



MARTIN GARDNER  
ARCHITECTURE

## EDGEWOOD-COLESBURG COMMUNITY SCHOOL DISTRICT

PROPOSAL FOR PROFESSIONAL DESIGN SERVICES | MARCH 2017





# BUILDING TRUST WITH THE COURAGE



MARTIN GARDNER  
ARCHITECTURE



# TO DO IMPORTANT THINGS IN OUR COMMUNITIES

## TABLE OF CONTENTS

FIRM PROFILE .....	4
FIRM'S DEFINING CHARACTERISTICS .....	6
DESIGN PHILOSOPHY AND APPROACH .....	7-8
APPROACH TO BOND PROJECTS .....	9
COMPLETE PROJECT LIST .....	11
RECENT PROJECT PORTFOLIO .....	13-24
DESIGN TEAM .....	25-28
PROJECT OVERVIEW AND SCOPE OF SERVICES .....	29
DESIGN FEES .....	30





# THE MARTIN GARDNER TEAM





# FIRM PROFILE

Martin Gardner Architecture P.C. has been providing excellence in design, master planning, needs assessment and other consulting services in eastern Iowa for over **35 years**. Our offices are located in Marion, Iowa and Strawberry Point, Iowa. We work out of two different locations but work as one firm and together have a wide-ranging portfolio of over **2,000 projects**.

Our firm is a sole proprietorship consisting of 13 professionals working between the two office locations. We rely on each other to share ideas and offer alternative perspectives. Each MGA team member brings a unique set of talents and skill-sets which significantly contributes to the success of the projects we work on.

A substantial amount of our business is from returning clients. We believe this is due to our capacity to provide quality design services, ability to listen and relate to our clients needs, and enthusiasm to help our clients make better places and do important things. Our proven project record is evidence of our successful project delivery.

We are primarily an architectural firm although we have staff with interior design and landscape architecture training. We have purposely remained a dedicated architectural firm, because we believe that we serve our clients best by selecting consultants from the widest possible selection of available companies. Our engineers and other consultants are typically picked based upon their experience and understanding of the project type, their desire to work on the project, and their availability. We are not forced to use in-house consultants who may not have the desire or time to properly execute a given project and because we are not competitors of our consultants, we have a wide selection of firms to pick from. Our consultants are expected to be just as responsive to a project as we are and we periodically re-evaluate our consultant list based upon performance, cost, and service.

“Things like **Confidence, Trust, Professionalism**, all are appropriate to the Martin Gardner Architecture firm. The design team was very professional with great ideas and yet very cost conscious. Martin Gardner Architecture definitely has our standing recommendation.”

Lyle Moen, Retired County Engineer – Washington County Conservation Board.





“Our South Winneshiek Auditorium looks wonderful! We had many nice comments all weekend long from visitors coming to see the musical. I heard: It feels warm and cozy, did you lose any seats? The seats are so comfortable. We can really hear, so glad you have the microphones. The colors are so elegant-you feel like you are in a real theater.”

Brenda Schwan  
South Winneshiek Community School District Parent and Committee Member  
Calmar, Iowa



# FIRM'S DEFINING CHARACTERISTICS

**M**artin Gardner Architecture has been providing quality architectural design services for over 30 years in eastern Iowa. In that time, we have been the project architect for a wide range of project types including educational, emergency services, industrial, civic, commercial, health, and many more. We have a diversified architectural practice, but we also provide specialized skills for many types of project and construction types.

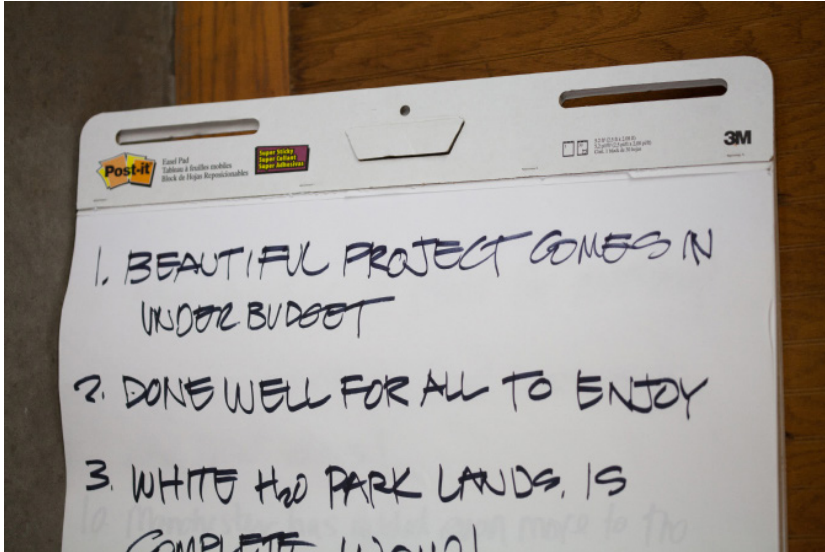
Our technical expertise is evident in our talented, knowledgeable, and well-rounded staff. At other firms, project managers are typically only responsible for managing the design and construction documentation process, but are not deeply involved in the actual design or development of construction documents. At Martin Gardner Architecture, all of our project architects and project managers touch every aspect of the design process from the initial meeting to the end of construction. This allows us to facilitate and control the design in every project phase. This approach helps us minimize mistakes while keeping our technical knowledge sharp. We combine our technical expertise with our common sense design approach to create buildings that withstand the elements and exceed the expectations of our clients.

The quality of our services is evident in the outcomes of our projects. We take pride in our record of few addenda and low change orders. Most of our new buildings have less than 3% change orders and most of these change orders are items added during construction to the project by the owner.





# DESIGN PHILOSOPHY AND APPROACH



Our role as your Architect is to advocate for your needs and work toward the success of the project. We go beyond the surface of the issues to discover the real needs of the project and achieve positive results.

The best buildings are a product of input, shared ideas, and collaboration. As design professionals, we depend on the feedback we get from our building owners and building users. We listen to you as we design or renovate your building. As the client, it is your responsibility to be involved with the design process. We will encourage you to participate and we will keep you informed and involved at every step in the process.

It is important to us that we design with purpose; keeping in mind we must be responsible with our clients' financial resources as well as our natural resources. Our approach to providing services for our clients is refreshingly direct and we believe that our clients and their projects deserve our best effort and need to be treated with respect and consideration at all times.

MGA has a very inclusive and interactive process for facilitating architectural design and work toward a goal of developing consensus among faculty, staff, and the public. Our process invites open, yet structured lines of communication to keep the project on track and moving forward. We set clear expectations with our clients regarding what is needed from the design team, faculty, and staff at each milestone of the project to ensure timely, efficient, and successful project delivery.

The best school design projects result when a healthy balance of many elements is achieved. It is first and foremost important that the facilities constructed meet the basic needs of the teaching process, including supporting equipment, space, temperature, and lighting.

School design is a specialty of several members of our team. We have experience in schools extending over 25 years. We provide a straight forward service with as much sharing of information and knowledge as possible. We listen

to your understanding of the situation, provide our perception of the situation for your consideration, and work openly with you and the team of staff, board, and volunteers you choose to find solutions to your project problems.

We believe in master planning in that no plan should be designed without considering what the next addition, renovation, or option for the building might be. When allowed, we will project your building growth out 5, 10, or more years into the future.

The following is a list of the 33 Educational Design Principles for Schools and Community Learning Centers by Jeffery A. Lackney, PhD AIA University of Wisconsin-Madison. This list is an information resource for people who plan, design, build, operate, and maintain k-12 schools. The research is sponsored by the NCEF. We adhere to these principles when designing educational facilities

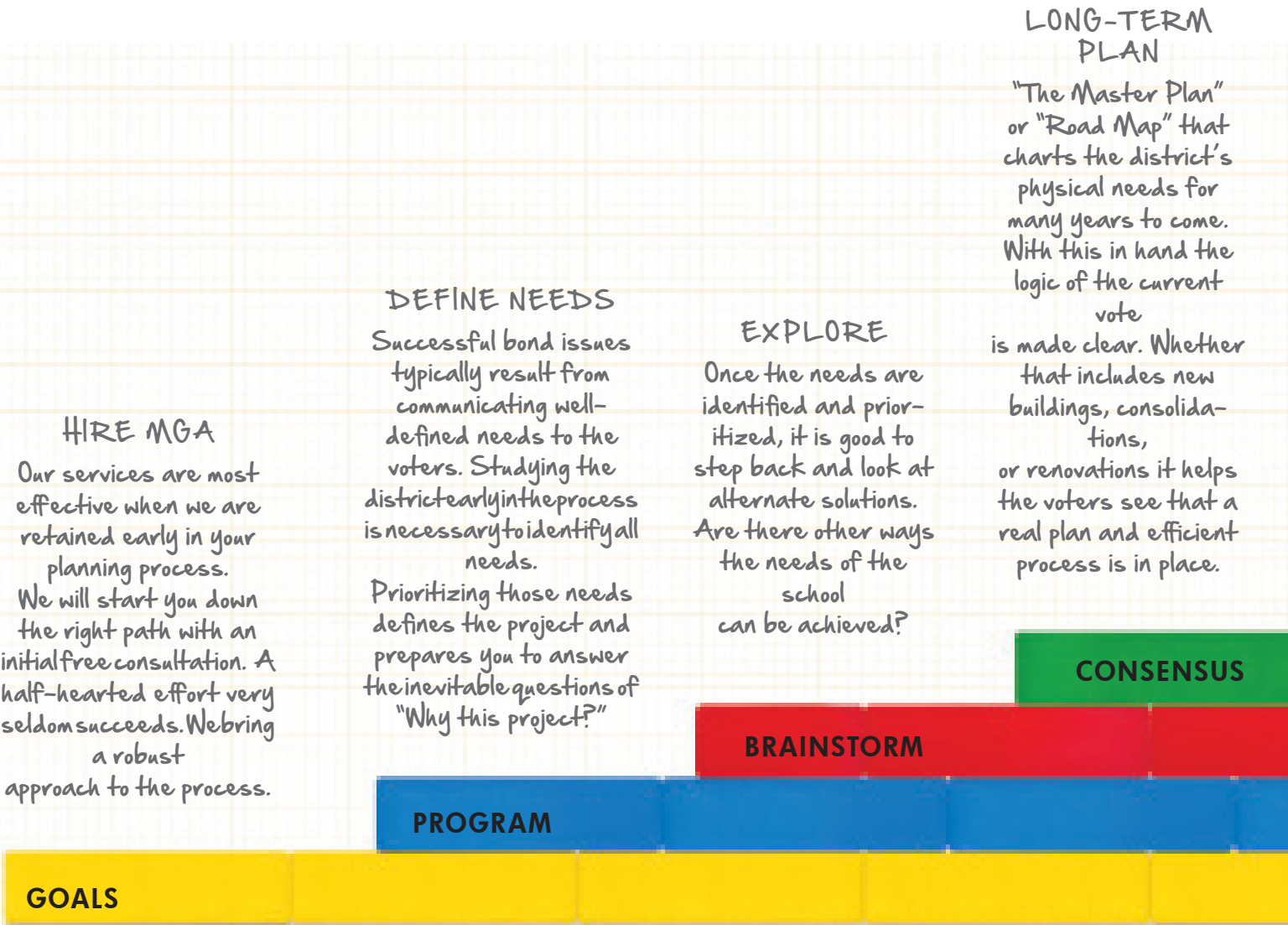
1. Maximize Collaboration in School Planning and Design
2. Build a Proactive Facility Management Program
3. Plan Schools as Neighborhood-Scaled Community Learning Centers
4. Plan for Learning to Take Place Directly in the Community
5. Create Smaller Schools
6. Respect Contextual Compatibility While Providing Design Diversity
7. Consider Home as a Template for School
8. Meander Circulation while Ensuring Supervision
9. Design for Safe Schools
10. Cluster Learning Areas
11. Provide Space for Sharing Learning Resources
12. Design for a Variety of Learning Groups and Spaces
13. Keep Class Sizes Small
14. Provide Resource-Rich, Well-Defined Activity Pockets
15. Integrate Early Childhood Education into the Community School
16. Provide a Personalized Home Base for Every Learner
17. Regard Teachers as Professionals
18. Provide Studios to Support Project-based Learning
19. Encourage Educational Leadership by Decentralizing Administrative Space
20. Establish a Community Forum
21. Allow for Community Conferencing Space
22. Create Privacy Niches
23. Weave Together Virtual and Physical Learning Spaces
24. Provide Opportunities for Adult and Community Education
25. Provide Parent Information Centers
26. Provide Health Care and Social Service Centers
27. Design Places with Respect to Scale and Developmental Need
28. Maximize Natural and Full-Spectrum Lighting
29. Design Healthy Buildings
30. Design for Appropriate Acoustics
31. Allow for Transitional Spaces Between Indoor and Outdoor Spaces
32. Establish a Variety of Outdoor Learning
33. Separate Children and Pedestrians from Vehicles and Service



# APPROACH TO BOND PROJECTS

We'll guide you through the process.

## The building blocks for getting your Bond Issue passed.



## CAMPAIGN

If by now a large group of supporters has not been brought in to help with the campaign, now is the time that every volunteer is needed to help organize the work, educate the public about the project, and get out the word.

## ★ BOND VOTE

In a properly executed campaign the day of the vote continues the campaign by making certain supporters turn out to cast a ballot.

## FINAL PLANS

The early planning makes development of the final plans a quick and logical process. During final design and construction regular reports back to the public are essential to maintain public trust and gain support for future bond issues.

**BUILD**

**IMPLEMENT**

**BUDGET**

**DESIGN**



# K-12 PROJECT LIST

## GRAND MEADOW COMMUNITY SCHOOL DISTRICT Grand Meadow, Minnesota

- New competition gymnasium and wellness center with a weight room and wrestling room, classrooms, locker rooms, and support areas. Project budget is approximately \$6.4 Million.

## WEST FORK COMMUNITY SCHOOL DISTRICT Sheffield, Iowa

- Indoor Fitness Center- New stand-alone facility located on the original school site in Sheffield. Project includes gymnasium with walking track, aerobic rooms, wrestling room, weight rooms, team meeting room, office area and storage spaces. Project is ready to start construction. Approximate project budget is \$3.2 Million Dollars.
- FEMA Tornado Safe Rooms- Currently in the FEMA application process, these two building additions, one in Sheffield and one in Rockwell are planned to provide the elementary schools with a safe place for children to go during severe weather.

## NASHUA – PLAINFIELD COMMUNITY SCHOOL DISTRICT Nashua, Iowa

- Science Laboratory and Junior High Classroom Addition and Renovation completed 2013. 12,000 total square feet.
- 32,000 square foot wellness center including multiple basketball and volleyball courts, walking/jogging track, wrestling practice room, fitness and aerobic exercise rooms, weight room and locker rooms.
- Elementary Reroof project. (Currently under construction).
- Gymnasium reroof, Nashua high school facility.
- High school weight room addition.
- District facilities assessment and study report.

## MFL MACMAC COMMUNITY SCHOOL DISTRICT Monona, Iowa

- Fine Arts Auditorium and Administrative Offices Addition.
- New competition gymnasium (currently in feasibility phase).
- Wrestling and fitness addition to the high school.
- Elementary Early Childhood and Library renovations / entry vestibule renovation.
- High school Fine Arts classroom addition.
- Elementary Kindergarten classroom addition.
- Childcare and Headstart facility addition.
- Elementary window replacement.
- Elementary Restroom Renovation.
- Facility Boiler Replacement.
- Main electrical service replacement and upgrade and consolidation of the entire High School (currently under construction).
- McGregor Weight Room Addition.

## OELWEIN COMMUNITY SCHOOL DISTRICT Oelwein, Iowa

- Wings Elementary Interior Renovation
- District Maintenance Building
- Concessions Building
- Wellness Center security upgrade. (Wellness Center is attached to the high school but operated by the City of Oelwein.)
- R.A.M.S. (Oelwein Center Regional Academy for Math and Science). New 12,000 square foot advanced technology and science facility operated in conjunction with Northeast Iowa Community College.
- Elementary facility HVAC retrofit.
- Elementary early childhood renovations.
- New eight lane all-weather track renovation.
- Locker Room renovation.
- High school bleacher replacement.
- Middle School Pool (currently in the feasibility stages).
- High School Pool (currently in the feasibility stages).

- School concessions and renovations to the lobby and weight room at the High School.

## NORTH FAYETTE COMMUNITY SCHOOL DISTRICT West Union, Iowa

- Schematics for FEMA Safe Rooms.
- New bus garage.
- Administrative offices renovation.
- Middle School demolition.
- West Union Elementary school energy efficiency study
- Fayette Elementary security entry and office renovation

## POSTVILLE COMMUNITY SCHOOL DISTRICT Postville, Iowa

- Security vestibule and administrative offices renovation completed 2013.
- N.I.C.H.E.S. YMCA wellness center addition and renovation of the 1940's Building.
- Campus wide geo-thermal heating and cooling conversion.
- Elementary / Middle School renovation and additions.
- 12,000 square foot Auditorium and Fine Arts addition.
- 40's building additions and renovations.
- Locker rooms and Lobby renovations.
- High school ADA accessibility improvements and renovation.
- Instrumental and vocal music rooms renovation.
- Gymnasium lobby and concessions renovation.

## RUDD ROCKFORD MARBLE ROCK COMMUNITY SCHOOL DISTRICT Rockford, Iowa

- Solar array project that is currently in final negotiations with the electrical authorities.

## SOUTH WINNESHIEK COMMUNITY SCHOOL DISTRICT Calmar / Ossian, Iowa

- Maintenance facility addition with gymnasium lobby, restrooms and kitchen renovation. Includes main entry addition / renovation and administrative office renovation to the Ossian campus.
- Renovations to the high school auditorium including seating, stage, sound system, lighting and acoustics.

## TURKEY VALLEY COMMUNITY SCHOOL DISTRICT Jackson Junction, Iowa

- Facility addition housing early childhood classrooms and library, including administrative offices.
- Entry ADA accessibility additions /renovations.
- Wellness center addition.

## MARION INDEPENDENT COMMUNITY SCHOOL DISTRICT Marion, Iowa

- High School front office renovation.
- Preschool
- Bus maintenance facility feasibility study.
- New concession stands and restrooms.

## SUMNER-FREDERICKSBURG COMMUNITY SCHOOL DISTRICT Fredericksburg, Iowa

- ADA accessibility renovations to the Fredericksburg Elementary Facility.
- New bus barn (currently in the design phase).
- Parking lot reconfiguration and expansion.

## NEW HAMPTON COMMUNITY SCHOOL DISTRICT New Hampton, Iowa

- Chickasaw Wellness Complex, 35,750 square foot fitness facility housing indoor basketball / volleyball courts, aerobics / multipurpose space, racquetball, wrestling, walking track, weight room,

locker rooms, offices, storage and mechanical spaces.

- High school offices and administrative offices addition (currently in design phase).
- Middle school addition which includes new entrance ramp, restrooms and concessions (currently in design phase).
- Master Planning for future school projects.

## VALLEY COMMUNITY SCHOOL DISTRICT Elgin, Iowa

- 16 classroom elementary addition including a media center, multipurpose gymnasium and administration.
- Six classroom high school science laboratory addition and high school commons renovation.
- Early childhood classroom addition.
- Exterior façade restorations.

## NORTH WINNESHIEK COMMUNITY SCHOOL DISTRICT Decorah, Iowa

- Facilities evaluation
- Six room elementary school addition with administrative offices with interior renovations.

## STARMONT COMMUNITY SCHOOL DISTRICT Arlington, Iowa

- Facility window replacements.

## ALBURNETT COMMUNITY SCHOOL DISTRICT Alburnett, Iowa

- Six classroom elementary classroom addition and renovations.

## EASTERN ALLAMAKEE COMMUNITY SCHOOL DISTRICT Lansing, Iowa

- Bus Garage structural evaluations.
- Facility kitchen renovations.
- Community building structural assessment.

## CENTRAL CITY COMMUNITY SCHOOL DISTRICT Central City, Iowa

- Facility reroof project.

## MAQUOKETA VALLEY COMMUNITY SCHOOL DISTRICT Delhi, Iowa

- District Utility / Maintenance Facility.

## CLAYTON RIDGE COMMUNITY SCHOOL DISTRICT Guttenburg, Iowa

- New district outdoor athletic complex.

## WEST DELAWARE COUNTY COMMUNITY SCHOOL DISTRICT Manchester, Iowa

- New district bus garage facility.
- Special education site assessment.

## IOWA FALLS COMMUNITY SCHOOL DISTRICT Iowa Falls, Iowa

- District wide solar array project (currently under construction).
- New 30,000 square foot athletic fieldhouse practice facility (currently in feasibility phase).

## LAKE MILLS COMMUNITY SCHOOL DISTRICT Lake Mills, Iowa

- Special education classroom and restroom addition.

## JESUP COMMUNITY SCHOOL DISTRICT Jesup, Iowa

- New athletic training facility.
- Perry #1 Amish school addition.
- Family and consumer science classroom and kitchen and cafeteria renovation.

Martin Gardner has had the pleasure of providing design services that have led to nearly 100 successful construction project for 30+ school districts in Iowa.



*"Our school district loves our new facility. Martin Gardner Architecture paid attention to our needs and exercised extreme care in helping us realize our goals. They played a key role in bringing our idea into fruition."*

Dr. Kristen Rickey: Superintendent West Delaware County Community School District



# RECENT PROJECT PORTFOLIO



## GRAND MEADOW ISD

### GYMNASIUM & CLASSROOM ADDITION

Grand Meadow Minnesota- The recently completed \$6.8 million project was the result of extensive input from the various parts of the school community. It began as a sports based project, but grew in scope as academic and arts based elements were identified as needs. Extensive work had to be completed to identify priorities and reduce the project amount to a manageable amount that could be accepted by voters in a bond issue. The resulting project includes a new competition gymnasium and support spaces and additional classrooms.

#### Reference:

Paul Besel, Principal  
PO Box 68, 710 4th Ave. NE,  
Grand Meadow, MN 55936  
P: 507-754-5318  
E: pbesel@gm.k12.mn.us



# RECENT PROJECT PORTFOLIO

## MFL MARMAC CSD

### AUDITORIUM AND FINE ARTS ADDITION

New 11,000 square foot fine arts auditorium and administrative offices.



#### Reference:

Dale Crozier, Superintendent  
PO Box 1040, 700 S Page St.,  
Monona, IA 52159  
P: 563-539-4795  
E: [crozierdr@mflmarmac.k12.ia.us](mailto:crozierdr@mflmarmac.k12.ia.us)





# RECENT PROJECT PORTFOLIO



## OELWEIN CSD/NICC REGIONAL ACADEMY FOR MATH AND SCIENCE

New 10,000 square foot steel framed building with two computer labs, three flexible size classrooms, two full labs, and administration support offices. Other Oelwein CSD projects have included

### Reference:

Steve Westerberg (Fmr. Superintendent)  
Bid Lake Independent School District  
501 Minnesota Ave., Big Lake, MN 55309  
P: 763-262-5218  
E: [s.westerberg@biglakeschools.org](mailto:s.westerberg@biglakeschools.org)





# RECENT PROJECT PORTFOLIO



OELWEIN CSD/NICC  
GYMNASIUM RENOVATION, WEIGHT ROOM  
RENOVATION, CONCESSION STAND





# RECENT PROJECT PORTFOLIO



## NASHUA-PLAINFIELD CSD MIDDLE SCHOOL ADDITION

Addition includes two science laboratories and renovation of the original middle school classrooms.





# RECENT PROJECT PORTFOLIO

## NASHUA-PLAINFIELD CSD

### WELLNESS CENTER

New 32,000 square foot community wellness facility built to the west of the high school. Built at the same time was an addition includes two science laboratories and renovation of the original middle school classrooms. The completed wellness center and middle school technical addition was the result of a year-long study performed by a citizen's committee led by the superintendent and ourselves. Consideration of building usage in both Nashua and Plainfield was made and the positioning of the district in relation to surrounding districts, both challenges and advantages, was considered in depth.

#### Reference:

Randy Strabala, Superintendent  
612 Greeley Street, Nashua, IA 50658  
P: 641-435-4166  
E: [rstrabala@nashua-plainfield.k12.ia.us](mailto:rstrabala@nashua-plainfield.k12.ia.us)





# RECENT PROJECT PORTFOLIO



## POSTVILLE CSD

DARLING ELEMENTARY/  
MIDDLE SCHOOL

Renovations, additions and  
Geo-thermal heating and  
cooling.



# RECENT PROJECT PORTFOLIO



## POSTVILLE CSD

### AUDITORIUM AND FINE ARTS ADDITION

New 12,000 square foot auditorium, 450 seating capacity, flexible spaces to allow for sub-state and district speech, vocal and instrumental competitions, geothermal heating and cooling system, fully accessible to existing high school, back stage set construction area and performer dressing rooms. Acoustically engineered for both speech and music performances, fully automated sound and lighting systems controlled from one centralized booth, portable portions of the stage to accommodate orchestra pit.





# RECENT PROJECT PORTFOLIO

## NEW HAMPTON

### CHICKASAW WELLNESS COMPLEX

A new 35,750 square foot fitness facility housing indoor basketball / volleyball courts, aerobics / multipurpose space, racquetball, wrestling, walking track, weight room, locker rooms, offices, storage / mechanical spaces.





# RECENT PROJECT PORTFOLIO

## MARION INDEPENDENT CSD

HIGH SCHOOL FRONT OFFICE  
RENOVATION





# RECENT PROJECT PORTFOLIO



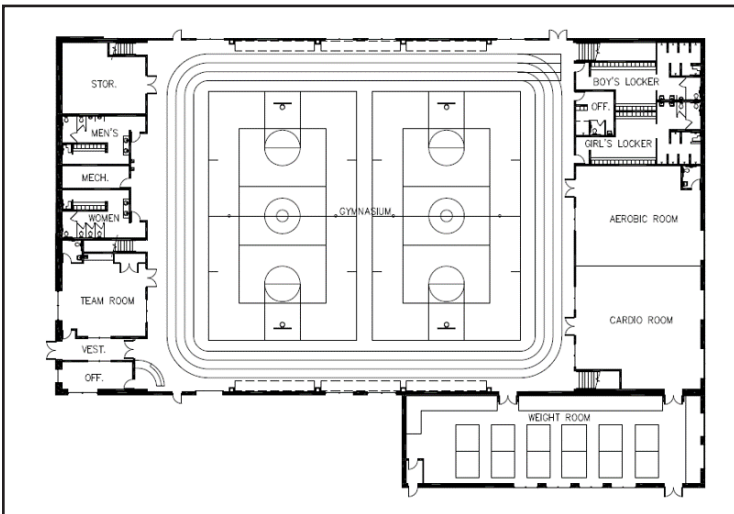
## WEST FORK CSD

### WELLNESS CENTER

This new free standing facility is also a multipurpose sports facility. This facility has a dedicated wrestling room, two basketball and volleyball courts, a walking/jogging track, weight training area, and meeting, cardio, and aerobics areas with a full locker room facility.

#### Reference:

Darrin Strike, Superintendent  
610 S 2nd St., Rockwell, IA 50469  
P: 641-822-3234  
E: [darrin.strike@westforkschool.org](mailto:darrin.strike@westforkschool.org)



## JESUP CSD

### FAMILY AND CONSUMER SCIENCE CLASSROOM RENOVATION

Complete remodel and update the existing family and consumer science classroom including installation of new, more modern kitchen labs, laundry lab, sewing labs, and other flexible lab space. The classroom layout is a lecture/lab configuration.

#### Reference:

Nathan Marting, Superintendent  
531 Prospect St., Jesup, IA 50648  
P: 319-827-1700  
E: [nmarting@jesup.k12.ia.us](mailto:nmarting@jesup.k12.ia.us)

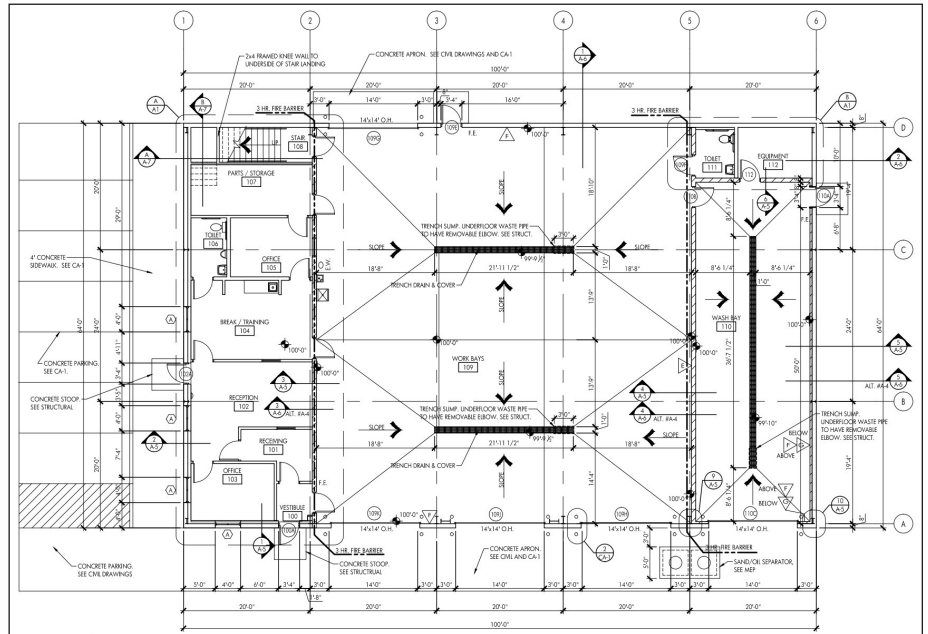


# RECENT PROJECT PORTFOLIO

## WEST DELAWARE COUNTY CSD

### VEHICLE MAINTENANCE AND STORAGE FACILITY

New 6,400 square foot maintenance & storage facility for buses and other district owned vehicles. The facility features 3 bus maintenance bays, 1 wash bay, rear entry for small vehicle maintenance, offices, lounge, and mezzanine storage. The project also includes secure parking for the bus fleet.



#### Reference:

Dr. Kristen Rickey, Superintendent  
701 New Street, Manchester, IA 52057  
P: 563-927-3515  
E: rstrabala@nashua-plainfield.k12.ia.us





# DESIGN TEAM



## JOSHUA DEMMER, AIA, LEED AP PROJECT ARCHITECT

Josh has broad range of experience designing and managing various building types, principally k-12, post-secondary education, and recreational facilities in eastern Iowa. Josh excels at maximizing collaboration, managing the design process, and facilitating successful project delivery. Josh maintains clear, structured, and effective communication from start to finish of the project. He enjoys helping with people and seeing clients accomplish their goals.

### PROFESSIONAL EXPERIENCE

12 years total, 5 with MGA

### EDUCATION

Iowa State University, Bachelor of  
Architecture, 2004

### REGISTRATIONS

Licensed Architect 2009  
Iowa & Wisconsin

### ASSOCIATIONS | ACCREDITATIONS

American Institute of Architects (AIA)  
Leadership in Energy and  
Environmental Design Accredited  
Professional (LEED AP)

### CIVIC ACTIVITIES

City of Manchester Housing  
Committee

### RELEVANT PROJECT EXPERIENCE

#### Jesup CSD

Athletic Fitness Center  
Kitchen/Cafeteria/FCS Classroom Renovation  
Perry #1 School Building Addition

#### West Delaware County CSD

Vehicle Maintenance and Storage Facility  
408 Clara Ave. Building Assessment

#### Grand Meadow ISD

Gymnasium and Classroom Expansion Project

#### Waterloo CSD

Kingsley Elementary School Renovation  
Goerge Washington Carver Academy

#### St. Mary's School

Art Classroom Renovation  
Misc. Building Improvements

#### MFL MarMac

Auditorium and Fine Arts Addition

#### NICC

Industrial Technologies Building Renovation  
Max Clark Building Computer Lab/Admin. Offices Renovation  
Wilder Business Center HVAC Renovations  
New Student Center

#### University of Northern Iowa

Business & Community Services Building  
New Student Housing

#### John Deere

Education and Training Classroom Upgrades

# DESIGN TEAM



## MARK MOINE, LEED AP PROJECT MANAGER

With his extensive experience designing k-12, post-secondary education, and recreational facilities, Mark has knowledge and ability to provide valuable insight relating to long-range/short-range facility planning, design of positive and effective learning environments, effective spatial relationships, and way-finding. Mark is also resourceful and proactive in helping schools find money and getting their projects off the ground.

### PROFESSIONAL EXPERIENCE

28 years total, 22 with MGA

### EDUCATION

Iowa State University, Bachelor of Architecture, 1989

### ASSOCIATIONS | ACCREDITATIONS

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

### CIVIC ACTIVITIES

Nashua-Plainfield Lions Club International  
Chickasaw County Planning Commission, Chairman  
Nashua Town & Country Club Football & Soccer Referee  
Charles City High School Football Coach, 1992 - 2002  
Chickasaw County Land Use Task Force, 2006 - 2007

### RELEVANT PROJECT EXPERIENCE

#### Oelwein CSD

Restroom & Lobby ADA Accessibility Renovation ADA  
Competition Gymnasium Renovation  
New District Maintenance Facility  
New HVAC - Parkside Elementary

#### Postville CSD

New HVAC Geothermal Systems – Elementary/Middle School Building  
Reroofing Elementary/Middle School Building  
Fine Arts Auditorium  
Window Replacement – Elementary/Middle School Building

#### Sumner-Fredericksburg CSD

Paving High School Parking Lot  
Bus Garage Preliminary Studies  
ADA Accessibility Renovation – Fredericksburg Elementary

#### Nashua-Plainfield CSD

New Husky Wellness Center, practice gymnasium, security entry, wrestling practice  
Permeable Paving Parking Lot  
Reroofing Gymnasium

#### North Fayette Valley CSD

New Bus Garage Facility  
Security Entry – High School  
Security Entry – West Union Elementary  
Security Entry – Elgin Middle School  
New Administrative Offices & HVAC Systems

#### Grand Meadow ISD

New Competition Gymnasium, wrestling practice, locker rooms, ADA accessibility, security entry, parking paving and storm water systems

#### Rudd Rockford Marble Rock CSD

Security Entry Preliminary Studies

#### Turkey Valley CSD

Fitness & Weight Room Addition

#### New Hampton CSD

Chickasaw Wellness Complex – practice gymnasium, wrestling practice room  
Security Entry & Administrative Offices Addition & Renovation



# DESIGN TEAM



## Dieter Muhlack, P.E., LEED AP

Principle

Dieter has over 35 years of experience in providing mechanical systems services to both public and private organizations, including studies, estimating, facility design, contract document preparation, construction-phase oversight, and solving problems in existing systems. Dieter's expertise includes wastewater, vent water, gas, medical gas piping and many types of HVAC systems for a variety of building types.

### PROFESSIONAL EXPERIENCE

35 years total

### EDUCATION

Milwaukee School of Engineering,  
Bachelor of Science, Architectural &  
Building Construction Engineering  
Technology

### REGISTRATIONS

Professional Engineer: Wisconsin  
LEED Accredited by the U.S. Green  
Building Council

### ASSOCIATIONS | ACCREDITATIONS

American Society of Heating,  
Refrigerating and Air Conditioning  
Engineers (ASHRAE) Member

### RELEVANT PROJECT EXPERIENCE

#### Dubuque Community Schools, Dubuque, IA

1. Sageville Elementary – HVAC system retrofit. New system consisted of vertical and horizontal water source heat pumps designed for closed ground loop. For this phase a cooling tower was used to reject heat and two existing steam boilers were converted to hot water for heating.
2. Eisenhower Elementary – Replacement of 80 ton condensing unit, refrigerant piping and cooling coils in air handling units.
3. Alta Vista Alternative School – replaced an existing boiler with 2 new high efficiency boilers and all new circulating pumps. System design also included new electrical service and has provisions for a future addition

#### Elkader Central Community School, Elkader, IA

Replacement of two old boilers with three new 75 horse power high efficiency boilers and new circulating pumps. Work also included converting 2 air handling units from steam to hot water.

#### Beckman Catholic High School, Dyersville, IA

1. Designed the HVAC and plumbing systems 5000 SF front entry addition which contains offices and a chapel. Systems consisted of 2 high efficiency furnaces and a roof top air handling unit.
2. HVAC and plumbing design for 33,000 SF gym addition which contains locker/shower, wrestling, storage and mezzanine for baseball pitching practice. HVAC system consisted of roof top air handling units.

#### St Joseph Parish Marquette School, Bellevue, IA

Design plumbing and HVAC systems for 21,000 SF addition which included gym/lunch room, kitchen, conference, and storage rooms. HVAC systems used high efficiency furnaces with economizers, zone controls and CO2 sensors for ventilation control.

#### Mount Mercy Graduate Center; Cedar Rapids, IA

Worked with Modern Piping to design-build this renovation of an Army depot into a graduate studies building. The project included a unit ventilator replacement and new roof top units.

#### East Buchanan Study; Winthrop, IA

Designed elementary school boiler replacement using three 750 MBH boilers which fit thru existing opening.

#### East Dubuque Schools, East Dubuque, IA

1. Remodeled 2 existing shower and restrooms.

# DESIGN TEAM



## STEVEN V. SALLWASSER, P.E.

Principle

Steven has over 35 years of experience in providing electrical systems services to both public and private organizations, including feasibility studies, facility plans, facility design, and contract document preparation. Steven's expertise includes power, lighting and special systems including fire alarm, paging, CCTV and others.

### PROFESSIONAL EXPERIENCE

35 years total

### EDUCATION

University of Missouri - Rolla,  
Bachelor of Science - Electrical  
Engineering  
University of Missouri - St. Louis,  
Masters of Business Administration

### REGISTRATIONS

Professional Engineer - Missouri,  
Iowa, Illinois, California, Arizona,  
Colorado, Kentucky and Georgia.  
NCEES Record No. 45301

### RELEVANT PROJECT EXPERIENCE

#### Chaminade High School, St. Louis, MO

Design new football field lighting and concession stand addition.

#### St. David Parish, Arnold, MO

Designed new sports lighting for athletic field.

#### Deery Dealership, Ames, IA

Design 24,000 Car Dealership including parking lot lighting for new car display, maintenance garage, offices and showroom.

#### East Dubuque Community School District, East Dubuque, IL

1. Performed 10 year health life safety study.
2. Elementary school design for replacing 2 boilers.
3. High school design for remodeling locker shower and rest rooms.

#### Dubuque Community School District, Dubuque, IA

1. Eisenhower elementary air conditioning replacement. Replacement of 2 air handling unit coils and associated condensing units.
2. Alta Vista alternative design for installing new boilers and water heater in existing building so boiler plant can be torn down.
3. Sageville elementary design of new heat pump heating and cooling system to replace existing heating only system.

#### Beckman Catholic School, Dyersville, IA

1. Designed new front entry addition consisting of offices and chapel.
2. Designed new gym addition consisting of wrestling room, weight room, locker rooms, and gym for two basketball courts.

#### St Joseph Marquette School, Bellevue, IA

Designed addition filling in between two existing buildings. Spaces consisted of a multipurpose gym/cafeteria room, kitchen, restrooms, and meeting rooms.

#### University of Dubuque, Dubuque, IA

Design for 2-story physician assistant classroom addition to existing science building.

#### Upper Iowa University Library Addition and Renovation; Fayette, IA

Designed new entrance and coffee bar to existing library including lighting, power and special system. 7,400 square feet addition and renovation.



# PROJECT OVERVIEW AND SCOPE OF SERVICES

Edgewood Colesburg CSD retained Struxture Architects to develop a Master Plan of the school district. The master plan developed is based on research and discovery, facilities assessments, and stakeholder input. Ed-Co CSD used the information obtained from the master plan to introduce an \$11.2 million bond issue on February 7th, which did not pass. Ed-Co CSD intends to introduce the bond issue again in September, 2017.

Rob Busch, Superintendent of Ed-Co CSD, requested a proposal of services from MGA on 02/27/17 to help get their bond issue passed and, once the bond issue passes, provide professional design services to complete the projects.

It is our understanding that the master plan developed generally meets the needs of Ed-Co CSD and does not require further analysis or development. Based on information obtained from the Master Plan and phone conversations with Rob Busch, the following list describes the general scope of the project.

## **Jr/Sr High School Additions/Renovations**

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- New competition gymnasium seating approximately 1,000-1,100 people
- New heating and cooling
- Parking lot renovations
- Reroofing many areas of the existing facilities
- New bus maintenance facility
- Upgrade HVAC system
- Relocate the main entry and improve security at main entry
- Allow for future expansion of a new auditorium
- ADA improvements throughout existing facility

## **Elementary School Additions/Renovations**

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- Update finishes in all restrooms
- Secure main entry
- Upgrade HVAC system
- Additional parking area
- ADA improvements throughout existing facility

# DESIGN FEES

## Pre-Bond Referendum Design Fees

Martin Gardner Architecture offers to provide services to get the bond issue passed at **no charge**. Edgewood-Colesburg is a very close neighbor to us and we want to see the communities and the school district succeed.

## Post-Bond Referendum Design Fees

After the bond referendum passes, Martin Gardner Architecture proposes to provide complete design and engineering services, including structural engineering, mechanical/electrical engineering, and civil engineering for all addition/renovation projects for an amount equal to **5.5% of the estimated construction cost** of the projects + reimbursable expenses.