost: \$2,000,000

Date Completed: May 2010

Services Provided:
Aquatic Design & Engineering: 2010
Aquatic Operations: 2011

Councilman-Hunsaker provided a site-specific systems and operations training following the nationally recognized guidelines of the National Swimming Pool Foundation (NSPF) Certified Pool/Spa Operators course. This course emphasized and concentrated on systems and procedures to be used at the Salem Family Aquatic Center.





Recreation-driven aquatic centers are morphing into innovative water playlands by merging the best features of public pools and commercial waterparks. These contemporary aquatic centers invite residents to partake in physical action and adventure with an impact on return visits to experience the thrill over and over again.

With that in mind, the City of Marion, Indiana, retained the design team of Councilman-Hunsaker and Ratio Architects to design the cutting-edge Splash House at Junction Park. The \$3.6 million facility features an array of amenities, including two waterslides with runouts, a bowl slide, water jungle gym, and lazy river.

Kids love the exhilaration of sliding down the 200 ft. open flume waterslide and the 189 ft. closed tube waterslide, both with multiple turns. But instead of exiting into a deep-water pool, they simply exit by running out at ground zero.

The bowl slide offers exploratory riders a 32 ft. tower with a chance to shoot down a 95-lineal-foot slide into a splash bowl, where they swirl around the funnel, then exit by a vertical drop of 37 ft. into a catch pool complete with exit stairs.

An interactive play structure with tipping buckets, located within the shallow body of the leisure pool, provides a multi-level interactive jungle gym where children can scamper through spraying water, climb across bridges, scurry over and under tunnels, and slide down just-their-size waterslides. Meanwhile the serpentine lazy river whisks guests on an adventurous but tranquil journey through the park. The facility also features an array of amenities: a vortex; zero-depth entry; hydrotherapy in-pool seating area; and a 2,000 sq. ft. bathhouse.

Publications:
2008 - 'Dream Designs'
Aquatics International magazine

Reference:
Ms. Belinda Hussong
Director, Parks & Recreation
City of Marion
301 S Branson St.
Marion, IN 46952
Phone: 765.662.9931
Email: bhussong@marionindiana.us

Project Cost: \$3,600,000
Date Completed: July 2007

Services Provided:
Aquatic Design & Engineering



In June 2014, the citizens of Wadsworth celebrated the grand opening of their new outdoor pool located north of the Wadsworth YMCA community center. The pool is a collaboration between the city of Wadsworth and the Akron Area YMCA. This facility was funded by the city and will be managed by the YMCA.

The city looked to the community for input on the facility by conducting a survey and as well as holding three charrettes in planning the design of the pool. Concepts were developed by Braun and Steidl Architects and Councilman-Hunsaker, resulting in an aquatic center to attract all age groups.

Features of the aquatic center include:

2,600 sq. ft. Lap Pool

- Three 25-yard fitness lap lanes
- Pool depths ranging from 3'6" to 12'
- One-meter springboard diving
- Drop slide
- Underwater shelf with stair entry
- Water basketball and volleyball
- ADA chair lift

3,600 sq. ft. Leisure Pool

- Zero depth entry
- Spray features
- Toddler slide
- Play structure
- Vortex
- ADA ramped entry



Reference:
Mr. Harry Stark
Assistant Director of Public Service
and Economic Development
City of Wadsworth
120 Maple St.
Wadsworth, OH 44281
Phone: 330.335.1521
Email: hstark@wadsworthcity.org

Project Cost: \$2,600,000
Aquatics Cost: \$1,160,000
Date Completed: June 2014

Services Provided:
Aquatic Design & Engineering





In July 2007, Councilman-Hunsaker conducted an audit of the swimming pool located in Watson Trail Park. The report identified items which did not meet the current rules and regulations of the St. Louis County Health Department and provided possible options for consideration as the city decided the appropriate course of action.

In May 2008, the city retained the team of Councilman-Hunsaker and Hastings & Chivetta Architects to design a multi-purpose aquatic facility and community center for the citizens of Sunset Hills to enjoy. The newly designed aquatic center utilized the unique topography of the site to provide spectator seating and ample views throughout.

Complete in June 2010, the new outdoor aquatic facility includes:

- 4,500 sq. ft. eight lane 25-yard lap pool with two 1-meter diving boards and spectator seating
- 3,800 sq. ft. lazy river
- 2,900 sq. ft. leisure pool with tumble-bucket play feature, swirling vortex and underwater bench seating
- Entirely renovated bathhouse and expanded concession stand area



Reference:
Mr. Gerald Brown
Director of Parks and Recreation
City of Sunset Hills
3915 S. Lindbergh
Sunset Hills, MO 63127

Phone: 314.842.7265
Email: gbrown@sunset-hills.com

Project Cost: \$4,200,000
Aquatics Cost: \$2,200,000

Date Completed: June 2010

Services Provided:
Facility Audit: 2007
Aquatic Design & Engineering: 2010



Experience

RENOVATION SERVICES FOR PAST FACILITY AUDIT CLIENTS

Abilene Christian University and Wellness Center, TX
Adelphi University - Garden City, NY
Beachwood Family Aquatic Center, OH
Bow Creek Recreation Center - Virginia Beach, VA
Brown University - Providence, RI
Carmody Recreation Center - Lakewood, CO
Chicago Public Schools, IL

City Club at River Ranch - Lafayette, LA
College Street Old Town Aquatic Park - Lewisville, TX
Colorado State University - Fort Collins, CO
Evansville Outdoor Pools - Evansville, IN
Frontier Pool - Bartlesville
Garden Grove High School - Garden Grove, CA
Gill Family Aquatic Center - Danville, IN
KCMO - The Springs Aquatic Center - Kansas City
Kirksville Aquatic Center
La Alma Pool at Lincoln Park - Denver, CO
Liberty Lagoon - Baton Rouge, LA
NRH₂O Family Water Park - North Richland Hills, TX
Paradise Bay Water Park - Lombard, IL
Pelican Bay Aquatic Center - Edmond
Plano Aquatic Center, TX
Prosser Aquatic Center, WA
Rolla Health & Recreation Center
San Mateo Union High School District, CA
Shrewsbury Public Pool
SportsCom Aquatics Center - Murfreesboro, TN
St. Marys College, MD
University of Rochester, NY
Washington State Park - DeSoto
Watson Trail Park Pool - Sunset Hills



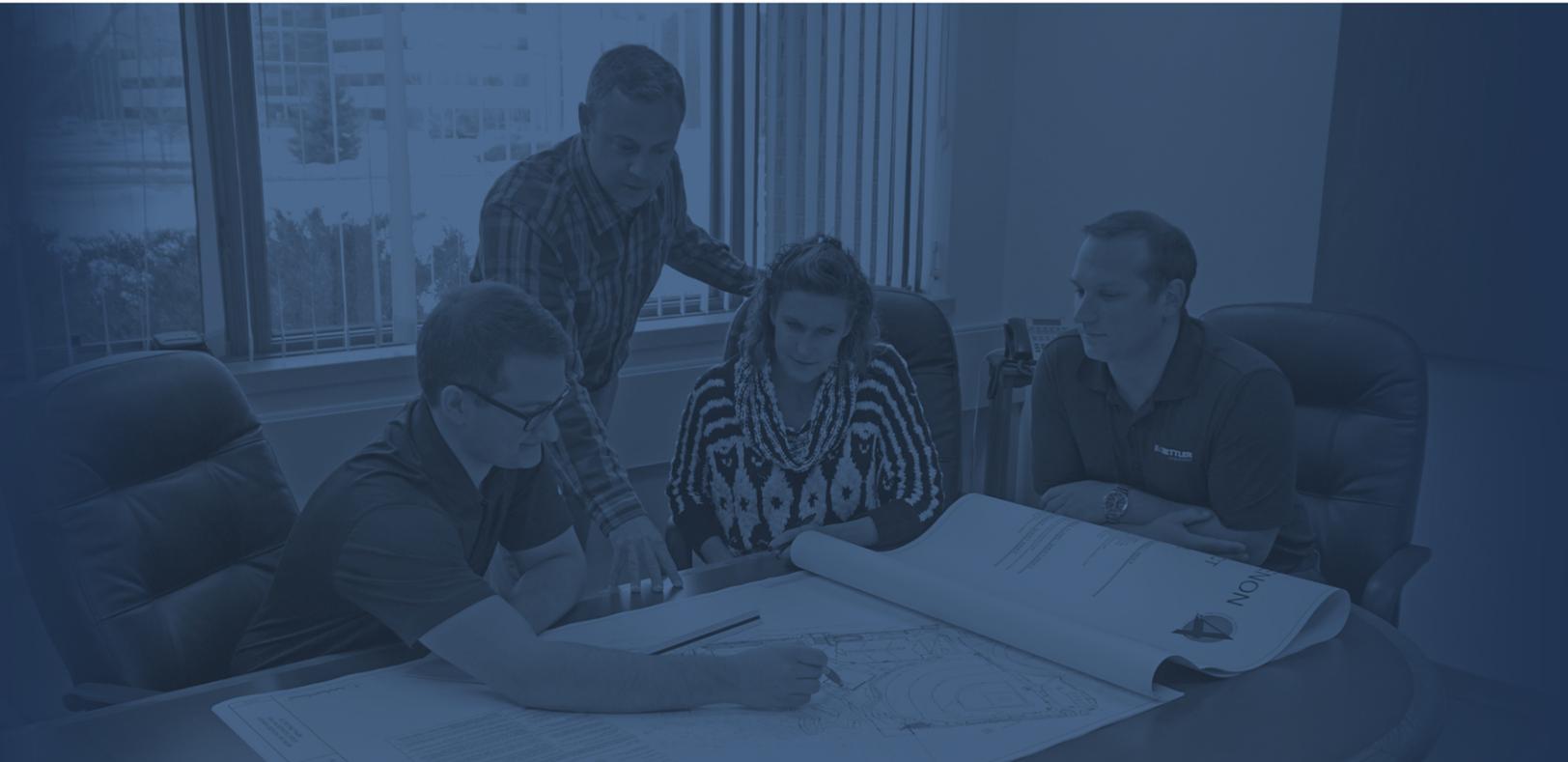
Experience

FEASIBILITY STUDY PROJECT EXPERIENCE

- Amelia Earhart Park, FL
- Anderson County, KY
- Bayside Community Ctr, VA
- Boise State University, ID
- Boise Waterpark, ID
- Borough of Chambersburg, PA
- Buffalo Grove Park District, IL
- Buncombe County, NC
- California Maritime Academy
- Camden County College, NJ
- City of Alexandria, VA
- City of Amarillo, TX
- City of Bartlesville, OK
- City of Baytown, TX
- City of Bedford, TX
- City of Bethlehem, PA
- City of Boonville, MO
- City of Burkburnett, TX
- City of Carlsbad, CA
- City of Cleburne, TX
- City of Colorado Springs, CO
- City of Columbia City, IN
- City of Columbia, SC
- City of Coppel, TX
- City of DeSoto, TX
- City of Edmond, OK
- City of Edwardsville, IL
- City of El Segundo, CA
- City of Farmers Branch, TX
- City of Fayette, AL
- City of Fort Worth, TX
- City of Grand Prairie, TX
- City of Greenwood, IN
- City of Hamilton, AL
- City of Hammond, IN
- City of Hampton, VA
- City of Hatfield, PA
- City of Houston, TX
- City of Jacksonville, FL
- City of Jasper, IN
- City of Jonesboro, AR
- City of Kansas City, MO
- City of La Mirada, CA
- City of Long Beach, CA
- City of Madison, IN
- City of Mansfield, TX
- City of Marion, IL
- City of Mason, OH
- City of McKinney, TX
- City of McMinnville, TN
- City of Medford, OR
- City of Mentor, OH
- City of Midland, TX
- City of Mt. Lebanon, PA
- City of Mt. Vernon, IL
- City of N. Richland Hills, TX
- City of Nacogdoches, TX
- City of North Port, FL
- City of Odessa, TX
- City of Parma, OH
- City of Plano, TX
- City of Port Huron, TX
- City of Rainier Beach, WA
- City of Raleigh, NC
- City of Richardson, TX
- City of Roanoke, VA
- City of Rolla, MO
- City of Round Rock, TX
- City of Rowlett, TX
- City of San Jose, CA
- City of Santa Clara, CA
- City of Shaker Heights, OH
- City of Shrewsbury, MO
- City of Sioux Falls, SD
- City of Solon, OH
- City of Spokane, WA
- City of St. Cloud, FL
- City of St. Marys, PA
- City of Sugar Land, TX
- City of Tulsa, OK
- City of Universal City, TX
- City of Urbana, IL
- City of Virginia Beach, VA
- City of Waukegan, IL
- City of Williamsport, PA
- City of Worcester, MA
- City of Wyoming, OH
- Crowley ISD, TX
- Elmbrook Swim Club – Brookfield, WI
- Ensworth School, TN
- First Coast High, FL
- First Colony Community, TX
- Fort Mojave Indian Reservation, CA
- Grand Forks Park District, ND
- Great Neck Park District, NY
- Great Waves Waterpark
- Greater Kanawha Valley Aquatics – Charleston, WV
- Hawken School, OH
- Hood County, TX
- Horance Mann Park - Rapid City, SD
- Howard County, MD
- Indy Parks and Recreation, IN
- James City County, VA
- JCC of Greater Buffalo, NY
- Knights of Columbus, IL
- Kosciusko Pool – Brooklyn, NY
- Lake Park High School, IL
- Lewis & Clark Community College, IL
- Liberty Pool, WA
- Long Branch School District, NJ
- Mansfield Area YMCA, OH
- Mansfield School District, OH
- Martin County, FL
- Mecklenburg County, NC
- Mount Royal University - Calgary, Alberta
- Mountain Park Homeowners, OR
- Mountain Park Pool, GA
- Naval Training Center, CA
- New Braunfels, TX
- Oneida Aquatic Center, NY
- Parish of East Baton Rouge, LA
- Park Forest Swimming Pool, PA
- Pattonville School District, MO
- Prairie Township, OH
- Prince William County, VA
- Somerset Hills YMCA, NJ
- Splash in the 'Boro, GA
- Stevens Point Country Club, WI
- Sunriver Owners Association, OR
- Swim Winchester, MA
- Texas A&M University
- The Blue Fields Project - Boston, MA
- The Family YMCA, MS
- Town of Cary, NC
- Town of Needham, MA
- Universal City, TX
- University of California – Davis
- University of Houston
- University of Kansas
- University of Missouri - St. Louis
- University of Oklahoma
- University of Texas - Dallas
- Upper Valley Aquatic Center, VT
- Vanderbilt University, TN
- Village of Freeburg, IL
- Wasilla and Palmer High Schools, AK
- Welch Pool – State College, PA
- West Morris YMCA, NJ
- Westport/Weston YMCA, CT
- Wheeling Park District, IL



ORGANIZATION



Organization

Rettler Corporation & Counsilman-Hunsaker Team

Rettler Corporation has worked on several projects involving the development or upgrade of park and open spaces with an emphasis on aesthetic development and recreation elements. We have experience in designing public splash pad pool and water feature projects. This park project involves interlaced architecture, aquatic design, civil engineering (grading, drainage, utilities, and accessibility) and unique landscape architectural design. Public pools and park elements require specialized design and a working knowledge of Wisconsin State Statutes and codes. Due to the complexity and diversity of the project scope, we feel the background and experience of our professional staff and those of our sub consultants are well matched to meet the needs of the project scope. We are able to accommodate the schedule of this project with our available resources.

Our team members have been chosen based on their specific expertise in building architecture, aquatic design and broad base of past project experience.

Prior Working Relationships

Rettler Corporation worked along side Counsilman-Hunsaker on the Beloit Memorial High School Expansion. The pool addition and athletic campus master plan had to be developed in association with one another to effectively plan spaces and accommodate the program needs.

By teaming with Counsilman-Hunsaker, Rettler Corporation can provide you many years of experience to create a quality project and bring the greatest value to the City of Marshfield and the surrounding community.

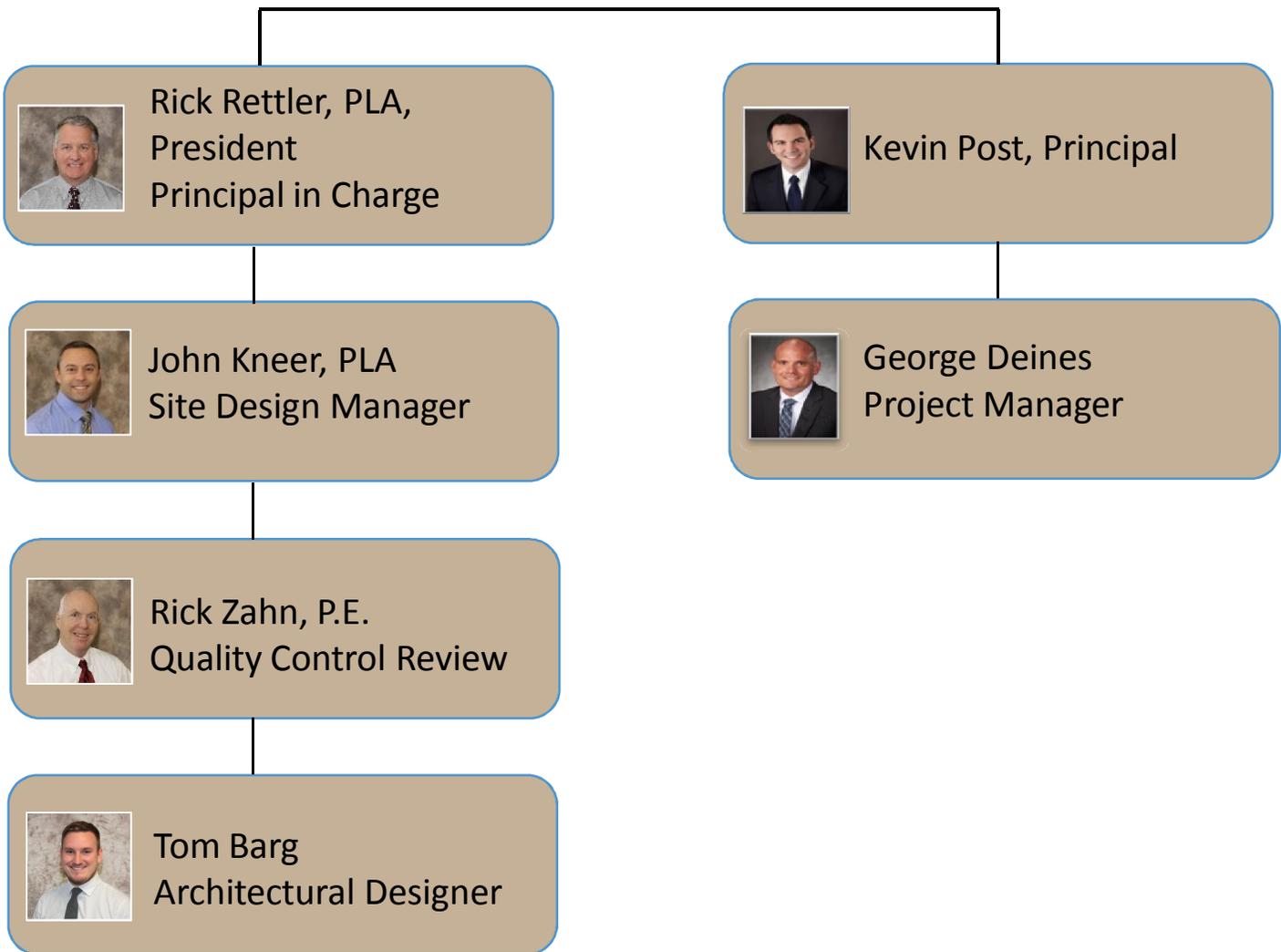
Rettler Corporation will serve as the main point of contact on the project and coordinate meetings and analysis reviews between Counsilman-Hunsaker and the City of Marshfield. John Kneer will serve as the main contact with the City and correspond directly with George Deines of Counsilman-Hunsaker for coordination. The following organizational chart and resumes illustrate this relationship and the qualifications of our team to comprehensively and cooperatively deliver your vision for the long term in Marshfield.



Organization



Counsilman · Hunsaker
AQUATICS FOR LIFE



PROFESSIONAL CREDENTIALS

Bachelor of Science, Landscape Architecture, UW-Madison
Registered Landscape Architect in Wisconsin, Idaho,
Michigan and Minnesota

PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

Vice Chairman, State Examining Board for Landscape Architects
American Society of Landscape Architects Member
Wisconsin Society of Landscape Architects Member
Stevens Point Pilot Association/President 2013
Recognition Award for Public Service American Society of Landscape
Architects
USTC & TBA . Past-President
Portage County Community Enhancement Steering Committee
Portage County Business Council
Plover Area Business Association/Chairman 2010
Community Image Enhancement Committee
YMCA Board of Directors
St. Michael's Hospital Foundation Board of Directors
St. Michael's Hospital Board of Directors
National/World Based American Society of Landscape Architect Life Time Achievement Award 2014



Contact Information

Phone: 715-341-2633
Fax: 715-341-0431
rettler@rettler.com

EXPERIENCE

Mr. Rick H. Rettler, President and founder of Rettler Corporation, is actively involved in each Rettler Corporation project. The cost-effective, intricate design of each project is a result of the extensive experience Mr. Rettler and staff bring to design, planning, engineering and surveying solutions in the Midwest.

In Mr. Rettler's more than 35 years in the landscape architecture, site development and construction industry, he has worked on a variety of projects throughout the Midwest. This experience and education has helped him to understand potential problems and offer viable solutions in this region. He has developed and managed numerous projects including athletic sports facilities and complexes, city/county park systems, urban planning and subdivision development for entities such as school districts, park and recreation departments, municipalities and universities. Working with a diverse mix of clients and owners, Mr. Rettler has developed economical and innovative design solutions to meet each need.

Mr. Rettler is the team leader with many clients and projects at the firm. He builds an internal team that meets the clients needs to develop successful planning and construction processes.

PROFESSIONAL CREDENTIALS

Bachelor of Science, Landscape Architecture, UW-Madison
Registered Landscape Architect in Wisconsin, Illinois, and Iowa

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS

American Society of Landscape Architects
WI, IL, and IA Society of Landscape Architects
Council of Landscape Architectural Registration Boards
City of Waupaca Plan Commission and Park Board

AREA OF EXPERTISE

Project Management
Landscape Architecture
Site Analysis and Site Design
Public Approval Process
Construction Contract Administration

KEY PROJECTS

Appleton Area School District, North / East High Schools . Appleton, WI
Bavarian Soccer Club Stadium Field . Glendale, WI
Bay Port High School Athletic Field . Howard / Suamico, WI
Bloomer School District - Bloomer, WI
Stevens Point Downtown Square - Stevens Point, WI
Center Point Mall Demolition, and 3rd Street Construction - Stevens Point, WI
City of Appleton Parks - Appleton, WI
Hatfield Lake Regional Park - New Richmond, WI
Town of Presque Isle - Presque Isle, WI
Smith Senior Living, Chicago, IL

EXPERIENCE

Mr. Kneer has over 14 years of experience in landscape architecture, site planning and project management. Mr. Kneer began his career in 1999 and 2000 with internships in the public and private sectors. In 2001 Mr. Kneer began work at Linden Lenet Land Design in Chicago, IL and expanded his experience in Landscape Architecture, Urban Design, Zoning and Land Development. He accomplished project design management from conceptual development to construction documentation and supervision.

As Project Manager, Mr. Kneer has excellent experience in client interaction, public presentations, cost estimating and budgeting, and coordination with architects, engineers, contractors and environmental services. He also has experience with Planned Use Development design with an emphasis on open space preservation and ecology. Mr. Kneer brings exceptional experience in project management, landscape architecture, and site design to the team at Rettler Corporation.



Contact Information

Phone:715-341-2633
Fax:715-341-0431
Cell:715-347-6309
jkneer@rettler.com



PROFESSIONAL CREDENTIALS

Bachelor of Science, Civil Engineering, Marquette University
Professional Engineer - Wisconsin
Leadership in Environmental Design - Intermediate Training

PROFESSIONAL AFFILIATIONS & MEMBERSHIPS

Rotary International
American Sports Builders Association

AREAS OF EXPERTISE

Civil Site Design
Storm Water Planning and Analysis
Water and Wastewater System Project Management
Construction Contract Administration Community Development
Grant Writing
Business Education Partnerships

KEY PROJECTS

UW Stout Recreation Facilities - Menomonie, WI
Northcentral Technical College - Wausau, WI
U.W. Marching Band - Madison, WI
Shorewood High School - Shorewood, WI
U.W. Whitewater - Whitewater, WI

EXPERIENCE

Mr. Zahn has more than 38 years experience in all aspects of the planning, design and construction of municipal, institutional and private infrastructure and site construction elements. Mr. Zahn has assisted clients in evaluating the status of existing facilities, establishing long term needs and developing design programs targeted to these needs. He has assisted in preparing funding and permit applications for local, State and Federal agencies.

Mr. Zahn has prepared a variety of stand-alone civil design projects including K-12, University and Technical College facilities, landfills, roadways, storm water facilities, dams, potable water supply, treatment, and high school/university sport stadiums. Mr. Zahn has served as construction contract administrator on facility, utility and transportation projects ranging from \$1 to \$15 million in construction value. He has served as Discipline Manager for Construction Services, establishing technical standards and policy for a group of over 200 construction engineering professionals within a large consulting firm.



Contact Information

Phone: 715-341-2633
Fax: 715-341-0431
Cell: 715-347-2321
rzahn@rettler.com

PROFESSIONAL CREDENTIALS

BS Architectural Studies, SARUP, UWM
Structural Minor, Engineering & Applied Sciences, UWM
Honors College Graduate, Honors College, UWM

AREAS OF EXPERTISE

Architectural Design
Master Planning + Site Design
Construction Documentation
Graphic Rendering Production
Storm Water Analysis

KEY PROJECTS

Concession Stand + Team Room Design . Stanley/Boyd, WI
Intramural Recreation %Dome+Field Design . Oshkosh, WI
City of Shawano Parks Redevelopment . Shawano, WI
Appleton Memorial Park Master Plan . Appleton, WI

EXPERIENCE

Tom Barg is an academic alumna of UW-Milwaukee's 2011 SARUP Undergraduate program with a Bachelor of Science in Architectural Studies. Mr. Barg had previously acquired professional work experience as both an Architectural Intern (2+ years) and an Engineering Intern (seasonal internships) prior to employment at Rettler Corporation.

Since joining Rettler Corporation in April 2014, Tom has continued to assist in the design and development of a variety of project types. His architectural background is frequently utilized in the conceptual design of structures such as park pavilions, concession stands, restrooms, and athletic facilities. Further, his comprehensive understanding of spatial organization has led to his collaboration in master planning and site design. Tom's prior background in engineering principles has also enabled him to learn to analyze and develop storm water management systems for several projects.



Contact Information

Phone:715-341-2633
Fax:715-341-0431
tbarg@rettler.com



EDUCATION

University of North Texas - 2004
Bachelor of Science
Major: Computer Science
Minors: Math, Technical Writing

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2007 - Present

PAST RELEVANT EXPERIENCE

2006 - 2007:
Recreation Coordinator,
Aquatic Facilities
City of Plano, TX

2003 - 2006:
Assistant Director of Recreation,
Aquatics
University of North Texas, Denton

2000 - 2003:
Pool Manager
City of Plano, TX
Parks and Recreation Department

CERTIFICATIONS/AFFILIATIONS

Revenue Management School NRPA

Certified Pool/Spa Operator - NSPF

Association of Aquatic Professionals

National Intramural Recreational
Sports Association

PROFESSIONAL BACKGROUND

Kevin Post oversees the feasibility studies and aquatic operations services. Kevin's objective is helping clients prepare for the development and capital investment of a new or existing aquatic facility serving a variety of user groups, program requirements, and owner types including municipalities, universities, YMCAs, and school districts. Having completed over 75 feasibility studies, Kevin understands what it takes to successfully conduct master planning and business planning services. Kevin also assists new pool operators and owners with pre-opening management services, including staff training, facility specific business plans, and standard operating procedures. Kevin also provides clients with ongoing full-time management services to assist with sustainable operating practices for the life of the facility. Having been involved in aquatics for more than 15 years, he has multiple certifications and is a CPO Instructor certifying pool operators and providing individuals with the basic knowledge, techniques, and skills of pool and spa operations.

NOTABLE PROJECTS

Borough of Ephrata - PA
Buncombe County - NC
Cameron Run Regional Park - VA
City of Alexandria - VA
City of Amarillo - TX
City of Bartlesville - OK
City of Baytown - TX
City of Buffalo - NY
City of Burnett - TX
City of Carlsbad - CA
City of Columbia - SC
City of Columbus City - IN
City of Dallas - TX
City of Falmouth - MA
City of Fort Dodge - IA
City of Fort Worth - TX
City of Garland - TX
City of Jasper - IN

CONFERENCE SPEAKING

Pool Technologies: Are these the Answer? - National Intramural Recreational Sports Association, 2014
Repair/Renovate Replace - MRPA Parks and Program Summit, 2014
Sustaining Your Aquatic Facility in Today's Market - MRPA Parks and Program Summit, 2014
Managing a Cutting-Edge Aquatic Center - Association of Aquatic Professionals, 2014
Risky Business: Developing a Sustainable Aquatic Center in Today's Market - Association of Aquatic Professionals, 2014

PUBLICATIONS

%Aquatic Facility Planning and Funding.+2014: 59-68
%Planning the Perfect Waterpark.+Park and Rec Business. April 2014: 48:53
%Public and Private Waterparks.+Waterpark Development & Expansion Guide. 2014-2015:14-18



EDUCATION

University of North Texas -
2000

Bachelor of Arts
Dallas Theological Seminary -
2006

Master of Arts

YEARS OF EXPERIENCE

With Counsilman-Hunsaker
2014 - Present

RELEVANT PAST EXPERIENCE

2007-2014:
Aquatics Manager
City of Garland, TX
Parks, Recreation &
Cultural Arts Department

2000-2007:
Aquatics Coordinator
Aquaducks Head Swim Coach
City of Plano, TX
Parks and Recreation Dept.

CERTIFICATIONS/ AFFILIATIONS

Aquatic Facility Operator -
National Recreation & Park
Association
Certified Pool Operator - NSPF



PROFESSIONAL BACKGROUND

George Deines specializes in aquatic master planning, business planning, feasibility studies, and operational training and development. With 15 years of aquatic operations experience, including the management of a 4-acre waterpark in Garland, Texas, George understands what it takes to successfully conduct master planning and business planning services by presenting clients with options to repair, renovate, or replace. In addition, George has a vast background when it comes to assisting new pool operators and owners with pre-opening management services, including staff training and facility-specific business plans, and presenting clients with operating manuals, lifeguard training, or the phasing of new amenities.

NOTABLE PROJECTS

City of Canyon - TX	Madison County - AL
City of Hilliard - OH	New Market, AL-Sharon Johnston Park
City of Largo - FL	Transylvania County - NC
City of Purcell - OK	Trinity University - TX
City of St. Charles - MO	Wheeling Park District - IL

CONFERENCE SPEAKING

Incorporating Private Sector Ideals into Public Sector Operations - Nevada Parks and Recreation, 2015
Creating a Safer Aquatic Facility - Nevada Parks and Recreation, 2015
The KEE to Organizational Success: Building a Knowledgeable, Efficient and Engaged Team -
National Intramural Recreational Sports Association, 2015
Developing KEE Aquatics Staff: Knowledgeable, Efficient, Engaged - Texas Public Pool Council, Texas Park and Recreation Society and NIRSA, 2015
Good Leader, Bad Leader: What Aquatics Employees Want From You - Texas Public Pool Council, 2015
The Do's and Don'ts of Aquatic Facility Planning and Expansion - Association of Aquatic Professionals and Texas Park and Recreation Society, 2015
Facing and Fixing Aquatic Challenges: Developing a Roadmap for Success - 29of Aquatic Professionals, 2015
Aquatic Staff Training & Development: The Devil's in the Details - Texas Public Pool Council, Association of Aquatic Professionals, and Texas Recreation and Park Society East Region, 2014

PUBLICATIONS

%Youqre Not Alone!+Park and Rec Business. April 2015: 18-22.
%Overcome the 5 Areas of Guest Complaints.+World Waterpark. February 2015: 38-39.
%For Safety's Sake.+Parks and Rec Business. January 2014.
%Leadership Pitfalls and How to Avoid Them.+Texas Recreation & Park Society.
Spring 2013: 40-41.
%Summer Review Time.+World Waterpark. September 2012: 28-30.
%If You Think It's a Rescue, Then It's a Rescue.+World Waterpark.
July/August 2011: 34-45.
%Parting the Clouds.+Aquatics International. February 2011.

SERVICES & DELIVERABLES



Service and Deliverables

PROJECT OVERVIEW

Rettler Corporation and Counsilman-Hunsaker will provide the knowledge and expertise for the Pool Study Committee to make knowledgeable decisions on how to achieve the goals and objectives for the aquatic program.

The Rettler Corporation and Counsilman-Hunsaker team has a long history in site analysis, utility evaluation and recommendations and aquatics. The Counsilman-Hunsaker team members have a unique role not only as designers, but also lifeguards, managers, pool operators, coaches and service technicians. This experience will allow the Pool Study Committee to consider not only issues that will make a great aquatic center, but also practical and functional.

Audit Project Approach

The Rettler Corporation and Counsilman-Hunsaker team will provide the Pool Study Committee the information necessary to make knowledgeable decisions about the future of aquatic programming at Hefko Pool. The team will provide an on-site evaluation of the existing Hefko Pool facility. This will include an evaluation of the pool structure, mechanical systems, and support areas, taking into account life expectancy issues, repair/replacement, and renovation.

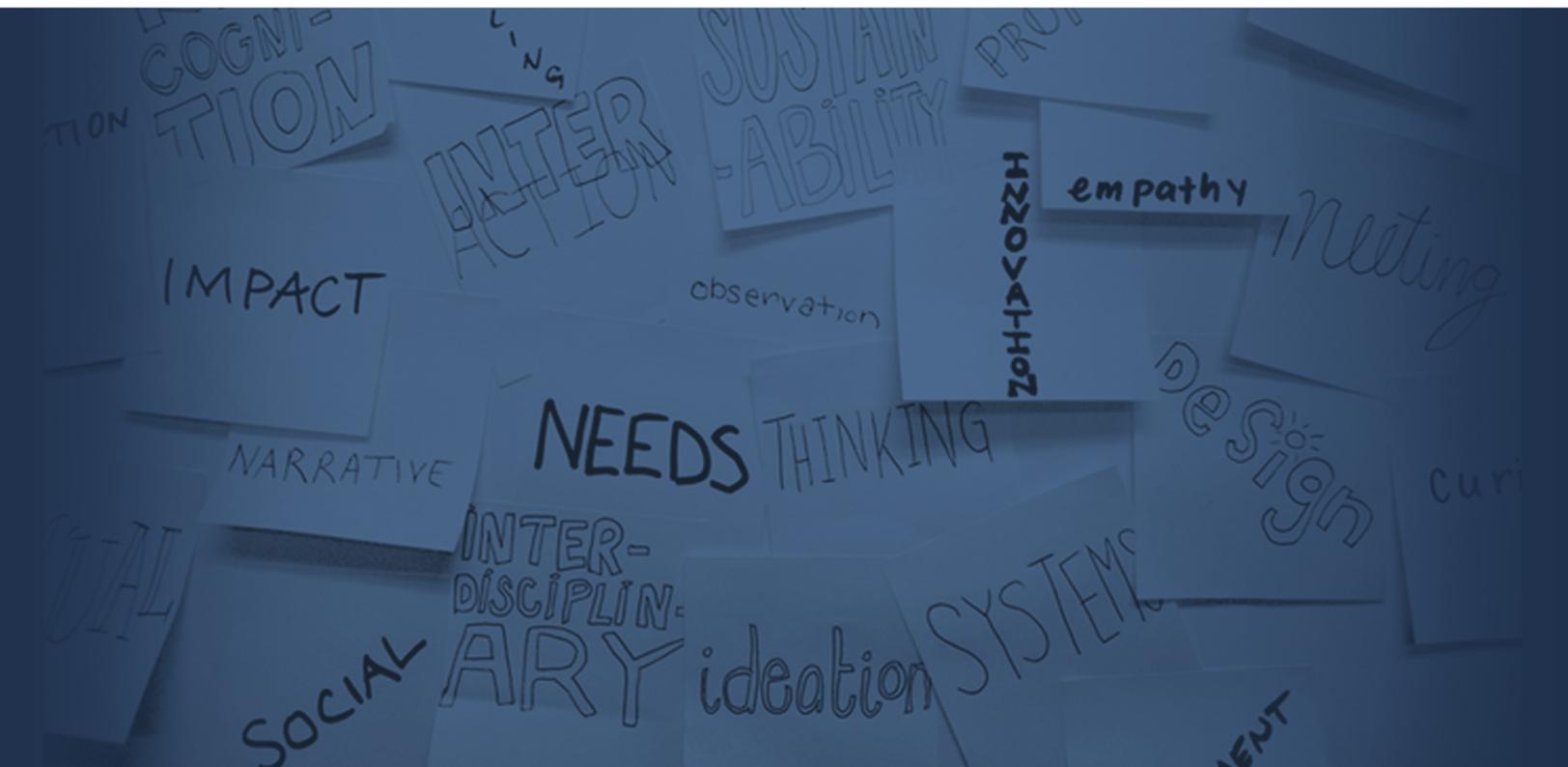
At the conclusion of the site analysis and audit phase, Pool Study Committee will be provided a comprehensive analysis of the state of the existing facility and equipment including repair/replacement costs for inadequate or outdated systems. This analysis will provide the information necessary to make knowledgeable decisions regarding the future.

Feasibility Study and Recommendations

Rettler Corporation and Counsilman-Hunsaker will meet with the Pool Study Committee, plus any designated groups and/or individuals involved in the project to analyze needs and determine objectives based on the results of the site analysis. The consultant team will participate in meetings to discuss the various issues concerning Hefko Pool. The study will include a comparison of renovation and repair versus expansion or building a new facility on the existing site. Different replacement options will be evaluated based on installation cost, maintenance requirements and costs, and operational costs, to determine the right fit for Hefko Pool. All discussions will include slide and/or video presentations with commentary. A summary matrix of repair and renovation priorities will be presented for analyzing priorities.

We have developed the following Scope of Services to detail this process.

PROJECT APPROACH



Approach

AUDIT APPROACH

The Rettler Corporation and Counsilman-Hunsaker team will provide the Pool Study Committee with the information necessary to make knowledgeable decisions about the future of aquatic programming for the next 20 plus years. We will provide an on-site inspection and investigate to review the integrity of existing equipment, identify those that are substandard, and detail the various options for repair and replacement. Our approach will detail this analysis with construction cost estimates, providing an opportunity to fit the needed repairs into future budgets. These items will include, but not necessarily limited to: building conditioning systems, ADA accessibility, energy efficiency deficiencies, pool structure and finishes; recirculating system - piping, fittings and valves; filtration system; mechanical and overflow recovery system; water chemistry treatment system; pumps, controllers and deck equipment. A lifecycle analysis indicating remaining useful life of the existing infrastructure, buildings and major systems will be provided.

With this swimming pool and building systems analysis from top to bottom we will provide a detailed description of not only the existing facility condition, but will provide an opinion on the facility's future life. Needed repairs will be identified within a summary report and identification of changes that are needed to bring the overall system into code compliance, along with an opinion of probable cost to correct and upgrade will be included.



SCOPE OF SERVICES

1. Conduct an inspection of the Hefko Pool and inventory the facility components. The Rettler Corporation and Counsilman-Hunsaker team will:
 - Prepare a database using Excel and Word software, which summarizes each major component/equipment item, its age, condition, remaining useful life, manufacturer del, and any other nameplate data if marked.
 - Prepare a database using Excel and/or Word which summarizes the age, materials of construction, condition and remaining useful life for the building shell and building systems.
 - Take digital photographs of components and major equipment items to show distinguishing characteristics and visible defects.



Approach

POOL AND POOL SYSTEMS

2. Provide a description and prepare an assessment and commentary on the existing conditions of the pool components:

- General pool structure and finishes
- Structural condition of pool shell
- Recirculating system, piping, fittings, and valves
- Water chemistry treatment system
- Pump, flow meters, gauges, and controls, etc.
- Deck equipment
- Filtration system, mechanical and overflow recovery system
- Accessibility provision - A.D.A.
- Conduct an assessment of the existing conditions related to current health code compliance and standards of care
- Analyze and make recommendations for short-term and long-term repairs or replacements including cost estimates for the following:
 - ✓ Aging pool pipes, pumps, sand filters, and electric circuits
 - ✓ Pool gutters
 - ✓ Pool leaks
 - ✓ Modifications, system upgrading and replacement of equipment based on current technology and existing codes.
- Make determinations about the facility's ability to meet ADA requirements, state health standards, and general safety regulations.
- Modifications to improve safety and operational effectiveness



3. Prepare a general commentary on support spaces including the bather preparation area and equipment areas.
4. Prepare specific commentary on estimated remaining useful life of each component evaluated, any necessary repairs, replacement, restoration or improvements of the facilities or pool systems, including identification of issues requiring further intensive evaluation and analysis.
5. Recommend priority of renovation or replacement of facility or pool systems, based upon the rated criteria provided by the city.
6. Provide an opinion of probable construction cost for renovation or replacement and address questions regarding such estimate data for the aquatic facility. The Counsilman-Hunsaker team does not guarantee opinion of probable costs.
7. Prepare a written report of all of the activities outlined above and of perceived sub-standard conditions and/or shortcomings of the overall facility with commentary for possible action for correction, including identification of any equipment and/or systems requiring more intensive evaluation and analysis by the consultant and/or other



Approach

consultants/manufacturers/suppliers specializing in the area required to address such conditions.

FEASIBILITY STUDY OVERVIEW

A **Feasibility Study** analyzes the operational and economic impact that would occur from the creation of a new aquatic or recreation facility. Information is gathered through one-on-one interviews and group meetings with decision makers and potential users in the community. National trends and future expectations are presented to develop a foundation for project leaders and stakeholders.

Study analysis provides an investigation of area competitors and demographic trends, including population shifts, community characteristics, age distribution, and availability of discretionary income.

Concepts may include indoor or outdoor aquatic facilities that showcase leisure pools, competitive venues, therapy waters, training facilities, waterparks, and dry-side recreation. Recurring revenue from frequency of visits is often a function of the variety of wet and dry features that increase attendance and participation, making memorable recreation experiences rewarding for users.

Visioning is an important phase of the entire process as well as a facility cost analysis specific to the proposed program spaces with estimated direct and indirect project costs. The financial performance of the envisioned facility is developed through an exhaustive expense and revenue analysis projected through the first five years of operation. And finally, special themes may be added a la carte such as Needs Assessment Surveys, Site Analysis, Operations Audit, Partnerships Analysis, and Implementation Strategies.



Crystal Lake Park Family Aquatic Center - Urbana, IL

Feasibility Study: 2010

Aquatic Design & Engineering: 2013



Approach

Feasibility Study:

Feasibility studies are important for planning concepts, measuring risks, analyzing variables and hypothetical "what ifs." The purpose of the feasibility study is to determine whether the project is a sound investment or financial risk. The final document is an integral resource for staff to continually update in providing on-going programming for the community into the future. The feasibility process outlined below is flexible and can be further tailored to fit your scope and schedule of needs. The results of our operations pro-forma have consistently delivered reliable opinions.

This process captures those goals in a sequence that we find is most efficient in comprehensive planning and goes on to discuss other services that we find our clients desire for successful and comprehensive planning efforts. As with all of our clients, we will work with your staff to refine the process to meet your specific needs, schedule and available budget. We understand that as the project proceeds, that we will hold regular update meetings with staff.

Overview:

- The Project: A comprehensive study of distinctive factors that will impact the planning and design of the aquatic center.
- The final planning report will be completely unique to your complex functional needs.
- Provides a clear understanding of the successes and potential challenges of the project.
- Identifies needs, issues, and opportunities for your project.

Data Collection:

- Conduct aerial analysis and provide aerial slides to review site conditions and for use at public meetings.
- Obtain current topographical and survey mapping owned by the City of Marshfield and documents by the City of Marshfield's Engineering Department.
- Obtain City of Marshfield Pool Study.
- Identify adjacent land uses, ownership, zoning regulations and potential neighborhood issues.
- Discuss with Owner, Pool Study Committee, City Staff, City Council, and Parks and Recreation Committee about existing site conditions and identify objectives / concerns with respect to development of the site.

Soil Borings:

- Coordinate for Owner, if requested, a geotechnical firm to conduct soil borings (cost of soil borings will be the responsibility of the Owner).
 - The number, location and type of soil borings will be coordinated with the Owner.
 - The results will be used to develop cost estimates.
 - The geotechnical report will be used in the future development of construction plans and specifications.



Approach

Site Analysis:

- Prepare a base map of the existing site and analyze the following site issues:
 - Topography and slope
 - Deficiencies in existing facilities
 - Views and vistas (positive and negative)
 - Existing drainage features and patterns
 - Wetland Delineation boundaries
 - Soils and bedrock
 - Major vegetation types and locations
 - Environmentally sensitive areas
 - Existing street locations
 - Potential vehicle access points
 - Internal and external traffic circulation
 - Parking opportunities
 - Potential pedestrian circulation linkages
 - Utility locations
 - Existing security lighting
 - Adjacent property uses and impacts
 - ADA compliance of existing structures
 - Site opportunities
 - Existing infrastructure locations

Needs Assessment and Community Engagement:

- Project Orientation/Planning Meeting:
 - Meet with the Pool Study Committee, Parks and Recreation, City Council and City Staff
 - Determine needs and objectives
 - Identify issues and concerns
 - Review project goals, the planning process and proposed time schedule
 - Set target dates for preliminary reports
- Seek creative opportunities to involve the high level decision makers in the project development.
- Evaluate the anticipated parameters for the project (probable funding, administrative support and expectations, specific project needs, and reasonable construction cost ranges).
- With this information we define the best, most effective opportunities for each square foot of space.
- Final outcome - an outline program indicating basic space requirements and net areas.



Approach

Area Aquatic Provider Analysis:

- Includes an analysis of the best possible competition of duplication of services through other public and private program providers.
- Will provide an assessment of the current level of aquatic programs and services available within the area:
 - Operating information
 - Types of amenities
 - Fee structures
 - Other operating data available
- Includes recommendations for minimizing duplications and/or enhancing possibilities for collaborative partnerships where appropriate.



Market Area Review:

- Demographic analysis based on service areas.
- Concentric rings around site based on distance or drive time.
- Outlines trends regarding:
 - Population
 - Income
 - Age distribution
- Weather pattern overview to determine operating days per year.

Conceptual Plan:

- Three (3) concepts are developed to further test the program and to understand the functional goals.
- We develop a space program that lists brief descriptions of each of the activities/spaces, required areas or critical dimensions, and any specialized needs for each concept.
- Sketches are developed to illustrate various arrangements and space relationships of the program.
- We identify methods of bundling community needs and providing the most sustainable methods of aquatic programming.
- Included with the concepts are detailed site-specific construction costs:
 - Construction costs
 - Soft costs
 - Inflation
 - Contingencies
 - Furniture, Fixtures, and Equipment
- Determines facility capacity based on square footage.



Financial Impact Analysis:

- Expense Analysis:
 - Expenses estimated, taking into account hours of operation, attendance projections, local weather patterns, local utility rates, and other key items.



Approach

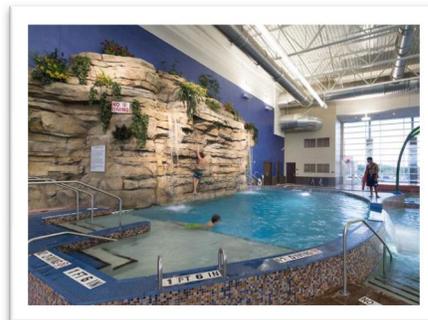
- An analysis of operating expenses includes a detailed budget model for estimating probable expenses for major areas of labor, contractual services, commodities, and utilities.
- Labor analysis based on local labor structure.
- Utility analysis is based on site-specific usage for kilowatt hours and therms.
- Revenue Analysis:
 - Projected attendance by option is based on local population trends.
 - Programming revenue is based on user groups and local programming fees.
 - Fee structure is based on fees from daily usage, memberships and other users to project a per capita model.
 - User projections based on programming.
 - Daily usage rates are identified along with numerous program activities.
 - Determines opportunities for cash flow activities and programs.
 - We present an opinion of financial operations over the first five years.

Final Report:

- Outline options for the future of aquatic programming.
- Includes a comprehensive Executive Summary.
- Includes detailed backup information.
- Purpose - facilitate a knowledgeable conversation about the future of aquatics.
- Designed to be a working document into the future of the design and operation phase.



City of Baytown, TX
Feasibility Study - 2007
Design - 2010



North Richland Hills, TX
Feasibility Study - 2009
Design - 2012



City of Richardson, TX
Feasibility Study - 2009
Design - 2013



City of Mt. Vernon, IL
Feasibility Study - 2012
Design - 2014



PROJECT SCHEDULE



Timeline for Completion for the City of Marshfield Hefko Pool



	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12
Kick-off Meeting / Community Engagment												
Hefko Pool Audit												
Market Analysis												
Demographic Research												
Facility Programming												
Conceptual Facility Planning												
Site Analysis												
Initial Operations Analysis												
Intermediate Review / Community Engagment												
Concept Revisions												
Final Operations Analysis												
Documentation of Findings												
Final Document Submittal												



■ = Site Visit



COMPENSATION



Compensation

Fee

- A. **Work Program Not to Exceed Total \$46,500.00**

All items and meetings are identified in the Scope of Service.

Contract Agreement

- A. This proposal shall remain firm for a period of ninety (90) days after the date indicated below, as executed by Rettler Corporation. The proposal may be withdrawn or renegotiated after this time.

Rettler Corporation



Rick Rettler
President

7-21-16

Date

Marshfield Parks and Recreation

Justin Casperson
Parks & Recreation Director

Date

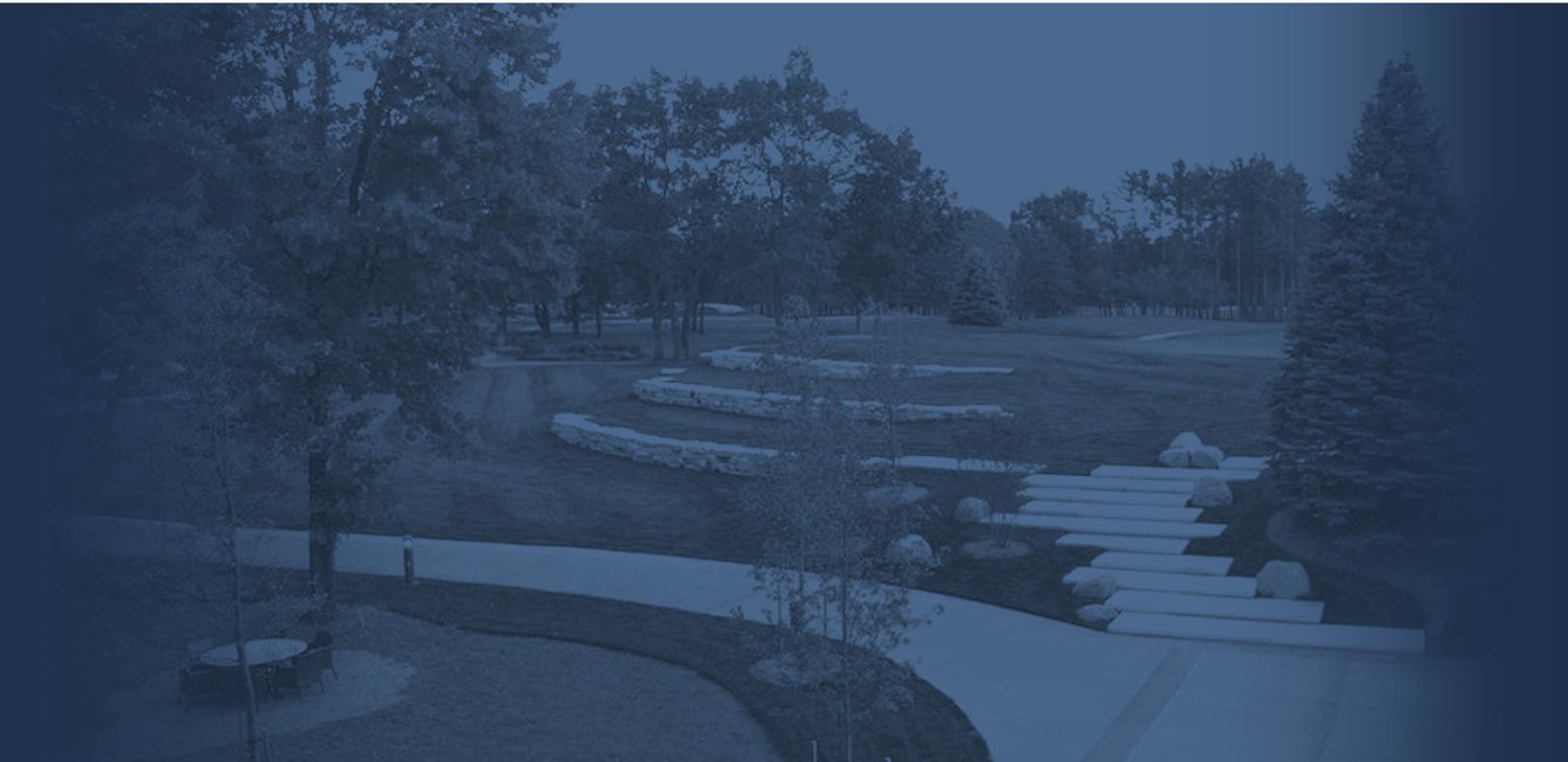
STATEMENT



Statement

Rettler Corporation and Counsilman-Hunsaker have no personal or corporate conflict with the City of Marshfield or Wood County.

REFERENCES



References

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