

Aquatore Park Band Shell

Proposal for Professional Services for the City of Blaine Parks and Recreation Department



FOR:

Jerome Krieger

Senior Parks and Recreation Manager

City of Blaine

10801 Town Square Drive Northeast

Blaine, MN 55449

763.286.6603

jkrieger@blainemn.gov



Architecture
Engineering
Environmental
Planning
ISGInc.com

FROM:

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Development Strategist

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NOVEMBER 23, 2021

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ISG

Jerome,

Community spaces provide a critical function in meeting the diverse programming interests and needs of numerous user groups. As the City of Blaine invests in its **premier outdoor gathering location**, Aquatore Park, through construction of a band shell with a community room, restrooms, and updates to trail, lighting, and utility features, you need a full-service, experienced partner to guide you through the process. With an extensive resume of creative outdoor venue designs, ISG is prepared to commit our in-house resources to bring the City's visions to fruition. In doing so, we offer the following advantages:

EXPERIENCED.

ISG's dynamic team leverages vast experience designing and implementing community-centric performance venues. From expansive amphitheaters to right-sized, four-season park shelters, our strategically selected team of architects, landscape architects, engineers, and interior designers have the knowledge needed to design an inclusive space that caters to each community's unique entertainment and recreational needs.

INTENTIONAL.

Our experience has helped us gain a thorough understanding of the nuances of entertainment venue and community space designs. Our multi-disciplinary team uses contextual design to integrate existing site elements into a comprehensive design that is not only aesthetically pleasing, but also enhances functionality and accessibility for the end user. Whether enhancing acoustics for open air performances, alleviating circulation conflicts, avoiding security struggles, or managing stormwater runoff, ISG uses alternative analysis to explore all possible options and provides cost-effective and flexible design solutions to ensure building and site designs support recreation and activities throughout the year.

COLLABORATIVE.

Stakeholder collaboration is at the heart of our approach. Working with City staff, Coon Creek Watershed District staff, the Blaine Festival Committee, and the greater community, ISG will develop a comprehensive understanding of your unique needs to deliver a high-impact facility you will be proud to showcase. ISG will balance our holistic in-house resources, translatable experience, and thoughtful and collaborative design process to provide an unmatched level of service for the City. Together, we will create a community-centric space that supports your mission **to provide programming and promote cooperation for social and cultural pursuits!**

Sincerely,



Darren Blue
Development Strategist

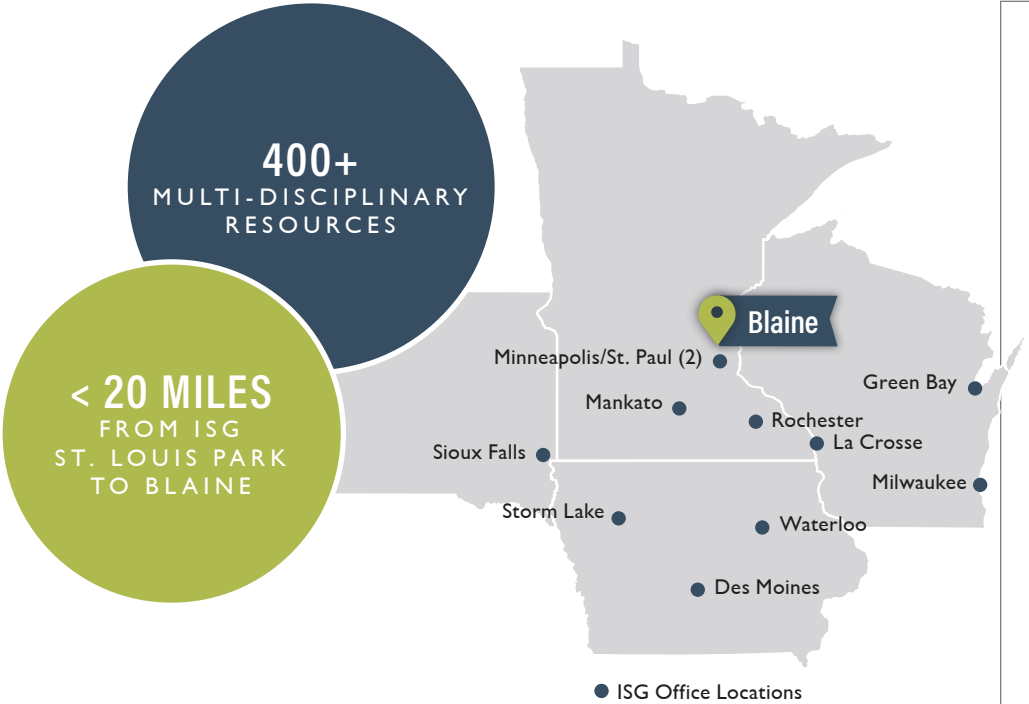


Amanda Prosser, PLA
Vice President and Sports + Recreation Business Unit Lead

Firm Overview

TRUE EXPERTISE + WORKING INGENUITY

ISG has a rich history, that extends over 48 years, of building trusting relationships with clients, stakeholders, and the community. As a multi-disciplinary firm that is 100 percent owned by employees, ISG serves numerous business units and fosters strong collaboration between all disciplines, providing clients a diverse knowledge base, high level of creativity, and broad perspective to improve our communities and enhance the natural and built environment. ISG's business philosophy is centered around building relationships and constantly adding value through new and creative technologies, professionals, and ideas. ISG's flexibility makes it possible; our focus and innovative solutions make it happen.



PARKS + RECREATION EXPERIENCE

Flowing, integrated connections and positive blend between natural and built environment.
Preservation and growth of our communities most desired, and treasured assets.
Bolstered economic development opportunities to complement growth and sustainability.

SPECIALTIES

- Amphitheaters + Entertainment Venues
- Courtyards, Gardens, and Green Space
- Health, Wellness, and Athletic Recreation
- Four Seasons Park Buildings + Pavilions
- Sports Complexes + Athletic Fields
- Multi-Modal + Water Trails
- Parks + Playgrounds
- Gateway + Trailhead Design
- Urban + Park Facilities/Amenities
- Park Master Planning
- New Facilities, Renovations, Remodels, and Additions

IN-HOUSE SERVICES

Architecture

- Architecture
- Interior Design
- Landscape Architecture
- Planning

Engineering

- Civil
- Drone Services
- Electrical
- Land Surveying
- Mechanical
- Municipal
- Refrigeration
- Steam + Power
- Structural
- Technology
- Telecommunications
- Transportation
- Water/Wastewater
- 3D Scanning

Environmental

- Assessments + Review
- Geographic Information Systems
- Permitting + Compliance
- Planning + Feasibility
- Testing + Monitoring

Planning

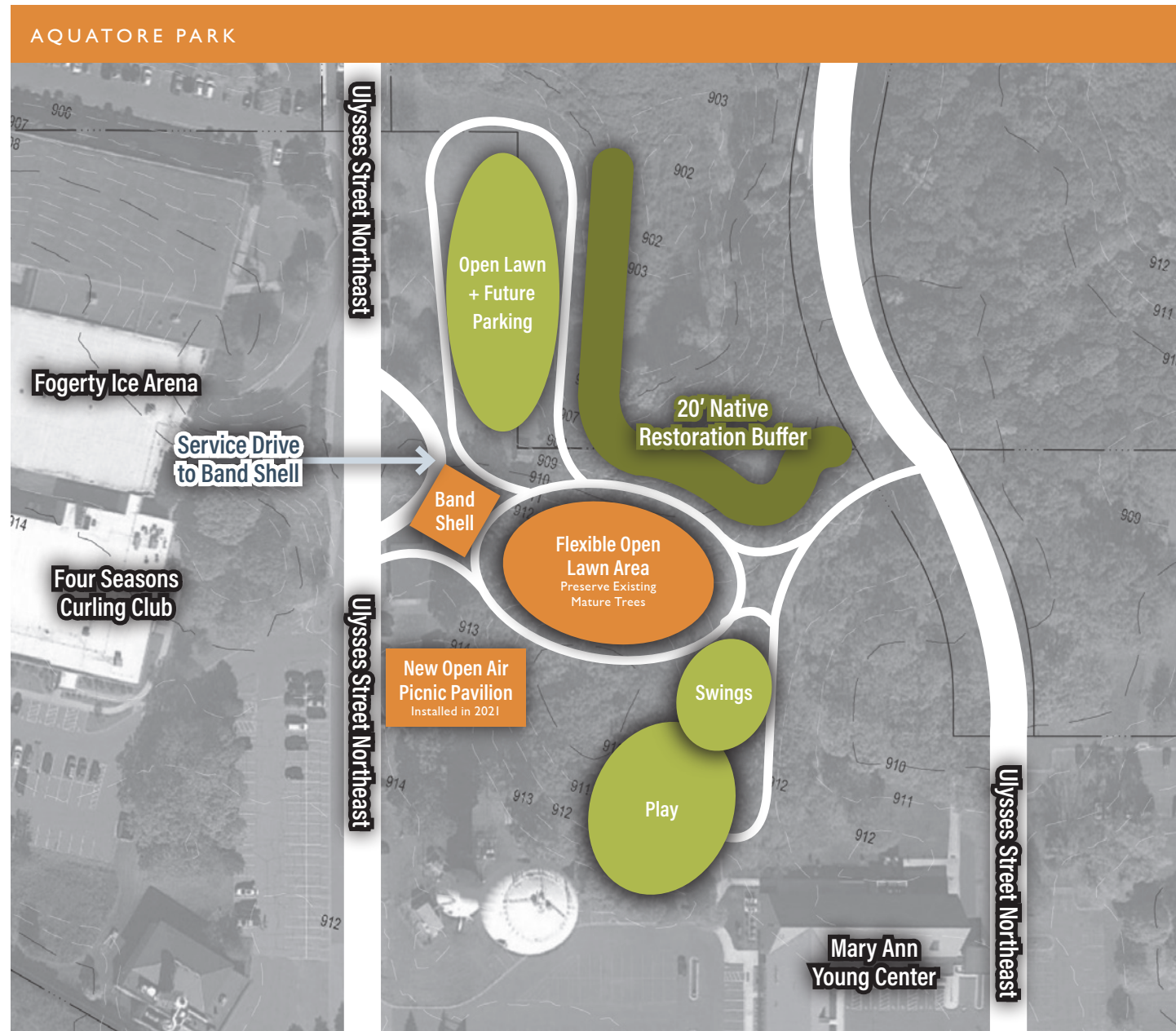
- Community
- Municipal
- Resources
- Urban

Project Understanding

EXPLORING OPPORTUNITIES

The proposed building and site offers a great opportunity to improve the visitor experience and expand the recreational and entertainment options at Aquatore Park. ISG will work with the City, Blaine Festival Committee, and Coon Creek Watershed District to ensure that design concepts support the following within the \$1.4 million budget:

- Enhance social interaction with year-round use
- Create a welcoming space by balancing community use with performance and entertainment events
- Protect existing infrastructure and recent park investments
- Ensure accessibility with ADA compliant facilities that encourage use by all and an additional service road for back of house access
- Encourage sustainability with environmental protection and enhancements, while reducing intensive site and building maintenance
- Respect and celebrate the park character
- Increase economic potential of park by expanding event and programming opportunities
- Increase diversity of experience for visitors
- Complement the existing built environment for a cohesive park experience



CONSIDERATIONS + OPPORTUNITIES



ACCESSIBILITY + CIRCULATION

- The existing trails are in poor to fair condition and segments will be replaced as part of this project. The new trails should have strategic alignments to provide easy access to the various park features while ensuring the main circulation routes do not interfere with performance viewers.
- Establish expectations for event seating (VIP, general admission, etc.), ticketing, and perimeter security.
- Consider alignment and access points from the main park road to accommodate a new back of house service road.
- Ensure the main circulation routes are well-lit. Consider placing lights on multiple circuits for lighting flexibility during performances.



NATURE + EXISTING LANDSCAPE

- Preserve natural surroundings and existing mature tree canopy by accurately surveying locations and reviewing the quality and health of the trees.
- Carefully locate new trees to introduce a new age of plant materials to the site and to frame seating areas and provide shade.
- Integrate green infrastructure to improve storm water quality.



ENTERTAINMENT SPACE

- Power (capacity, needs, controls, access)
- Security (camera, door locks, sight lines)
- Lighting (security, decorative, performance, controls, access)
- Rigging system structural requirements and space needs
- Performer/Spectator interaction, privacy, security, and separation
- Back of house access, space needs, security, and screening
- Green room, restroom, shower needs
- Window treatment and privacy needs
- Sight lines
- Acoustics



COMMUNITY SPACE

- Open-concept floorplans for collaboration space
- Flexible and movable furniture and wall partitions
- Presentation and classroom tools, markerboards, AV systems, etc.
- Food prep counter space and wash sinks
- Information displays and educational signage
- Local artwork and sculpture integration
- Spacious restrooms with tie-ins to existing sewer systems



CONSTRUCTION ACTIVITY

- Provide construction staging and coordination with the City to ensure the site remains open and accessible for users during construction.
- Leverage in-house resources to adapt to the City's needs to support construction activities.

CONTEXTUAL DESIGN + ALTERNATIVE ANALYSIS

Contextual design and alternative analysis design practices will drive planning efforts, setting the stage for effective and impactful designs. Integrating the context of place by interpreting the facility from performers, park guests, and other user group perspectives will result in objective designs and solutions. The team will work with the City to ensure that every viable option is considered, and suggested recommendations benefit the community for years to come.

CURRENT FLOOR PLAN



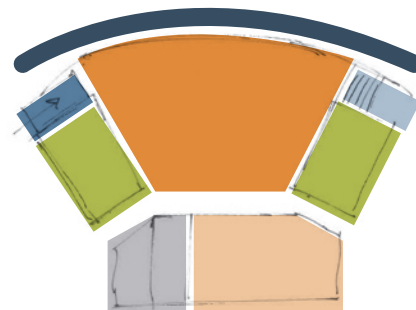
- Front of Stage
- Ramp
- Stairs
- Wing Walls
- Storage
- Underground Storage
- Elevated Stage + Gathering Areas
- Meeting Room + Performance Support Space
- Restrooms
- Seating Areas

ALTERNATIVE ANALYSIS #1

Elevated stage 3-4' above grade

Angled walls to direct sound

Restrooms accessed from exterior
or meeting room space

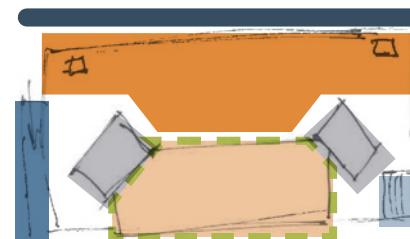


ALTERNATIVE ANALYSIS #2

Elevated stage

Storage below

Split restrooms for easy access
from both sides of stage

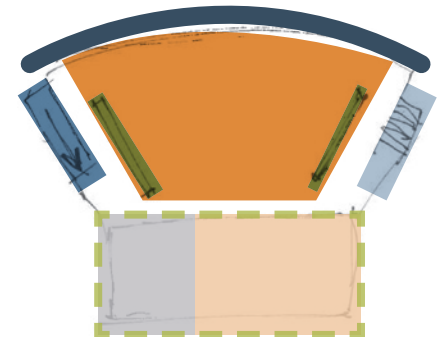


ALTERNATIVE ANALYSIS #3

Elevated stage

Wing walls for acoustics
and roof support

Storage below



Schedule + Work Tasks

COMPREHENSIVE + INTENTIONAL DESIGN

Working alongside City staff, Blaine Festival Committee, Coon Creek Watershed District, and additional stakeholders, ISG will comprehensively consider all aspects of the site. The team will analyze and develop solutions for the orientation of the band shell, connectivity, site amenities, and stormwater elements that balance the end user's perspective with budgetary constraints. With a strategic, listen-first approach to understand the multi-faceted needs of the City, ISG will ensure designs benefit the community for generations to come.



PRE-DESIGN + SCHEMATIC DESIGN

KICKOFF MEETING (#1)

ISG will host a kickoff meeting with City staff to review and discuss the following topics:

- Scope
- Schedule
- Communication
- City Staff + Stakeholders
- Deliverables
- Past + Future Planning Initiatives
- Project Budget + Cost Estimating
- Operations + Maintenance
- Goals + Objectives

PROJECT ZONING + CODE REVIEW

Perform an analysis of the site and building regulatory requirements and classifications for the facility to proactively identify any zoning, permitting, building system, life safety code, architectural, and site considerations that may impact future schedules and design.

GEOTECHNICAL TESTING

ISG will contract directly with the City's preferred geotechnical engineering consultant to provide soil boring samples and a soil boring report. In collaboration with the consultant, we will identify the test locations and define the testing methods required to provide sufficient data for development of construction documents. This will provide detailed information that will help determine the existing soil profile and proposed site cross section, ultimately impacting design, and construction costs.

TOPOGRAPHICAL SURVEY

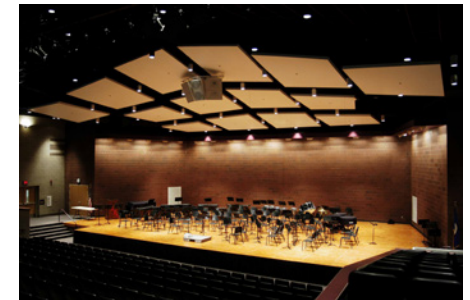
ISG will provide the topographical survey performed by a licensed surveyor in the State of Minnesota. The survey will include elevation shots across the existing project area, including the restroom building, site trees, parking lot, curb and gutter, retaining wall, lighting, walks, and other site features.

The survey will verify existing topographic conditions and help determine the extent of potential improvements based on actual existing grades. The survey will also include all known utility and easement/watershed information within the project limits.

PROGRAMMING + VISIONING MEETING (#2)

Programming is a critical task not only for determining the direct layout but also for understanding cost impact, maintenance, and general marketability of spaces. The ISG team will pay close attention to this critical task and utilize initiatives that were determined during the previous task to define the needs that will best meet the City's goals.

ISG will analyze the site footprint, orientation, massing, and other considerations as they relate to energy efficiency, durability, and sustainability. ISG will identify opportunities to integrate parks and recreation trends and influences into designs for a more inclusive building. ISG will help the City further define operational goals, so that floor plans that promote collaboration, and the most applicable equipment, MEP systems, and performance amenities are considered.



CONCEPT PLAN DEVELOPMENT + SCHEMATIC DESIGN

Three (3) distinct conceptual site and building designs will be created in response to preliminary engagement, site analysis, and data collected from the programming meeting. A concept inspiration palette that summarizes key features and an order of magnitude cost comparison that considers construction, future operations, and maintenance will support these concepts. Specific design considerations for the new park building will include:

- Conceptual digital renderings, physical models, and virtual reality experience used to render pre-design layout, materiality, and experience
- Program area adjacencies confirmed
- Volumetric building height requirements confirmed
- Systems requirement assumptions confirmed
- Conceptual approach to sustainability

PRELIMINARY COST OPINION

ISG will provide order of magnitude comparisons between concepts by leveraging industry knowledge, previous project experiences, published cost indexes, and contractor's feedback. This will include a high level overview of total resources required to complete the project, and square foot pricing for major components.

FACILITY TOURS

An added benefit ISG is able to provide the City is the opportunity to see other recreational complexes that ISG has successfully designed to generate ideas and assess options. ISG will provide the option for the City to attend ISG-led, in-person and virtual tours of other four-season park facilities and discuss different design elements, materials, finishes, layouts, and facility options that the City might want to consider.



DELIVERABLES

- One (1) topographical site survey to scale (PDF)
- Project schematic site plan
- Program confirmation
- Three (3) conceptual design options
- Schematic design 3D renderings (four [4] interior and four [4] exterior)
- 100% schematic design documents for review, including all items listed in the RFP (Drawings and narratives)
- Statement of probable costs
- Schematic Design Review Meeting (#3)
- Final schematic design documents for board submittal
- Updated project schedule
- Meeting agendas and minutes

DESIGN DEVELOPMENT

ISG will further refine designs and provide City staff with materials that they can share with the respective groups for an update. ISG will complete the following:

- Confirm site and building requirements
- Confirm programmed spaces and circulation
- Review preliminary plan with authorities having jurisdiction
- Develop preliminary specifications and identify major project specific equipment
- Identify specific materials and methods in building design

UPDATED COST OPINION

ISG will update pricing based on revisions made during the design refinement and presentation process. The team will refine pricing to reflect updated design systems, materials and components.



DELIVERABLES

- 100% design development documents for review of all items listed in RFP
- Project manual in current edition of Master Format by Construction Specifications Institute (CSI) with technical specifications and cut of all equipment
- Final finish selections
- Lighting, plumbing, and major equipment fixture cut sheets
- Design drawings for review of all items listed in RFP
- Updated 3D renderings (four [4] interior and four [4] exterior)
- Updated statement of probable costs
- Updated project schedule
- Design Development Review Meeting (#4)
- Meeting agendas and minutes

CONSTRUCTION DOCUMENTS

Following the design development document review with the City, ISG will finalize designs by completing the following:

- Finalize building code review
- Add all necessary details to construction documents
- Incorporate comments from AHJ (authorities having jurisdiction)
- Finalize specifications and any required contractual documents with updated design systems, materials and components.

CITY/ISG MEETING (#5)

Meeting to review 65% Construction Document Package and finalize material and equipment selections.

FINAL COST OPINION

ISG will update pricing on any revisions made, and refine pricing to reflect update design systems, materials and components.

FINAL CITY REVIEW AND APPROVAL (MEETING #6)

ISG will attend a 100% Construction Document Package / Final City Review and present final construction documents and share final renderings. At this meeting the team will review final cost opinions and request approval to proceed to bid.



DELIVERABLES

- Final construction documents including drawings and project manual with technical specifications for review and approval at 65% and 100%
- Final presentation renderings
- Final statement of probable costs
- Meeting minutes and agendas
- Bidding alternates

PERMITTING, APPROVALS, AND COORDINATION

After preliminary due diligence and research of potential permitting requirements, ISG understands that permits through the following agencies may be required. ISG will coordinate and submit applications for warranted permits and provide information as required; however, the contractor is responsible for maintaining all construction related permits, and the City will be responsible for reimbursing all permit application costs.

- Coon Creek Watershed District
- Minnesota Department of Health
- Minnesota Pollution Control Agency Sanitary Sewer
- Minnesota Pollution Control Agency Storm Water
- Metropolitan Council Sanitary Sewer concurrence

BIDDING

Assist with bidding activities of the City for a more cohesive effort, accurate evaluation of bids, and expedited review process.

- Provide quantities for preparation of Advertisement for Bids
- Prepare and submit Advertisement as required
- Prepare and submit all applicable permit applications and regulatory reviews
- Support the City in responding to Contractor/Subcontractor questions, preparing substitution requests and addenda, modifying plan sheets and specifications, etc.
- Attend pre-bid conference
- Assist in the review of bids and selection of bid alternates
- Prepare bid tabulation and Letter of Recommendation

On behalf of the City, ISG will package all bid documents and upload to a bid site such as QuestCDN, submit the local bid notice(s), and facilitate the bid opening.

CONSTRUCTION SERVICES

CONSTRUCTION ADMINISTRATION

ISG will support the City to oversee construction initiatives and proactively respond to questions that arise, review construction progress, and ensure that project milestones and quality is being met. ISG will allocate up to 60 hours for support services, including:

- Attend pre-construction meeting
- Attend construction progress meetings and review contractor meeting minutes for accuracy
- Using our full-service design team, observe work progress and provide oversight as needed, including summarizing findings in a monthly report
- Review and approve submittals and shop drawings required in project manual
- Review and process any change orders and pay applications
- Respond to Requests for Information (RFIs)
- Coordinate and review specialty testing (contracted separately by Owner)
- Attend equipment start-up and testing
- Using our full-service design team, attend final walk through and provide punch list for final completion
- Provide and approve substantial completion form
- Ten-month warranty walk-through and documentation

AS-BUILT SURVEY

- Review and approve as-builts as provided by the contractor
- Develop as-built documents for the City, including plans and digital files incorporating all addenda and change orders occurring during construction
- Conduct an as-built survey of all new improvements and provide PDF and other digital versions requested by the City

ADDITIONAL SERVICES (INCLUDED IN BASE SCOPE PER CITY REQUEST)



WETLAND DELINEATION

The scope of work assumes delineating and flagging in the field wetland boundaries north and northeast of the proposed building location. The wetland investigation will be completed in accordance with procedures set forth by the US Army Corps of Engineers 1987 Manual and 2010 Midwest Regional Supplement, and all other applicable delineation procedures. The report will be prepared in accordance with the "Guidance for Submittal of Delineation Reports to the St. Paul District Army Corps of Engineers and Wetland Conservation Act Local Governmental Units in Minnesota, Version 2.0 (March 4, 2015)". The investigation will be conducted by Certified Wetland Professionals and entails the following:

- Assemble background information including: historic aerial photography, National Wetland Inventory, USGS Topography, and Soil Survey
- Precipitation analysis
- Field work including: soil analysis, vegetative survey, hydrology sampling, and wetland boundary delineation
- Report preparation: Submit a copy of the report to you, SWCD, BWSR, MnDNR, TEP, and USACE
- To expedite the report preparation, ISG will locate the wetland boundary using a sub-meter GPS unit to accurately depict the size for report preparation.
- Onsite TEP representation

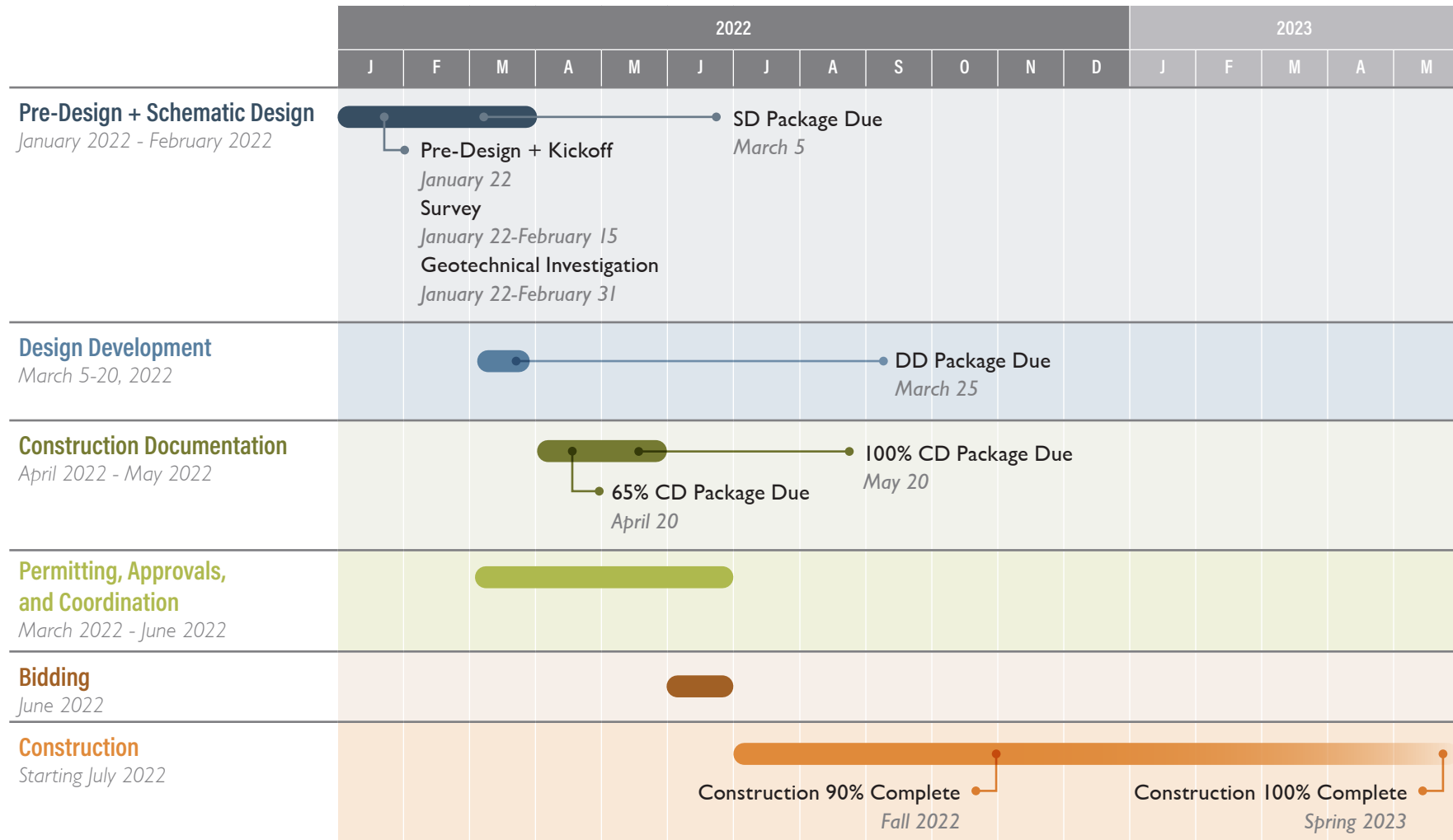


CONSTRUCTION STAKING

ISG is able to coordinate construction staking on an hourly basis or under a separate proposal. These services will include staking for construction limits, removals, utilities, line and grade stakes, surface restoration control, stormwater management facilities, and as-built constructed improvements.

PROJECT SCHEDULE

The following schedule outlines preliminary proposed dates and milestones for the project. This will be further reviewed, vetted, and refined during the initial project kickoff meeting.



Post Construction 10-Month
Warranty Walk-through
Spring 2024

Fees

TOTAL ESTIMATED COSTS

ISG proposes to provide the scope of services described within this proposal for a total lump sum amount shown below, with an estimated total hours of effort between 750-900. This scope and fee is based on a project cost of \$1,400,000. Anticipated reimbursable expenses such as travel time, mileage, and printing costs are included in the fees indicated. Plan review and Permitting fees for the permits noted on page 9 are to be paid by City or Building Contractor.

SERVICES	Fee
Pre-Design + Schematic Design <i>November 2021 - January 2022</i>	\$21,700
Design Development <i>January 5-20, 2022</i>	\$23,625
Construction Documentation <i>February 2022 - March 2022</i>	\$37,800
Permitting, Approvals, and Coordination <i>January 2022 - April 2022</i>	\$6,500
Bidding <i>April 2022</i>	\$5,500
Construction <i>Starting May 2022</i>	\$13,000
Wetland Delineation	\$2,400
Construction Staking	(T&M, estimated at) \$12,500
Total	\$123,025

STANDARD HOURLY RATES

EMPLOYEE TYPE	HOURLY RATE	EMPLOYEE TYPE	HOURLY RATE	EMPLOYEE TYPE	HOURLY RATE	EMPLOYEE TYPE	HOURLY RATE
Administrative		Electrical Designer		Mechanical Designer		Water/Wastewater Designer	
I - IV	\$66-124	I - Senior	\$99-179	I - Senior	\$99-136	I - Senior	\$96-143
Applied Technology Specialist		Environmental Scientist/ Engineer/Specialist		Project Coordinator		Water/Wastewater Engineer	
I - Senior	\$91-136	I - Senior	\$109-170	I - IV	\$111-145	I - Senior	\$123-190
Architect		GIS Specialist		Project Manager		Water/Wastewater Project Manager	
I - Senior	\$109-190	I - Senior	\$109-169	I - Senior	\$124-190	I - Senior	\$124-190
Architectural Designer		Graphic Designer		Refrigeration Designer		Equipment Expenses	
I - Senior	\$100-142	I - Senior	\$88-108	I - Senior	\$105-160	3D Laser Scanner	\$63
Business Developer		IT Specialist		Refrigeration Engineer		All-Terrain Vehicle	\$25
I - Senior	\$124-187	I - Senior	\$108-160	I - Senior	\$125-210	Drone	\$125
Business Writer		Interior Designer		Senior Finance Consultant		Mapping Grade GPS	\$19
I - Senior	\$93-103	I - Senior	\$110-170		\$160	Survey Grade GPS/Robotics	\$56
Civil Engineer		Land Surveyor		Structural Engineer		Traffic Counter	\$11
I - Senior	\$123-190	I - Senior	\$101-180	I - Senior	\$118-190	<i>Mileage is billed at the IRS allowable rate Consultant subcontracts are billed at cost +10%</i>	
Civil Designer		Land Survey Specialist		Technical Writer			
I - Senior	\$96-138	I - Senior	\$91-136	I - Senior	\$124-139		
Community Resource Planner		Landscape Architect		Technology Designer			
I - Senior	\$112-165	I - Senior	\$117-187	I - Senior	\$99-179		
Construction Administrator		Landscape Designer		Technology Engineer			
I - Senior	\$99-140	I - Senior	\$102-139	I - Senior	\$121-190		
Drone Specialist		Marketing Consultant/Specialist		Visualization Specialist			
I - Senior	\$91-136	I - Senior	\$103-160	I - Senior	\$145-176		
Electrical Engineer		Mechanical Engineer		Videographer			
I - Senior	\$121-190	I - Senior	\$121-190		\$124		

Recreation + Entertainment Venue Design Team Members

PARTNERS FOR SUCCESS

With full-service capabilities and extensive parks and recreation experience, ISG's dynamic team has the resources necessary to bring improvement efforts for Aquatore Park through to fruition. From landscape, architectural, and interior design of recreational amenities, to utility coordination, permitting, and cost estimating for municipalities across the Midwest, we have the expertise needed to guide the City from preliminary planning to construction completion.



Bob Mickelson
Senior Project Manager
Project Manager + Cost Estimator



Jeremy Wiesen, AIA, NCARB, LEED AP
Architecture Group Leader
Project Manager + Project Architect




City of Blaine




Amanda Prosser, PLA
Vice President and Sports + Recreation Business Unit Lead
Role: Landscape Architecture



Reese Sudtelgte, PE
Civil Engineer
Role: Civil Engineering



Blaine Festival Committee




Walter Eshenaur, PE
Senior Water/Wastewater Project Manager
Role: Stormwater Engineering



Jason Burns, PE
Structural Group Lead
Role: Structural Engineering




Steve Schlaak, PE
Senior Mechanical Engineer
Role: Mechanical Engineering




Mike Nelson, PE
Vice President and Electrical Engineering Group Lead
Role: Electrical Engineering




Julie Blackburn, CFM
Environmental Practice Group Leader
Role: Environmental



Stephanie Merdan
Senior Project Coordinator
Role: Permitting



Andrea Wright, IIDA
Senior Interior Designer
Role: Interior Design



Michael Blank
Visualization Specialist
Role: Visualization



Bob Mickelson

Senior Project Manager

Project Manager + Cost Estimator

With over 40 years of experience leading project management and construction administration for a wide variety of government and recreational partners, Bob has a proven record of providing dependable and practical solutions to meet client needs. His vast project experience includes new construction and renovation of park amenities, municipal buildings, human services facilities, and public utilities. Conscious of funding, planning, operational, and cost-efficiency demands, he understands the important roles public facilities play in communities and works with stakeholders to ensure designs are sustainable as well as functional for users and staff. Exemplifying ISG's client-focused approach, Bob provides clients site and building evaluations to assess conditions and plan for the future, as well as quickly address disruptive repairs when needed and provide accurate, updated cost estimates through each phase of the project.

CONTACT INFORMATION

507.327.4581

Bob.Mickelson@ISGInc.com

FEATURED PROJECT EXPERIENCE

- Riverfront Park + Vetter Stone Amphitheater
Mankato, MN
- Forest City Performing Arts Center
Forest City, IA
- Glen Park Improvements
River Falls, WI
- Levee Park Amphitheater
Winona, MN



Jeremy Wiesen, AIA, NCARB, LEED AP

Architecture Group Leader

Project Manager + Project Architect

MN License: #49451

Jeremy has extensive design experience in a variety of indoor and outdoor recreation spaces, recently earning an Award of Excellence from the Minnesota Recreation and Parks Association, and a City Design Award of Excellence from City Center Mankato for outstanding design work.

He understands that in places of civic and cultural significance, the best resource is always the local community. Whether it be places for gathering, event venues, or public facilities, he works closely with project stakeholders to facilitate engaging, consensus-building activities that truly set the foundation for meaningful spaces. This collaborative approach to contextual design results in unique designs, tailored to fit the needs and character of the local community. With practicality and long-term sustainability as key factors, Jeremy's designs aim to maximize investments by accommodating the current and future needs, so that designs can properly support the community for years to come.

CONTACT INFORMATION

612.524.9615

Jeremy.Wiesen@ISGInc.com

FEATURED PROJECT EXPERIENCE

- Riverfront Park + Vetter Stone Amphitheater
Mankato, MN
- Verizon Center Expansion
Mankato, MN
- Glen Park Improvements
River Falls, WI
- Flint Hills Athletic Complex Park + Trailhead Building
Rosemount, MN



Amanda Prosser, PLA
Vice President and
Sports + Recreation
Business Unit Lead

Role: Landscape Architecture

MN License: #46766

Bringing over 16 years of experience as a Licensed Landscape Architect, Amanda leads ISG's landscape architecture group by tapping into her contextual programming and connectivity skill set. Over the last five years, she has led over 50 prominent, and award-winning, parks, trails, and urban area projects. Adept at communicating with multiple user and stakeholder groups, Amanda solicits and analyzes feedback to understand the values of those who will use the space on a daily basis.

Amanda's designs focus on optimizing the natural resources of the site while creating an inclusive experience for all. Serving diverse ages, abilities, and purposes, she designs resilient trail networks that help cities develop strong trail communities while maximizing the benefits they provide such as improved public health, economic development, and environmental stewardship.



Reese Sudtelgte, PE
Civil Engineer

Role: Civil Engineering

MN License: #54243

Reese works closely with ISG's in-house design team to prepare site plans, engineering reports, construction documents, and a variety of feasibility studies. He has experience contributing solutions to projects across the full spectrum of services, including a series of pavement, stormwater management, and infrastructure projects. Specification writing, permitting, client representation, and construction administration are also among his areas of expertise, which ensures a comprehensive solution from initial investigations through construction.

Attention to detail, passion for continuous learning, and concentration on individualized solutions tailored to the needs of each client make Reese a valuable partner. Working in tandem with ISG's multi-disciplinary experts, his experience, dedication, and previous knowledge will provide the City with the most value.



Walter Eshenaur, PE
Senior W/WW
Project Manager

Role: Stormwater Engineering

MN License: #40929

With a vibrant background in international engineering and project management, as well as decades of experience serving Midwest partners, Walter brings a valuable perspective and direct understanding of water resources issues throughout the region. He focuses his efforts on stormwater management system design and rehabilitation, specializing in watershed engineering, water reuse, and assisting clients to develop ecologically responsive, innovative, educational, and aesthetically pleasing water resources and water/wastewater designs. Throughout his career, Walter has emphasized contextual solutions to water resources challenges and has a thorough understanding of source water protection strategies and practical implementations.

Walter listens to stakeholders to understand and implement their vision of water's role in the overall park plan, incorporating natural stormwater capture and conveyance where possible that blends seamlessly into the overall planned development.



Jason Burns, PE
Structural Group Lead

Role: Structural Engineering

MN License: #55390

Jason brings over 15 years of engineering experience to his role at ISG. His expertise includes steel, wood, and concrete structural design, while also having knowledge of geotechnical engineering to ensure structural soundness from the ground up. Acting as the main structural point of contact on a variety of projects, he facilitates constructive communication with project stakeholders to actively address client goals and curate structural designs. With a client-focused mindset, Jason's objective on each project revolves around meeting all client goals in compliance with quality standards, developing mutually beneficial relationships, and ensuring project timeliness.

Jason works to simplify highly complex designs through clean beam lines, practical specifications, and uniformity. This ensures smooth and timely project delivery and mitigates the effects of facility aging.



Steve Schlaak, PE
Senior Mechanical Engineer

Role: Mechanical Engineering

MN License: #45012

Steve has served as ISG's mechanical engineer for many diverse projects, including HVAC, plumbing, process engineering, and dehumidification for numerous municipal partners across the Midwest. Steve makes it a priority to work closely with the architectural and structural groups to coordinate mechanical and electrical systems within each building design, assuring that all systems meet client expectations.

From new building construction to retrofit projects, Steve provides cost-effective and energy-efficient solutions, including variable air volume systems, demand control ventilation, chilled beams, induction displacement systems, and more. To do so, he utilizes energy modeling to design HVAC systems that provide energy efficiency levels while reducing operating costs. His approach includes identifying critical components, gathering key data, and analyzing mechanical system options. This careful and thorough review results in comfort and reliability for facility users.



Mike Nelson, PE
Vice President and Electrical Engineering Group Lead

Role: Electrical Engineering

MN License: #47560

Mike specializes in analysis of electrical requirements for new project sites, including trail, street, parking lot, and facility lighting. By applying broad experience working with a wide variety of electrical system and fixture types, Mike is able to develop innovative and economical solutions to meet community needs. He is responsible for coordinating electrical design for all aspects of public spaces and park settings, including lighting for impacting the user experience, safety, and dark sky compliance.

Skilled in the design of lighting systems, Mike develops comprehensive solutions to meet system demands and coordinates the electrical requirements as they relate to municipal and state agencies and electrical code standards. His experience includes designing the power, lighting, and signalization for many types of outdoor spaces.



Julie Blackburn, CFM
Environmental Practice Group Leader

Role: Environmental

Julie leads ISG's Environmental Group, bringing over 25 years of experience facilitating water resource management, including policy, planning, restoration, protection, and implementation programs. Guiding a team of highly skilled scientists and engineers, Julie helps clients evaluate and comply with environmental requirements to ensure successful project outcomes. Managing complex environmental projects for a variety of public and private clients, Julie has developed innovative market-based conservation programs that improve watershed resiliency, expand policy options for regulated entities, and obtain benefits for habitat, groundwater, and communities. She has vast knowledge of federal and state environmental policy and has led the development of rules and permitting programs at state and local government levels, including working with stakeholder groups and regulating agencies to establish performance standards and enforcement policies.



Stephanie Merdan
Senior Project Coordinator

Role: Permitting

With an experienced approach to Early Start Permitting, Stephanie begins each project with a Routinely Processed Permits process and then works to obtain partial permits when possible to begin work before other requirements are needed to be in place. This expedited process has worked to allow demolition work or foundations to be started early and help owners expedite project schedules in many communities. Stephanie has expertise in preparing permitting applications for projects in multiple states and major metropolitan areas while meeting specialized requirements, and is well-versed in working with federal and state agencies as well as meeting local permit requirements.



Andrea Wright, IIDA
Senior Interior Designer

Role: Interior Design

IIDA: #366105

Andrea has over 16 years of experience implementing creative design solutions across multiple markets. Her specific expertise lies in conceptual design, space planning, construction documents, interior finishes, material selection and specification, and furniture and textile selection and specification. Unique to ISG's services, furniture plan and specification services are led by Andrea and other members of ISG's design team, allowing clients to balance critical user experience elements with building design needs. Branding, wayfinding, and overall connectivity are also focal areas for Andrea and the design team.



Michael Blank
Visualization Specialist

Role: Visualization

Michael uses 3D visualization strategies to help communicate project visions to encourage engagement, build consensus, and earn support for public projects. Still images, animations, and interactive virtual reality environments are used to capture the essence of a client's vision for the future in an easy-to-grasp format. With a passion for developing inspiring graphics, Michael utilizes an array of software in the rapidly evolving field of visualization, including ArcMap, Infracore, Sketchup, Lumion, Thea, Civil 3D, Adobe Premiere, and Photoshop. Michael's expertise using these highly specialized imaging tools provides clients a multi-layer understanding of design and engineering decisions.



VISUALIZATION SERVICES

ISG utilizes video animation, plan production, and virtual reality technology to showcase concepts and plan elements. These interactive pieces are used to build community engagement and consensus, earn project support, and help secure funding.



Check it out!

bit.ly/vis_ISG

Project Experience

Riverfront Park + Vetter Stone Amphitheater

Mankato, MN

The City of Mankato enlisted ISG to facilitate the planning and design of Riverfront Park, a critical link in the rejuvenation of the City's adjacent Old Town District. The plan incorporated an amphitheater-style venue and stage for cultural events, improved access to the regional trail system, enhanced green spaces, and reconnected recreational enthusiasts to the Minnesota River with a boat access for kayaking and fishing. Educational kiosks dotted along the park highlight the local ecology, geology, and native plants of the Minnesota River Valley.

AMPHITHEATER

The Vetter Stone Amphitheater, a live event space within Riverfront Park attracts cultural events and festivals for the greater Mankato area. The locally owned Vetter Stone quarry donated 1,500 tons of limestone for the project. The amphitheater's tiered stone walls offer seating for 1,000 people with space for nearly 12,000 on the surrounding lawn. The tensile fabric shelter provides a great sound reflector and lighting backdrop for the stage shows.

Following the original designs, ISG updated the master plan to include expanded spectator seating, VIP amenity patios, concession/vendor spaces, green room structure, and dedicated back of house parking for performer buses and semis, as well as evaluated the structural capacity of the current stage to support enlarged rigging and roof systems.

SCENIC OVERLOOK PAVILION + PLAY SPACE

A new 1,240 sq. ft. Riverfront Pavilion, including public restrooms, lobby, and sheltered picnic area is the central commons area for the park, providing a convenient and user-friendly place to gather. Designed to echo Mankato's history, the Pavilion's architectural aesthetic complements the nearby historic downtown district.

KEY TAKEAWAYS

- 1,240 sq. ft. pavilion
- New amphitheater to host cultural events and festivals
- Improved access to trails
- Access to the Minnesota River for water recreation



Riverfront Park has been recognized as one of Minnesota's best outdoor music venues!



Boji Bay Fun House + Pavilion Master Plan

Okoboji, IA

With inadequate infrastructure to host top performers, Boji Bay Funhouse + Pavilion partnered with ISG to develop design concepts to increase the capacity, functionality, and aesthetics of their existing venue.

ALTERNATIVE ANALYSIS

To maximize available funds and accommodate continuing operations, ISG's team created both a temporary and preferred plan. The temporary plan strategically phased improvements to secure the site to continue hosting events, helping to generate the income needed to move forward with the preferred plan.

VENUE FEATURES

The resulting venue accommodated top talent with ample stage and storage space, dressing rooms, and right-sized theatrical rigging, lighting, and sound systems. With the capacity to host 1,200-1,500 visitors, the venue is augmented by spacious lawn seating, a VIP paved area, a snack shack and grill patio, 1,300 sq. ft. restroom, integration of local artwork, and ADA accessible walking paths connecting the various amenities.

SITE CIRCULATION + SECURITY

To overcome site and budgetary constraints, ISG integrated existing site elements to enhance security and circulation. Perimeter fencing, internal security gates, and a strategically placed entry and exit gateway improved security measures for the venue's paid events, while ample visitor parking, back of house vehicular access, and designated traffic circle drop-offs mitigated event-day congestion.

KEY TAKEAWAYS

- Phased temporary and preferred plans
- Site and infrastructure improvements to host large events
- Enhanced security and circulation
- 1,300 sq. ft. restrooms



PROJECT EXPERIENCE

Glen Park Improvements

River Falls, WI

Glen Park in the City of River Falls spans over 40 acres, creating endless active and passive, mixed-use recreational opportunities for residents and guests. The Park offers historic architecture, dynamic natural landscapes, including a series of natural and paved trails that connect to a greater trails system. With ISG's multi-disciplinary expertise and approach, our team was able to maintain the historic beauty of this unique park while implementing futuristic designs to maintain its sentimental value.

BUILDING FEATURES

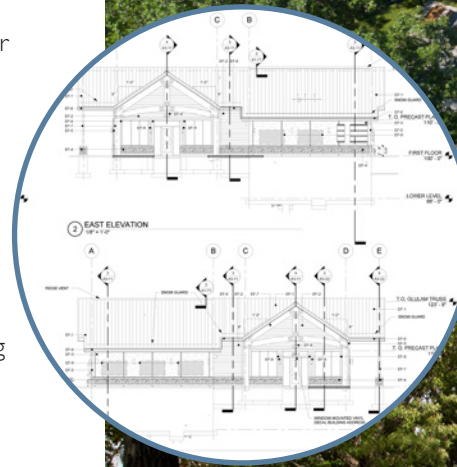
The pavilion at Glen Park seamlessly combines a focused event space with a FEMA rated storm shelter nestled within the mature trees of an active urban park. Being able to accommodate both park users and programmed events within the pavilion drove the design and layout of the facility. The climate-controlled space within the pavilion has expansive views of the park and direct access to the exterior with three large glass overhead doors and expansive windows. The large doors allow the 60-person capacity pavilion to spill out onto the outdoor patio while still being protected by a large roof overhang. Changes in paving, planting beds, and a seat wall define the outdoor space adjacent to the pavilion. Separate exterior entrances into the building allow park users to access internal restrooms without disrupting events in the pavilion. An interior passageway connects the pavilion to a kitchen prep space, complete with serving counter, and to the restrooms.

TRAILS + CONNECTIVITY

Park trails throughout the space connect to the Kinnickinnic Pathway and River, making the Park an ideal destination to for walking, bicycling, and exploring the great outdoors. The plan took into account and built amenities around the existing paved trails that connect the Park to downtown and the neighborhoods on the south side of town. The nature trails at Glen Park are a highlight that many visitors look forward to.

KEY TAKEAWAYS

- Multi-season uses
- Tree preservation and multi-modal circulation improvements
- FEMA designed 3,140-square-foot storm shelter and pavilion space
- Community engagement



PROJECT EXPERIENCE

Circle of Peace Neighborhood Center

Columbia Heights, MN

The City of Columbia Heights wanted to improve the quality of life for its residents and promote healthy recreational activities within the Bruce Nawrocki Park, a well-loved and frequented 0.6-acre park, centrally located within the Circle Terrace Neighborhood and in need of improvement. The City hired ISG to facilitate improvement efforts, including the design of a new play area, playground equipment, sports court, overlook seating area, and general landscaping and grading improvements throughout the Park. Following these efforts, the City reached out to ISG to complete phase two of the improvement project—the construction of Circle of Peace Neighborhood Center, a new 1,500 sq. ft. climate-controlled, four seasons park building with a connected open-air picnic shelter.

BUILDING FEATURES

Featured at the entrance of the Park the welcoming new building serves as a gathering space for residents, members, youth organizations, and volunteer groups. The focal point of the building is a 1,000 sq. ft. room that can comfortably accommodate up to 70 people. The room is fully equipped with unisex restrooms, concessions area with food prep counter, workspace and tables, a television, a large markerboard, ADA drinking fountains with jug fillers, and coat storage. In addition to this space, the building has a staff office and utility room.

MATERIALS + AESTHETIC

To achieve the City's goal of creating a welcoming space for all to enjoy, designs utilized a warm color palette with black accent pieces featured throughout the space. An art wall display in the building entry and custom signage incorporated local branding elements, embracing culture and evoking pride. The ceiling was left exposed to show its stained woods structure, which complemented the modern look of the steel track and a continuation of the attached exterior park shelter.

KEY TAKEAWAYS

- Durable and sustainable materials
- Engagement to ensure user-focused designs
- Provided options to reduce costs
- Connection neighborhood sidewalk and trail systems



Lake Park Bandshell Area Master Plan

Winona, MN

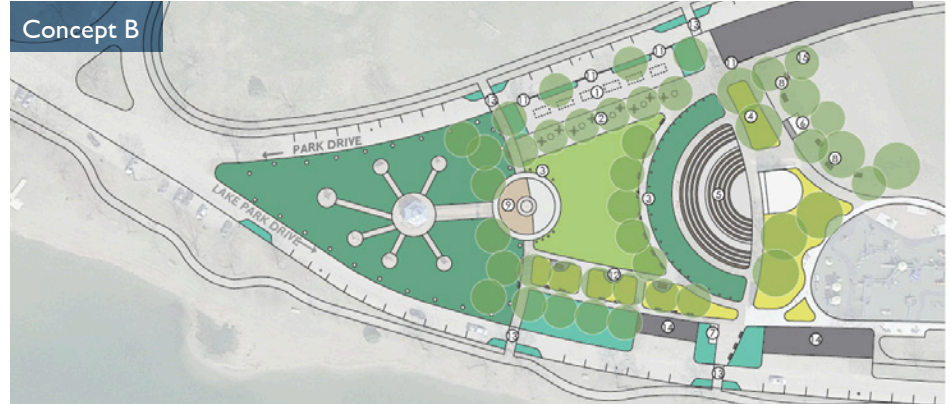
The Winona Lake Park Bandshell will be celebrating its 100th anniversary in 2025. In preparation for this momentous occasion, the City is implementing goals identified in its Comprehensive Parks, Open Space, and Recreation System Plan, to renovate this historic site and structure while working toward improving the water quality of Winona Lake.

Currently in the preliminary design phase, ISG is taking a balanced approach to several key considerations for the bandshell area master plan, including community connection, ecological sensitivity, history, and user experience. To support large- and small-scale events, infrastructure surrounding the site will incorporate seating for approximately 350 people, accessible restrooms, an electrical plan for lighting and power needs, and a plaza for food trucks.

The design team is exploring options to enhance the user experience through improved circulation throughout the park's trails and recreational areas, greater connectivity to the site's natural surroundings, and the incorporation of meaningful monuments and public artwork. To help the City address water quality improvement goals, stormwater management practices will incorporate green infrastructure throughout the site, including native seeding and extensive tree planting.

KEY TAKEAWAYS

- Fixed seating for 350 people
- Historic band shell
- Connectivity enhancements to the site's natural surroundings
- Green infrastructure





Flint Hills Athletic Complex Park + Trailhead Building

Rosemount, MN

To accommodate users of the Flint Hills Recreation Complex and connecting regional trail, the City of Rosemount and Dakota County enlisted ISG to develop site plans and designs for a new park and trailhead building. The design team worked closely with the City and County to understand maintenance needs and concessions logistics to ensure adequate and safe circulation to and around the building.

Design concepts for the structure include restrooms, concessions, outdoor seating, drinking fountains, and a bike repair station. Thoughtfully placed concession windows optimize sight lines to the adjacent playing fields, while the overall site design enhances connectivity for users. The resulting contemporary design of the building offers modern amenities to provide a restful retreat for park and trail users, while the building's natural finishes and incorporation of native landscaping help the facility blend in with the surrounding environment.

KEY TAKEAWAYS

- 1,630 sq. ft. park and trailhead building
- Contemporary design mixed with modern amenities
- Blends seamlessly into surrounding recreational area
- Four-season restroom



Round Lake Park Building

Eden Prairie, MN

Currently in conceptual design, ISG is collaborating with the City of Eden Prairie through an iterative design process to reimagine an existing park building scheduled for demolition near Round Lake. The new park building will support a community event space for 50-75 people, provide restroom and changing room amenities for swimmers using the lake and nearby splashpad and pool, and include a warming house in the winter.

Recently selecting Concept Rendering Two for design refinement, the modern park building was designed with angular forms and expansive windows to provide optimal views of the lake and park from every side of the building, including from the performance stage area that is used for the city-wide 4th of July celebration each year. Wood elements and metal paneling provide a subtle tonal contrast and sophisticated aesthetic while blending into the natural themes of the park environment. Sustainable building elements will also be incorporated such as solar panels, green roof, and rain collection features.

KEY TAKEAWAYS

- Approximate 3,000 sq. ft. park building
- Community event space with capacity for 50-75 people
- Year-round amenities
- Three preliminary concepts developed and presented



Kelleher Park Building

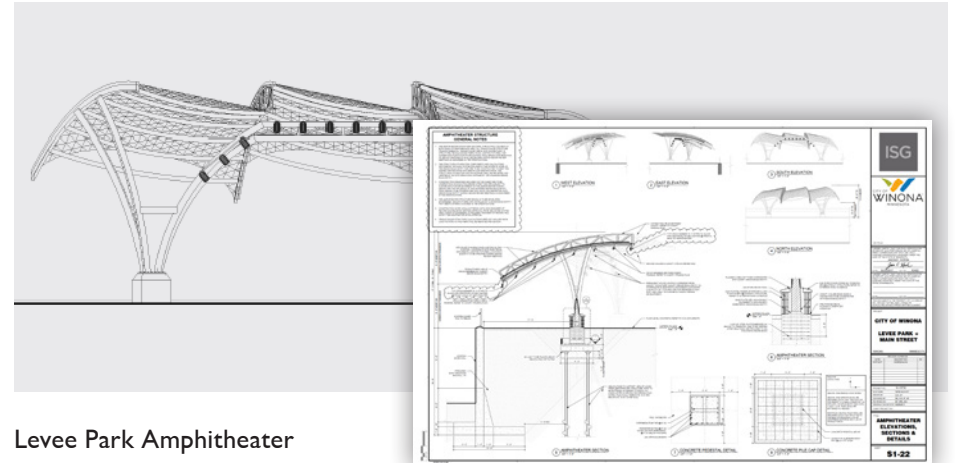
Burnsville, MN

Outdated facilities and absent park amenities within Kelleher Park propelled the City of Burnsville to prioritize a master plan for the site. ISG was enlisted to lead the planning and design of the 2.5-acre site with a focus on community trail recreation and natural systems driving the design.

Currently in the concept refinement phase, site designs include an approximate 2,500 sq. ft. park shelter/community room with 1,725 sq. ft. overhang for picnicking and recreational use. The proposed parking configuration offers increased safety and security and accessible drop-off entrance. Additional site and furniture amenities include bistro-style tables, bike rack/fix station, renovated and relocated basketball court, trailhead kiosk, and space for a future playground. Sustainable elements incorporated into the design include the cantilevered roof which acts as a rainwater collection gutter and native plantings around the site to support local wildlife.

KEY TAKEAWAYS

- 2,500 sq. ft. park shelter and community room
- Community-focused amenities
- Sustainable design elements
- Cantilevered overhang for picnicking



Levee Park Amphitheater

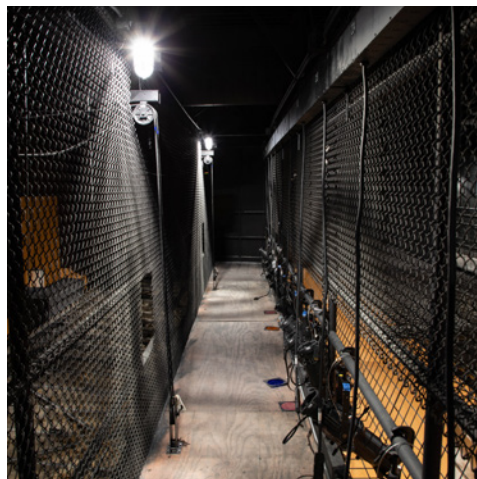
Winona, MN

A key feature of the Levee Park + Main Street Revitalization was the construction of an elevated plaza with both indoor and outdoor usage. Designed to accommodate year-round fun and entertainment, the space accommodates nearly 1,000 people of all ages and events and features an elevated design with a sloped lawn that permits seating for up to 390 individuals. The upper portion of the plaza can accommodate 485 additional individuals and includes an outdoor amphitheater and dining area. Positioning the amphitheater to face true north leaves the area open enough for people enjoy an open view of scenic bluffs and the Mississippi River.

Multi-use interior space provides visitors with in-ground water jets, winter ice skating, and performance seating. Throughout the park, wayfinding, lighting, and visitor accessibility were improved to enhance the visitor experience and make the Park easy to navigate for everyone. Bike paths were also added and preexisting ones enhanced to link visitors to larger, regional and state trails.

KEY TAKEAWAYS

- Sweeping views of surrounding river valley landscape
- Bike paths and trail connections
- Year-round entertainment and recreational opportunities
- Integrated sound and light system



EXPERTISE

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Planning

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Education
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On January 12, 2017, ISG formally announced its transition of firm ownership to a 100% employee stock ownership plan (ESOP). As a multi-disciplinary firm that started 48+ years ago, ISG has since grown to be a Top 500 Design Firm as recognized by Engineering News-Record (ENR), a Zweig Group Hot Firm, and PSMJ Circle of Excellence recipient, illustrating the progressive increase in talent, expertise, and market share.

