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William and Mary Ehrler Occupancy

22 February 2021

Mr. Paul Wolter
Executive Director
Sauk County Historical Society
900 Second Avenue | Baraboo, WI 53913 | executivedirector@saukcountyhistory.org

Re: Proposal for Baraboo Depot and Division Office Building Historic Structure Report (HSR)

Mr. Wolter and Members of the Selection Committee:

The 119-year-old Baraboo Depot has a rich history and deserves an equally rich future. The Sauk County Historical Society’s (SCHS) plans to prepare a historic structure report (HSR) and schematic concept to use as a comprehensive planning tool for rehabilitation align with MSR Design’s deep experience in transforming historically significant buildings, including dozens of projects that have received historic tax credits, while maintaining their historic character and relevance.

From our expertise documenting, preserving, and repurposing historic sites and structures, we know that a range of complex factors need to be understood to tell the whole story of a historic place. We understand the processes and procedures involved in bringing historically significant projects to life for 21st-century audiences. MSR Design has strong roots in preservation and adaptive reuse, and we have designed numerous award-winning facilities for cultural institutions and museums. Examples of our expertise working with historic structures include the award-winning restoration and conversion of the National Historic Landmark Washburn A Mill ruin into the Mill City Museum and restoration and repurposing of the historic Madison Municipal Building, winner of a Madison Trust for Historic Preservation Restoration Award and certified LEED–NC v.3 Platinum.

MSR Design has a 40-year proven history delivering creative solutions on all our projects, resulting in more than 195 honors and awards. Our team also includes historic rehabilitation architect InSite Consulting Architects (ICA) and historic research consultant Heritage Consulting Group to provide deep technical expertise related to the scope of work that preparing a historic structure report entails. Several members of our team meet the Secretary of the Interior’s “Professional Qualification Standards” in the fields of architecture and architectural history. Our whole team offers deep knowledge of historic research methodologies and analytical techniques. We understand the Secretary of the Interior’s “Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings” and guidelines for preparing a historic structure report.

We would be honored to work with your team to develop a comprehensive historic structure report and inspiring schematic concept for the Baraboo Depot as the next step in ensuring the building’s future to serve Sauk County and the City of Baraboo. MSR Design is willing to negotiate a mutually agreeable start date for the project once funding for the project has been secured.

On behalf of our entire team,

Traci Engel Lesneski, CID, IIDA, LEED AP, ASSOCIATE AIA
Principal in Charge
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introduction
MSR Design creates transformative and human-centric, award-winning architecture and interior design. Since 1981, our firm has produced work of enduring value: buildings that are expressly right for their time and place and that culturally and physically age gracefully. We tailor our design solutions to each client, resulting in a diverse mix of sustainable, equitable, healthy, beautiful projects. The firm has earned a national reputation for both designing exceptional new buildings and, through rehabilitation, adaptive reuse, and renovation, discovering innovative ways to reuse structures. We practice architecture as a collaborative art. We actively engage our clients to understand needs and uncover aspirations, while considering each project’s social, cultural, economic, and environmental goals.

**Location**
Minneapolis, MN

**Website**
msrdesign.com

**Professional Services**
- Full architectural and interior design services
- Historic rehabilitation and entitlement processes
- Sustainable design, including Living Building Challenge, LEED, WELL, and other certifications
- Capital campaign support
- Daylight and energy modeling
- Master planning
- Site and parking planning
- Predesign and feasibility studies
- Programming, visioning, and strategic alignment
- Space planning
- Furniture design
- Signage, wayfinding, environmental graphics, branding
- As-built drawings
- Building Information Modeling (BIM)
- 3D and 4D visualization (renderings)
- Virtual reality and building walk-throughs
- Model making and 3D printing

MSR Design
Lead Architect | Interior Designer
Recognition

MSR Design has won more than 195 national and regional design awards, including the following honors for our historic rehabilitation work:

**National Trust for Historic Preservation Awards**
- Urban Outfitters Corporate Campus
- Mill City Museum

**American Institute of Architects (AIA) Honor Awards**
- Urban Outfitters Corporate Campus
- Mill City Museum

**AIA/American Library Association (ALA) Library Building Awards**
- Tulsa City-County Library Central Library
- Stillwater Public Library

**AIA Committee on Architecture for Education (CAE) Educational Facility Design Awards**
- Haverford College VCAM Building

**Urban Land Institute (ULI) Global Award for Excellence**
- Urban Outfitters Corporate Campus

**American Public Works Association Project of the Year (National and WI Chapters)**
- Madison Municipal Building

**Pennsylvania Historic Preservation Award**
- Urban Outfitters Corporate Campus

**Wisconsin Trust for Historic Preservation Award**
- Atrium Lofts

**Preservation Alliance of Minnesota’s “One of Minnesota’s 25 Best Preserved Historic Properties”**
- Mill City Museum
- Stone Arch Bridge Lighting

**AIA Minnesota Honor Awards**
- Haverford College VCAM Building
- Carleton College Weitz Center
- Urban Outfitters Corporate Campus
- Mill City Museum
- Open Book
- Stillwater Public Library

**Preservation Alliance of Minnesota Awards**
- Carleton College Weitz Center for Creativity
- University of Minnesota, Morris, Welcome Center City House
- Mill City Museum
- Saint Paul Central Library
- Little Earth Neighborhood Early Learning Center
- Open Book
- Detroit Lakes Public Library
Historic Rehabilitation

MSR Design has extensive experience on a national level with the design and redevelopment of historic sites, including National Historic Landmark structures and buildings listed on the National Register of Historic Places. We are known for our work in this area and have received numerous awards for adaptive reuse and renovation of historic structures, including two National Trust for Historic Preservation Honor Awards (for the Mill City Museum located within the National Landmark Washburn A Mill and Urban Outfitters Corporate Campus, located in converted buildings within Philadelphia’s historic Navy Yard). We meet the Secretary of the Interior’s Professional Qualifications Standards for Architecture and have experience working on projects required to meet the Secretary of the Interior’s Standards for Rehabilitation.

We have expertise in preparing the following documents and coordinating the necessary processes for successful outcomes with SHPO and NPS, including:

- 106 regulations.
- Documentation process, including drawings, relevant history, and photo documentation.
- Preparation of specific architectural documents relating to review standards.
- Application process for completion of documents.
- Review process, including meetings with SHPO, NPS, and HPC.
- Commentary period, coordinating review comments, and making adjustments with SHPO, NPS, and HPC.
Representative Projects

Alliance Française Minneapolis/Saint Paul
Minneapolis, MN | Historic structure report for warehouse building built in 1885 within Minneapolis Warehouse Historic District, listed on National Register of Historic Places.

Anderson Arts Center*
Kenosha, WI | Renovation of 11,000 sf museum and education center, located in historic mansion on the National Register of Historic Places.

Asian Pacific Cultural Center
Saint Paul, MN | Feasibility study for adaptive reuse of historic brewery site into shared cultural arts center, listed on the National Register of Historic Places.

Atrium Lofts
Wausau, WI | Analysis, guidance, and encouragement to preserve historic shoe factory, leading to its placement on the National Register of Historic Places and adaptive reuse into multi-unit housing.

Carleton College Weitz Center for Creativity
Northfield, MN | Planning and full design for adaptive reuse of former middle school into new, 129,000 sf collaborative arts center for private college.

Carmichael Lynch Office
Minneapolis, MN | Fit-out for 90,000 sf office space in historic Wyman-Partridge Building in the Minneapolis Warehouse Historic District.

Centennial Mills
Portland, OR | Adaptive reuse of historic mill complex into a 300,000 sf mixed-use development that celebrates Portland’s agricultural, industrial, and maritime heritage.

City House
Saint Paul, MN | Adaptive reuse of historic grain elevator on the National Register of Historic Places into trail rest stop, park shelter, and event center along Saint Paul riverfront.

Drake Marble Building
Saint Paul, MN | Restoration of historic marble manufacturing and warehouse building into office and retail space, involving SHPO process and certification for tax credits.

Federal Building Lofts
Wausau, WI | Conversion of vacant federal building, listed on National Register of Historic Places, into artists’ housing.

Folger Shakespeare Library
Washington, DC | Feasibility study and design for renovation to library and museum listed on National Register of Historic Places.

Galena & U.S. Grant Museum
Nelson Stillman House
Galena, IL | Historic structure report for historic mansion located on site, which is part of the Galena Historic District (listed on the National Register of Historic Places).

* with ICA
GSA Minneapolis Federal Office Building
Minneapolis, MN | Quality control review and project coordination management for 17 renovation projects in the historic Minneapolis FOB.

Haverford College Visual Culture, Arts & Media (VCAM) Building
Haverford, PA | Predesign, programming, and full design for adaptive reuse of historic gymnasium into a 25,000 sq visual arts and media center, certified LEED-NC v3.0 Gold.

Hennepin County Library Franklin Library
Minneapolis, MN | Renovation of Carnegie library listed on the National Register of Historic Places.

Hennepin County Library Hosmer Library
Minneapolis, MN | Renovation and expansion of Carnegie library listed on the National Register of Historic Places.

Kenosha County Courthouse*
Kenosha, WI | Refurbishment of a 1924, two-story historic courtroom.

Madison Municipal Building*
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens, certified LEED-NC v3.0 Platinum.

McKnight Foundation Office
Minneapolis, MN | Fit-out for 25,000 sq office space in the Mill City Museum complex on National Historic Landmark site.

Mill 19
Pittsburgh, PA | Adaptive reuse of historic mill into a highly sustainable, mixed-use, high-tech innovation district.

Mill City Museum
Minneapolis, MN | Adaptive reuse of the National Historic Landmark Washburn A Mill ruin into a 125,000 sq interpretive museum on the Mississippi River, involving SHPO and NPS approval process.

* with ICA
Milwaukee Public Library Rotary Club of Milwaukee Community Meeting Room*
Milwaukee, WI | Restoration of community room within 1898 central library building, listed on the National Register of Historic Places.

Minneapolis City Hall
Minneapolis, MN | Conditions survey of the former mayor’s office in the historic Minneapolis City Hall building.

Open Book
Minneapolis, MN | Conversion of three older buildings into first-of-its-kind literary and book arts center, including offices for Milkweed Editions, the Loft, and MCBA.

Pillsbury A Mill Water Power Center
Minneapolis, MN | Study to assess feasibility of public access for interpretive purposes to the historic East Bank Tunnel system across the river from the Washburn A Mill.

Pioneer Public Television Appleton City Hall
Appleton, MN | Historic structure report to study restoration of existing city hall into expanded TV studio, office space, public library, and shared space.

Project for Pride in Living (PPL) Career Center
Minneapolis, MN | Conversion of historic theater into career center for nonprofit organization dedicated to empowering people in need to become self-reliant through integrated services.

Saint Anthony Main Phase IV
Minneapolis, MN | Adaptive reuse of historic building located within the Saint Anthony Falls Historic District, listed on the National Register of Historic Places.

Saint Paul Public Library Central Library
Saint Paul, MN | Interior renovation and restoration of landmark central library, listed on the National Register of Historic Places.

Trolley Quarter Flats
Repurposing of historic street trolley shed and expansion into affordable and market rate housing complex.

United States Senate Library
Washington, DC | Historic restoration of 3,000 sf in the U.S. Capitol, and partial relocation into 7,000 sf in the Russell Senate Office Building (both buildings are listed on the National Register of Historic Places).

University of Minnesota, Morris, Welcome Center
Morris, MN | Renovation of historic building on academic campus into new gateway center for campus and community, located within a National Register of Historic Places Historic District.

Urban Outfitters Corporate Headquarters
Philadelphia, PA | Conversion of buildings within Philadelphia’s historic Navy Yard, listed on the National Register of Historic Places, involving SHPO and NPS approval processes and certification for tax credits.

Vesterheim Norwegian-American Museum
Decorah, IA | Master plan for historic museum campus focused on Norwegian and Norwegian American culture and history.

* with ICA
Fundraising Support

Our team has provided fundraising assistance to most of our public and nonprofit clients, including planning an overall strategy and timeline, meeting with donors to describe the project design and possibilities, conducting interviews with local media outlets, attending community events, conducting workshops with trustees to describe the project’s financial and technical fundamentals for use in their own outreach, and designing marketing collateral.

Collateral must be designed to catch attention, speak to multiple audiences with a statement of need, and most of all inspire. People get behind a project with a clear, concise, compelling vision. It takes work to distill a project story to such a vision—and we have successfully helped many clients do this work.

Examples of materials we suggest including in a marketing campaign:

- Drawings, illustrations, and 3D models that illustrate the project.
- Virtual reality in the form of 4D digital models.
- Promotional literature, display boards, and PowerPoint presentations.
- Speakers’ packets and press kits with statistics and a written narrative of the project.
- A website or webpage on the library website that promotes the project and solicits feedback.
- Video testimonials from community members.

Virtual Engagement

The COVID-19 pandemic has made in-person fundraising efforts challenging. However, community and stakeholder engagement remains just as critical for project success. Recently, we have used the following strategies opportunities for virtual engagement:

- Creating online surveys.
- Preparing mailers with engagement activities to be completed at home and shared with the community.
- Using online meeting platforms (e.g., Zoom) for presentations to client and stakeholder groups.
- Conducting interactive workshops on meeting platforms that can accommodate up to 200 people using small group breakout rooms and chat and polling features to engage the community.
**Project Understanding**

The primary goal of the HSR is to set the contextual framework for evaluating immediate needs and future aspirations, while providing guidance for daily use and long-term maintenance of the building in keeping with the standards and best practices for working with historic structures.

The primary goal of a rehabilitated Baraboo Depot and Division Office Building is to bring renewed life to a structure important to the identity of Baraboo and the region. History and the future, meaning and authenticity, and utility and value come together through human experience. Given that much of the tangible history is now gone from the building, every piece that exists is critical. All new elements must be carefully fashioned in relation to what remains, and the old and new must come together in a manner that creates a beloved community destination and facility that supports events, historical exhibits and displays, and rentable space for the community.
project approach & schedule
Through this historic structure report (HSR) for the Sauk County Historical Society (SCHS), we will provide the necessary tools to protect and rehabilitate this important historic building. The report will draw on the strengths of various experts: materials scientists, structural engineers, conservationists, architectural historians, preservation architects, and adaptive reuse specialists, who will provide the tools necessary to establish the best path forward for the eventual adaptive reuse of the structure.

**Project Initiation**
Preparation of the HSR will begin with a kick-off meeting and site visit. During this walk-through of the building and site with SCHS, identified stakeholders, and the entire project consultant team, we will review the project scope of work. We will perform a review of existing conditions to highlight SCHS’s areas of concern and gather information about the areas of distress and deterioration observed. Property staff will also provide information on recent repairs, current maintenance procedures, and specific areas of active deterioration. The project team will also review existing documentation available on site, provided by the SCHS team.

**Existing Condition Survey**
The project team will perform an existing condition survey to document the physical elements of the site and buildings. The survey will also assess the current condition of building materials and systems. The survey and inspection will address the building’s exterior and interior materials, features, finishes, and furnishings; structural systems; and interior spaces. Engineered systems, such as mechanical, electrical, and plumbing systems, are not expected to be a primary focus of the study, but will also be reviewed by professionals who have expertise in these areas to help establish potential future systems. The team will also review the existing section of the depot’s former train platform canopy. Issues of accessibility and ADA compliance will also be addressed in the context of this historic structure and site and to assess its potential future use. All of the information gathered during the physical investigation will be documented primarily through a complete 3D exterior and interior scan of the building with supplementary data recorded through field notes, sketches, and photographs.

**Research**
Following the kick-off walk-through, the project team will review all existing documents and conduct additional research. This task will focus on gathering information on the site’s history, original construction, and later modifications. The team will gather selected information necessary to understand the evolution of the site and structure, their significance, and justification for the treatment selected. The National Register of Historic Places registration form for the site, which provides a summary of the site’s history and significance, will provide a basis for
this research. Data gaps will be supplemented with research at physical and digital repositories, such as the State of Wisconsin Historical Society archives and SCHS.

Information Analysis & Evaluation of Significance

Based upon physical samples taken during the existing conditions survey, the team will review testing reports to form a basis of understanding of their current condition. This assessment will set the stage for recommendations related to addressing these sensitive materials in future rehabilitation efforts. After a thorough review of the existing conditions, measured drawings will be started to form a graphic backdrop by which to document detailed existing conditions information, specifically focusing on problem areas that will require intervention as part of the rehabilitation of the structure.

This physical evidence will be combined with historical data and reviewed to help evaluate the historical, architectural, engineering, and cultural significance of the property; its construction and use; and occupants associated with its history and development. This evaluation will include determination of the period of primary significance. The project team will review existing documentation and supplement it with any new information gleaned from additional research and evaluation. The history and significance of the buildings and site can then be used to set the overall project goals and treatment direction. Future plans will consider both the physical condition of the building and systems, focusing on existing deterioration, distress, and needed repairs, as well as changes required to meet treatment goals.

Work Recommendations

Work recommendations are an integral feature of the report. The results of the research and field investigation will be reviewed as a basis for developing a treatment approach. The team will utilize the Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 CFR 68) and their accompanying guidelines to choose a treatment approach. The standards describe four different options for treatment (preservation, rehabilitation, restoration, or reconstruction) and list recommended techniques for exterior and interior work consistent with each option. One treatment is usually selected and followed throughout the course of a project involving a particular site. Application of a single treatment approach helps to avoid inappropriate combinations of work. The process of developing work recommendations will incorporate applicable laws, regulations, codes, and functional requirements, paying specific attention to life safety, fire protection, energy conservation, abatement of hazardous materials, and accessibility for persons with disabilities. Tasks will be prioritized in terms of relative importance and time required for implementation. Repairs to eliminate
safety hazards, eliminate leaks around the chimney and bathroom, and protect the building against further deterioration will be prioritized. The consultant team will outline appropriate procedures for undertaking the recommended work items, which will serve as a basis for planning. These recommendations will create the foundation for contract documents for the work. Outline procedures will be used to develop specifications. Finally, an estimate of probable costs associated with the recommended work will be prepared. Work recommendations will be included in the 100% submission.

60% Submission
The 60% submission to the stakeholders will include the following components:
- Property history and historic context scope for report.
- Existing conditions draft with measured drawings.
- Analysis and evaluation of existing conditions and materials.

90% Submission
The 90% submission will include the following components:
- Revised sections from 60% submission based on stakeholder comments.
- Conclusions from team analysis of the existing structure.
- Work recommendations for historic treatment and rehabilitation work with estimated costs.

100% Submission
The 100% submission will include the following components:
- Revised sections from 90% submission based on stakeholder comments.
- Conclusions and recommendations, including a cost estimate.
- Treatment and work recommendations,
Programming | Schematic Concept

The SCHS has also noted their interest in understanding how future uses can be implemented into the Baraboo Depot in a manner that respects the property’s rich history while bringing new life to this unique structure. This will be achieved through a dual effort that includes both a programming phase as well as a schematic design concept for the building.

The programming phase will include a meeting with SCHS and identified stakeholders to discuss a vision for the facility and elucidate possible future functions. The design team will moderate this discussion to help organize the group’s objectives, lead conversations about wide-ranging aspirations for the future of the structure, and collect specific information about the technical, utility, furnishings, and special needs for each of the identified possible spaces. We will develop, refine, and submit this information to the SCHS project team for review, comments, and confirmation of its contents. It will become a record of the project’s building blocks to use to start the process of thinking about a future design concept.

As the program becomes more developed, the design team will have the information needed to start thinking critically about the various ways in which new and existing spaces within and around the building can work together to deliver specific experiences related to the identified end uses. Whether it be the utility and flexibility of an events space, or the curated movement, sightlines, lighting, video and audio content for an exhibit, the design will support SCHS’s mission as identified by SCHS and the identified stakeholders. Our team will generate multiple schematic approaches based upon conversations with SCHS, focusing on and refining the concepts that best serve your future needs. Once this design thinking is more developed, we will present our ideas to the SCHS project team for discussion and feedback. We will then incorporate the feedback into the critical thinking that will result in a preferred design concept.

The success of the Baraboo Depot relies on it receiving the support it needs to fulfill the vision created by the HSR and schematic design concept. This support will be driven by the successful communication of how this building will maintain its relevance in the community through its transformation from a unoccupied reminder of Baraboo’s past to an example of successful rehabilitation that gracefully adapts the structure, allowing it to once again become a thriving center of Baraboo life. Showing the community and potential donors exactly what the Baraboo Depot can become will be the quickest way for everyone to understand SCHS’s ambitious plans for the property. In support of this critical communication, our team proposes developing three concept images (two interior perspectives and one exterior perspective) of the Baraboo Depot to illustrate it in its rehabilitated condition. These concept images will provide the SCHS with visual tools to help publicize the depot project and connect with those who would consider funding this important project.
# Proposed Schedule

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- **on-site kick-off meeting**
- **on-site client meetings**
- **online client meeting (e.g., Zoom)**
project team & qualifications
Organizational Chart

Client Group
- City of Baraboo
- Sauk County Historical Society
- Citizens of Sauk County and Baraboo

Core Communication
- Sauk County Historical Society
  Project Team
  - Traci Engel Lesneski
    Principal in Charge
    MSR Design
  - Dan Vercruysse
    Project Manager
    MSR Design
  - Veronica McCracken
    Project Interior Designer
    MSR Design
  - Emilie Kopp
    Project Designer
    MSR Design

Consultants
- ICA
  Historic Rehabilitation Architect
- Heritage Consulting Group
  Historic Researcher
- MEP
  Mechanical & Electrical Engineers
- IMEG
  Structural & Civil Engineers
Traci Engel Lesneski, **CID, IIDA, LEED AP, ASSOCIATE AIA**
Principal in Charge

CEO and principal of MSR Design, Traci focuses on design for learning. She promotes an integrated design approach—equally valuing human well-being, building performance, aesthetics, and delight. Recent building projects Traci has led include the award-winning VCAM building—a 24/7 visual culture, arts, and media creative hub for Haverford College in Pennsylvania—and Missoula’s new library and culture house in Montana. Traci regularly contributes articles to publications and lectures nationally and internationally about the built environment’s role in fostering well-being, promoting learning, and creating inclusive and cohesive communities.

**Representative Project Experience**

**Madison Municipal Building**
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

**Haverford College Visual Culture, Arts & Media (VCAM) Building**
Haverford, PA | Predesign, programming, and full design for adaptive reuse of historic gymnasium into a 25,000 sf visual arts and media center, certified LEED-NC v3.0 Gold.

**Anderson Arts Center**
Kenosha, WI | Renovation of 11,000 sf museum and education center, located in historic mansion on the National Register of Historic Places.

**Kenosha County Courthouse**
Kenosha, WI | Refurbishment of a 1924, two-story historic courtroom.

**Milwaukee Public Library**
**Rotary Club of Milwaukee Community Meeting Room**
Milwaukee, WI | Restoration of community room within 1898 central library building, listed on the National Register of Historic Places.

**United States Senate Library**
Washington, DC | Historic restoration of 3,000 sf in the U.S. Capitol, and partial relocation into 7,000 sf in the Russell Senate Office Building (both buildings are listed on the National Register of Historic Places).

**Mill City Museum**
Minneapolis, MN | Adaptive reuse of the National Historic Landmark Washburn A Mill ruin into a 125,000 sf interpretive museum.
Daniel Vercruysse, AIA, LEED AP
Project Manager

As a senior associate and registered architect, Dan has filled a variety of roles within teams, ranging from project designer to project manager. This breadth of experience is paired with a working knowledge of a diverse mix of project types including arts and education facilities, libraries, and multi-facility corporate campus efforts. Dan’s interests in design focus on maintaining design concepts throughout the creative process to produce work that clearly exemplifies its original vision. Dan’s creative collaboration and dedication to addressing clients’ needs has resulted in projects that have received a range of honors, including a National Trust for Historic Preservation Honor Award, national American Institute of Architects (AIA) Honor Award, AIA Central States Region Honor Award, and AIA Minnesota Honor Award. As a recipient of the first annual Scherer Travel Scholarship, Dan volunteered with the Siem Reap province-based Trailblazer Foundation in Cambodia in 2015. The foundation provides rural well-drilling and bio-sand water filter programs to help increase access to clean water sources within participating villages.

Relevant Experience

**Urban Outfitters Corporate Campus**
Philadelphia, PA | Multi-phased adaptive reuse of eight buildings in Philadelphia’s historic Navy Yard into new corporate headquarters.

**Mill 19**
Pittsburgh, PA | Adaptive reuse of old mill building within larger waterfront redevelopment into mixed-use facility.

**Madison Municipal Building**
Madison, WI | Predesign for restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places).

**Centennial Mills**
Portland, OR | Design for adaptive reuse of historic mill complex into a 300,000 sf mixed-use development.

**Haverford College Visual Culture, Arts & Media (VCAM) Building**
Haverford, PA | Adaptive reuse of historic gymnasium into a 25,000 sf visual arts and media center, certified LEED-NC v3.0 Gold.

**University of Minnesota, Morris, Welcome Center**
Morris, MN | Adaptive reuse of historic building on academic campus into new gateway center for campus.
Emilie Kopp, ASSOCIATE AIA
Project Designer

An MSR Design associate, Emilie has professional experience with a wide range of project types, including cultural and civic spaces, office environments, and affordable housing. She finds inspiration in the iterative design process and integrating user experience, program, and site. A natural storyteller, Emilie explores narrative in design to create meaning and engaging connections for the people who occupy and inhabit the spaces she designs. Emilie is currently a member of the AIA Minnesota Community of Practice for Culture Change Core Team and copresented a talk entitled “The Culture Change Imperative: How We Can Create the Culture the Profession Wants and Needs” at the 2020 AIA Minnesota Conference on Architecture.

Representative Project Experience

Galena & U.S. Grant Museum Nelson Stillman House
Galena, IL | Historic structure report for historic mansion located on site, which is part of the Galena Historic District (listed on the National Register of Historic Places).

Atrium Lofts
Wausau, WI | Analysis, guidance, and encouragement to preserve historic shoe factory, leading to its placement on the National Register of Historic Places and adaptive reuse into multi-unit housing.

Milwaukee Public Library
Rotary Club of Milwaukee Community Meeting Room*
Milwaukee, WI | Restoration of community room within 1898 central library building, listed on the National Register of Historic Places.

Mill 19
Pittsburgh, PA | Adaptive reuse of historic steel mill into a highly sustainable, mixed-use, high-tech innovation district.

Project for Pride in Living (PPL) Career Center
Minneapolis, MN | Conversion of historic theater into learning center for nonprofit organization dedicated to empowering low-income people to become self-reliant through integrated services.
Veronica McCracken, CID, IIDA
Project Interior Designer

As a passionate designer and associate with MSR Design, Veronica believes that the most successful projects arise from an inter-disciplinary approach. Working in a broad spectrum of areas, including furniture, product, fashion, graphic, and interior design, she is constantly toggling between the big picture concept and the fine details that, together, make a project remarkable. Veronica creates spaces that not only tread lightly on our environment and bodies, but also are generative and promote the well-being of those experiencing them. Veronica currently serves as a volunteer for the Northeast Minneapolis Arts Association (NEMAA) and on the University of Wisconsin–Stout School of Art and Design Professional Advisory Committee.

Representative Project Experience

**Haverford College Visual Culture, Arts & Media (VCAM) Building**
Haverford, PA | Predesign, programming, and full design for adaptive reuse of historic gymnasium into a 25,000 sf visual arts and media center, certified LEED-NC v3.0 Gold.

**Workshop Office**
Minneapolis, MN | Conversion of historic warehouse space into new 5,000 sf office and event center.

**Mill 19**
Pittsburgh, PA | Adaptive reuse of historic steel mill into a highly sustainable, mixed-use, high-tech innovation district.

**North Shore Bank**
Duluth, MN | Renovation to 5,609 sf mid-century bank building, including community space.

**MSR Design 510 Marquette Avenue Office**
Minneapolis, MN | 14,400 sf office in historic downtown building, focused on workplace health and well-being, with goal of achieving Living Building Challenge petal certification following the materials, equity, and beauty petals.

**Tulsa City-County Library Central Library**
Tulsa, OK | Renovation to historic, 145,391 sf central library and 1,830 sf expansion, with new children’s garden and transformed plaza.
InSite Consulting Architects (ICA)
Historic Rehabilitation Architect

Founded in 2000, InSite Consulting Architects (ICA) focuses on historic preservation and expertise in traditional and historic construction technology and materials science. ICA’s technical architectural staff has unparalleled knowledge of building design and construction within a historic preservation context. The firm has developed an inventory, evaluation, and preservation documentation method that provides the most appropriate preservation approach. ICA has a reputation as a strong partner that can address even the most difficult challenges of restoration work.

Representative Project Experience

Madison Municipal Building*
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

Anderson Arts Center*
Kenosha, WI | Condition assessment, structural analysis, critical building envelope examination, and restoration of historic 9,000 sf museum and education center.

Kenosha County Administration Building
Kenosha, WI | Partial historic structure report and preservation of 1926 building that is part of the Civic Center Historic District of Kenosha.

Kenosha Unified School District Reuther Central High School
Kenosha, WI | Restoration of high school building listed on National Register of Historic Places, involving partial historic structure report, condition assessments, failure analysis, and full preservation following Secretary of Interior’s Standards for the Treatment of Historic Properties.

Kenosha County Courthouse & Molinaro Building
Kenosha, WI | Partial historic structure report and building preservation for two county buildings listed on the National Register of Historic Places.

Kenosha County Courthouse Courtroom*
Kenosha, WI | Restoration of ceremonial courtroom located inside historic courthouse.

Locations
Madison, WI
Kenosha, WI
Saint Louis, MO

* with MSR Design
Stephen Mar-Pohl, AIA
Historic Rehabilitation Principal Architect

Founding principal and the president of InSite Consulting Architects, Steve has been actively practicing as an architect since 1988. An award winning architectural designer, he has enjoyed a diverse design career that has led to expertise in technically focused historic preservation. Steve has worked as lead designer, associate architect, and consultant for a number of significant projects listed on the National Register of Historic Places, including the Kenosha Unified School District’s Reuther Central High School Restoration, Madison Municipal Building Restoration, Kenosha County Courthouse, and Anderson Arts Center.

Representative Project Experience

Anderson Arts Center*
Kenosha, WI | Comprehensive preservation of historic French Renaissance Revival style mansion that houses the Anderson Arts Center, including conservation of all historic building materials (windows, doors, roofing, stucco, and stone).

Kenosha Unified School District Reuther Central High School
Kenosha, WI | Restoration of high school building listed on National Register of Historic Places, involving partial historic structure report, condition assessments, failure analysis, and full preservation following Secretary of Interior’s Standards for the Treatment of Historic Properties.

Kenosha County Courthouse & Molinaro Building
Kenosha, WI | Partial historic structure report and building preservation for two county buildings listed on the National Register of Historic Places.

Kenosha County Administration Building
Kenosha, WI | Partial historic structure report and preservation of 1926 building that is part of the Civic Center Historic District of Kenosha.

Saint Anthony of Padua Catholic Church
Kenosha, WI | Historic exterior restoration and abbreviated historic structure report for historic 1910 church.

Grant County Courthouse
Lancaster, WI | Partial historic structure report for restoration of historic stone and copper and glass dome on 1902 courthouse structure listed on the National Register of Historic Places.
Matthew Dorman, ASSOCIATE AIA
Historic Rehabilitation Designer

A designer and project technician with ICA, Matthew has worked on various project types, from schematic design phase through construction administration. Matthew has worked on many significant historic restoration and building enclosure projects, producing careful documentation of existing conditions and providing historic research that is used to guide the design of the project. He has assisted with National Register of Historic Places nomination applications, providing written documentation of historical significance and physical descriptions of properties. Matthew has also provided construction administration services including regular on-site observation and coordination with contractors to problem solve issues that arise during the construction phase.

Representative Project Experience

**Anderson Arts Center***
Kenosha, WI | Comprehensive preservation of historic French Renaissance Revival style mansion that houses the Anderson Arts Center, including conservation of all historic building materials (windows, doors, roofing, stucco, and stone).

**Madison Municipal Building***
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

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**Kenosha County Courthouse Courtroom***
Kenosha, WI | Restoration of ceremonial courtroom located inside historic courthouse.

**Kenosha Unified School District Reuther Central High School**
Kenosha, WI | Restoration of high school building listed on National Register of Historic Places.

* with MSR Design
Heritage Consulting Group

Historic Researcher

Heritage Consulting Group is a national firm that advises owners and developers about older and historic buildings through the development process, helping to secure federal, state, and local incentives. With over 35 years of experience guiding projects through the approval process, Heritage has a comprehensive understanding of the historic tax credit program and provides a realistic assessment and strategy for the redevelopment of historic buildings.

The firm is staffed by historic preservation professionals who meet the Professional Qualifications Standards under the category of Historic Architecture and Architectural History in the Secretary of the Interior’s Standards and Guidelines, Code of Federal Regulations, 36 CFR Part 61. The current team has, accumulatively, over 100 years of historic preservation and rehabilitation experience.

Heritage Consulting Group’s goal is to provide our clients with the highest-quality representation from project inception through completion. Services the firm provides include federal and state historic tax credits guidance, due diligence investor representation, historic design review, window services, historic designations, Section 106 compliance, preservation easement documentation and monitoring, and historic building documentation.

Representative Project Experience

New York City Department of Docks Pier A
New York, NY | Preservation and rehabilitation of 1886 pier, including an inshore head house and the outshore pier shed with four-story clock tower, into a visitor center, restaurant, bar, and live entertainment venue.

Mechanics & Farmers Savings Bank
Bridgeport, CT | Rehabilitation of 1929 bank building, using federal and state historic tax credits, into office space and apartments.

Hanan & Son Shoe Company Building
Brooklyn, NY | Rehabilitation of historic 1893 factory, located in the DUMBO Historic District, into loft style apartments.

Locations
Madison, WI
Philadelphia, PA
Portland, OR
**John Tess**
Principal Historic Researcher

John started Heritage Consulting Group in 1982 when the historic preservation field was still in its infancy. He was working at the Oregon State Historic Preservation Office, responsible for reviewing HTC applications. He saw that developers and architects were submitting applications where they clearly did not understand the program rules, and also did not put their projects in a favorable light. John believes that, with proper guidance, applicants could secure NPS approvals quicker, achieve an overall better project and, by being efficient, be more profitable. These were the guiding principles he used to form Heritage. One of the few tax credit consultants whose roots go back to the beginning, John is well regarded as a voice for the private developer in the continuing public debate on how to create better HTC program. In addition to frequently speaking at conferences for both public and private sectors, he also has a regular column in Novogradac’s *Journal of Tax Credits*. John is a board member of Preservation Action and National Housing and Rehabilitation Association and sits on the Historic Tax Credit Coalition Historic Preservation Committee. He currently serves as a Governor-appointed board member of the Oregon Cultural Trust.

**Jen Davel**
Historic Researcher

Jen joined Heritage Consulting Group in 2021 as the Midwest regional director. She is responsible for business development and the management of Heritage’s projects in the Midwest region. Prior to joining Heritage, Jen worked in the Wisconsin State Historic Preservation Office (SHPO) as deputy SHPO and tax credit reviewer. Prior to working with SHPO, Jen worked for Strang Architects where she oversaw the Mineral Point Opera House restoration. An important part of Jen’s training in preservation architecture came from her tenure with both Miller Dunwiddie Architects in Minneapolis and Uihlein Wilson Architects in Milwaukee. Jen takes pride in forming relationships with architects and developers to create the best outcomes. Jen holds a Master of Architecture with a certificate in Preservation Studies from the University of Wisconsin, Milwaukee, and a Bachelor of Arts in Architecture from the University of Minnesota.
IMEG Group
Structural | Civil Engineers

With a history that dates back 100 years, IMEG grew from several firms coming together under one uniting vision: people-centered engineering. As a national engineering and design consulting company, the firm intentionally localized its focus to serve carefully chosen regions and markets to put relationships and communities first, without sacrificing expertise. The firm’s specialties include high-performing building systems, infrastructure, program management and construction-related services.

Representative Project Experience

Al Ringling Theater
Baraboo, WI | Historic structure report for historic theater.

Driver Opera House
Darlington, WI | Historic structure report for historic opera house.

Madison Municipal Building*
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

Mill City Museum*
Minneapolis, MN | Adaptive reuse of National Landmark Washburn A Mill on Mississippi River into 125,000 sf interpretive museum and cultural center.

City of Rock Island Train Depot
Rock Island, IL | Restoration of historic train depot.

Rock Island Community Center
Rock Island, IL | Adaptive reuse of historic Douglas Park Fire Station into new community center.

University of Wisconsin, Madison
Carson Gulley Food Service Building
Madison, WI | Renovation of 30,200 sf, historic building.

229–233 Main Street
Bozeman, MT | Structural investigation, analysis, and report for 1880 masonry building.

900 W. Fulton Market
Chicago, IL | Rehabilitation of historic, 80,000 sf building, involving restoration of historic facade elements along Fulton Market Street and 12-story expansion.

Locations
Middleton, WI
Minneapolis, MN
Rock Island, IL

* with MSR Design
Abby Pertzborn, PE, SE
Lead Structural Engineer

A licensed engineer, Abby has expertise in the design of structural systems from condition studies and evaluations to system comparisons and preparation of plans and specifications. She has experience designing various building types utilizing wood, masonry, reinforced concrete, precast concrete, and structural steel. She employs the use of the latest in technology, computer software, and design tools to provide solid structural engineering solutions to a wide range of complex building projects.

Representative Project Experience

Al Ringling Theater
Baraboo, WI | Historic structure report for historic theater.

Driver Opera House
Darlington, WI | Historic structure report for historic opera house.

Madison Municipal Building*
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

Mark Rice, PE
Lead Civil Engineer

Mark has more than 38 years of experience on state, county, and municipal public improvement projects, school districts, park districts, and private development projects. He has extensive experience in large-scale commercial and industrial site developments, septic and leach field design, sanitary sewer and water main design, brownfield remediation, and construction layout and observation.

Representative Project Experience

Watertown Public Library
Watertown, WI | 15,000 sf renovation and 13,000 sf addition.

Dekalb Park District
Dekalb, IL | Topo survey of sidewalks and alley surrounding building and new ramp.

Village of Pecatonica Commercial Development
Pecatonica, IL | Site design services for the proposed commercial development along N. Pecatonica Road.

* with MSR Design
James Gibson, PLS, PE
Surveyor

James is responsible for management of all activities for IMEG’s surveying department in the Rockford Office, including marketing surveying services, coordination of field crews, field operations, boundary calculations, communication with the client, and profitability within the department. He is also responsible for scheduling the survey crews and assuring that the scope of work to be performed is adequate for the needs of each project. James has participated in boundary, highway, topographical, GPS, and aerial control surveys.

Representative Project Experience
Watertown Public Library
Watertown, WI | 15,000 sf renovation and 13,000 sf addition.

Urban Equity Properties Keystone Lofts
Rockford, IL | Topographic survey, grading plan, and highway access permit services for renovation to the CA Flats Building.

West State Street
Rockford, IL | Right-of-way survey and plats for row taking and temporary easements.

Eric Vallejo, LSI
Reality Capture & Civil 3D Technical Manager

Eric is responsible for civil design, survey data processing, drafting, and exhibit and conceptual planning. He provides company-wide REVIT/CAD support, standard development, and training. He has experience in field surveying, construction observation, and working with GIS/GPS data. Eric is certified to operate small unmanned aircraft systems (sUAS) under Part 107 of the Federal Aviation Administration and is certified to operate FARO 3D Laser Scanners.

Representative Project Experience
VA Medical Center Walla
Walla, WA | Site drone flight for master planning and 3D laser scanning of interior and exterior buildings to aid in future development and design.

Consolidated High School District 230
Orland Park, IL | Thermal drone flight to analyze roof insulation defects.

* with MSR Design
MEP Associates (a Salas O’Brien Company)
Mechanical, Electrical & Plumbing Engineers

MEP Associates (MEP), a Salas O’Brien Company, is a multi-disciplinary engineering firm with offices around the United States working to find innovative and sustainable solutions for clients across a variety of industries. Making a large investment in a new building, expansion, or renovation is a decision that impacts an enterprise for decades. MEP’s engineers and designers put the project goals first by delivering quality documentation, reports, and designs. The team offers expertise to make impactful and educated decisions. MEP not only provides the experience and knowledge base critical to projects, but the partnerships and networks to support clients as projects take shape. MEP offers mechanical, electrical, plumbing, and fire protection services and has created a robust history of sustainable project outcomes over the past 18 years of business. Throughout each project, MEP strives to repurpose, reduce, and reuse energy wherever possible, allowing for efficient, safe, and healthy spaces. MEP’s skill set includes designing geothermal, photovoltaic, solar, thermal storage, and other renewable systems. This experience is combined with on-the-ground information gathered through 3D scanning and energy modeling.

Representative Project Experience

**Madison Municipal Building***
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

**Anderson Arts Center***
Kenosha, WI | Comprehensive preservation of historic French Renaissance Revival style mansion that houses the Anderson Arts Center.

**Hennepin History Museum Christian Family Residence**
Minneapolis, MN | Historic structure report for historic mansion, including mechanical, electrical, and plumbing conditions assessment.

**Dawson Armory & Community Building**
Dawson, MN | Historic condition assessment including mechanical, electrical, and plumbing conditions assessment for 33,000 sf, historic building.

Locations
Madison, WI
Eau Claire, WI
Boston, MA
Eagan, MN
Rochester, MN
Columbus, OH
Norman, OK

* with MSR Design
Larry Nemer, PE
Principal Mechanical Engineer

Larry has over 40 years of mechanical engineering experience and a keen knowledge of the project management process. His engineering skills include the direct supervision of mechanical, plumbing, HVAC, fire protection, and control system design for a variety of building types, including historic and civic buildings. A major focus in Larry’s work is the incorporation of sustainable, high performance design into the industry’s construction practices.

Representative Project Experience

Madison Municipal Building*
Madison, WI | Restoration of 1927 federal courts and USPS building on state capitol square (listed on the National Register of Historic Places) into a welcoming and intuitive building for all of Madison’s citizens.

Anderson Arts Center*
Kenosha, WI | Comprehensive preservation of historic French Renaissance Revival style mansion that houses the Anderson Arts Center.

Hennepin History Museum Christian Family Residence
Minneapolis, MN | Historic structure report for historic mansion, including mechanical, electrical, and plumbing conditions assessment.

Darren Dickenson, PE
Senior Electrical Engineer

Darren brings expertise and specialized services with over 30 years of combined success in the electrical industry. He has excellent project management and leadership skills with proven ability to complete projects on time and within budget. Darren plays a key role in managing MEP’s electrical group.

Representative Project Experience

Anderson Arts Center*
Kenosha, WI | Comprehensive preservation of historic French Renaissance Revival style mansion that houses the Anderson Arts Center.

Dawson Armory & Community Building
Dawson, MN | Historic condition assessment for 33,000 sf, historic building.
Firm References

**MSR Design**

**Jon Evans** | Facilities & Sustainability Manager  
City of Madison  
608 243 5893 | jevans@cityofmadison.com  
Project: Madison Municipal Building Restoration

**Nancy Breed** | Retired Executive Director  
Galena-Jo Daviess County Historical Society  
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Project: Galena & U.S. Grant Museum  
Nelson Stillman House Historic Structure Report

**Laura McGrane** | Director | VCAM  
Haverford College  
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Project: Haverford College VCAM Building  
Adaptive Reuse

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Project: RIDC Mill 19 Restoration/Adaptive Reuse

**ICA**

**Frank Martinelli** | Project Engineer  
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Project: Anderson Arts Center Restoration

**Ray Arbet** | Director of Public Works  
Kenosha County  
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Project: Kenosha County Courthouse Restoration
Galena & U.S. Grant Museum
Nelson Stillman House

Historic structure report for 19th-century house on site of new history museum

- Preparation of a historic structure report for the 19th-century Nelson Stillman House, a contributing structure to the Galena Historic District, located adjacent to the site for the new museum.
- Master plan, fundraising support, site selection, and design for new history museum focused on the development of the Driftless Area, northwestern region of Illinois, President Ulysses S. Grant, the Civil War, Native American history and culture, architecture of the region, and more.
- Focused on experiential and immersive environment for learning and social engagement.
- Goals include maximizing the museum’s connectivity to other visitor destinations in Galena and creating a world-class museum.
- Plan explores how to design the new museum to be flexible and renewable over time.
- Exploring opportunities to build partnerships with other organizations.

Location
Galena, IL
Completion Year
2022
Architect | Interior Designer
MSR Design

Madison Municipal Building

Municipal restored: turning government offices inside-out

- Renovation of 1927 federal courts and USPS building on state capitol square into a welcoming and intuitive building for all of Madison’s citizens.
- Puts customers at the center of government service.
- Retools government services to be more transparent and equitable.
- Creates modern, efficient, secure offices for city agencies.
- Demonstrates daily value of municipal government.
- Highlights building’s dualities: public/private, formal/informal, historic/modern.
- Includes restored exterior and key interior spaces and new mechanical, plumbing, electrical, and fire protection systems carefully incorporated to prevent visual interference in historic spaces.
- Equity stands at heart of process and outcomes.

Location
Madison, WI

Completion Year
2018

Size
73,340 sf

Lead Architect | Interior Designer
MSR Design

Historic Rehabilitation Architect
ICA

Recognition
American Public Works Association
Project of the Year
(National and Wisconsin Chapters)

Madison Trust for Historic Preservation Restoration Award

USGBC West North Central Region Leadership Award of Excellence in Innovative Design

Daily Reporter Top Project

Certified LEED-NC v.3.0 Platinum
Haverford College
Visual Culture, Arts & Media (VCAM) Building

Highly flexible, 24/7 learning environment of intersecting spaces designed for interpreting and making visual media

- Conversion of an old gym facility into a multidisciplinary, student-centric making and exploration lab for a private liberal arts college outside Philadelphia.
- Positions undergraduates for a 21st-century global world by serving as a critical site of communal expression and creative production.
- MSR facilitated campus conversations to define and gain support for VCAM.
- Key objectives for VCAM included focusing on making and moving, savvy use of technology-infused tools, providing an incubator for experimentation, curricular collaboration, 24/7 spaces, transparent design and display, and community participation beyond the campus.

Location
Haverford, PA

Size
25,000 sf

Completion Year
2017

Architect | Interior Designer
MSR Design

Recognition
AIA CAE Education Facility Design Award of Excellence

Contract Magazine Interiors Award in Education Category

AIA Minnesota Honor Award

IIDA Northland Chapter FAB Grand Award and Award for Education

Certified LEED-NC v.3 Gold
Mill City Museum

Adaptive reuse of National Historic Landmark into popular destination that celebrates city’s birthplace

- Adaptive reuse of National Historic Landmark Washburn A Mill along Minneapolis’ riverfront into interpretive history museum complex.
- Involved numerous feasibility studies, stabilization phases, programming, fundraising support, and full design.
- The design focuses on multiple levels of interconnection between interior and exterior, exhibits and existing building fabric, near space and distant historic objects, and extant artifacts and spaces and new uses.
- Involved working with SHPO, the National Park Service, and the Minneapolis Heritage Preservation Commission.
- The building and exhibits engage the individual in the tangible experiences of the old and new by choreographing movement through a diverse mix of engaging spaces.
- Features Ruin Courtyard for outdoor music performances and other events, as well as an auditorium indoors.
- Serves as a destination place and a must-see addition to the riverfront’s menu of cultural attractions.

Location
Minneapolis, MN

Completion Year
2003

Size
125,000 SF

Architect | Interior Designer
MSR Design

Recognition
National Trust for Historic Preservation Honor Award
AIA Honor Award for Architecture
AIA Minnesota Honor Award
Preservation Alliance of Minnesota Honor Award
The Waterfront Center’s Excellence on the Waterfront Top Honors
Minneapolis Heritage Preservation Award
Urban Outfitters
Corporate Campus

Catalyst for urban redevelopment of a dormant historic site

- Multi-phased adaptive reuse of historic buildings within Philadelphia’s historic Navy Yard into new corporate campus headquarters for major retailer.
- Provides new design studios and office space for the creative company’s distinctive retail brands, while celebrating the idiosyncratic remnants of 125 years of ship building.
- Innovative design balances desire for open office environment with need for occasional privacy.
- Involved Pennsylvania SHPO and NPS Secretary of the Interior’s approval processes.
- Subsequent phases have included rehabilitation of Building 25 into the new Free People brand office; restoration of Building 14 into the company’s IT services facility; and conversion of Building 18 into the new Anthropologie brand office.
- Fast-track project, involving submission of 25 bid packages in 22 months for Phase I, including 5 building conversions.

**Location**
Philadelphia, PA

**Completion Years**
2006–2014

**Size**
463,068 sf

**Architect | Interior Designer**
MSR Design

**Recognition**
- National Trust for Historic Preservation Honor Award
- AIA Honor Award
- Business Week/Architectural Record Good Design is Good Business Award
- Urban Land Institute’s Global Award for Excellence
- AIA Minnesota Honor Award
- Pennsylvania Historic Preservation Award
- Preservation Alliance of Greater Philadelphia Achievement Award
United States Senate Library

Restoration of spaces within the historic United States Capitol and United States Russell Senate Office Building

- Both buildings are listed on the National Register of Historic Places.
- The design restores the reading and reference rooms back to the period of initial occupation (ca. 1870), featuring a Neoclassical design.
- MSR Design, along with the Senate Curator and the Architect of the Capitol, have archivally restored decorative murals and fireplaces that were discovered during the renovation.
- First project on Capitol Hill to be networked into the new Capitol Hill computer mainframe and Senate Array.
Kenosha County Courthouse

Partial historic structure report and rehabilitation of courtroom within building on the National Register of Historic Places

- Partial historic structure report for historic 1924 courthouse listed on National Register of Historic Places and within the Civic Center Historic District and rehabilitation of ceremonial courtroom.
- Scope of work included researching and reviewing archival documentation; developing baseline drawings of the exterior; and performing a detailed and invasive condition investigation of the courtroom, ceiling, and skylights; and full design and construction of interior restoration of ceremonial courtroom.
- Also evaluated the structural systems of the walls, ceilings, and skylights and monitored them for movement.
- As part of the construction observation phase of the restoration, prepared daily field reports, photographs, and computer-based as-built drawings as a permanent record of the work.
Anderson Arts Center
Comprehensive preservation of historic mansion that houses lakefront museum

- Restoration of 1929 French Renaissance Revival style mansion, listed on the National Register of Historic Places, as part of cultural and recreational facility located on the Lake Michigan shoreline.
- Involved condition assessment, failure investigation, measured baseline drawings, critical building envelope examination, structural analysis and monitoring, and full rehabilitation.
- Included conservation of historic building materials, such as windows, doors, roofing, stucco, and stone.
- Incorporates new geothermal mechanical systems.
City Pier A

Federal historic tax credits approvals guidance for rehabilitation of the last surviving historic pier in New York City

- Federal historic tax credits approvals guidance for rehabilitation of 1886 pier located along the northern edge of Battery Park in Lower Manhattan.
- The pier includes an inshore head house and outshore pier shed with a 4-story clock tower.
- Originally served as a command center for harbor traffic on the Hudson River.
- Restoration involved transforming the structure into a visitor center, restaurant, bar, and live entertainment venue.
Mechanics & Farmers Savings Bank

Federal and state historic tax credits approvals guidance for transformation of historic bank into apartments and coworking office space

- Structure sat vacant for over a decade.
- Rehabilitation of the former banking hall and office space into office space for an architectural firm, coworking space, and residential apartments.
# Proposed Fee Breakdown

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<th>Team Member</th>
<th>Discipline</th>
<th>HSR</th>
<th>Program &amp; SD Concept</th>
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Sincerely,

[Signature]

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