



David McVey, PE
Managing Principal
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229 E. Wisconsin Ave., Ste 1102
Milwaukee, WI 53202
Cell: 630.726.4710

RFP RESPONSE

CITY OF MEQUON

ENGINEERING/DESIGN SERVICES
REPLACEMENT OF 15T & 6T
AIR HANDLING UNITS
CITY OF MEQUON CITY HALL

December 20, 2023

December 20, 2023

Tim Weyker
Deputy Director of Public Works
City of Mequon
City Hall
11333 N. Cedarburg Road
Mequon, Wisconsin 53092

**RE: RFP Response - Engineering/Design Services for the Replacement of 15T & 6T
Air Handling Units, City of Mequon City Hall**

Dear Mr. Weyker and Selection Committee Members:

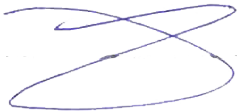
TLC Engineering Solutions is excited about the opportunity to offer engineering services for the replacement of a 6T and 15T AHU at City Hall, along with potential lighting and architectural upgrades within the Common Council Chambers. Our Milwaukee-led team, supported by resources in Chicago, will leverage their knowledge of local building codes and their similar experience to streamline the completion of this project.

Mike Barrile, PE, brings 20 years of engineering experience and will lead our team as the project manager and electrical engineer of record, assuming overall responsibility for this project. Joining Mike is Eric Carlson, PE, as the mechanical electrical engineer of record, Bob Chen, PE, as the mechanical designer, and myself as the principal-in-charge. Complementing our core team are Carl Jenne, PE, handling structural engineering services, and William Feldman Studio, LLC, our local architectural subconsultant.

We are dedicated to ensuring efficiency in each design phase, simplifying the procurement process, and maintaining responsiveness throughout the entire project. Several team members have previously collaborated on similar projects, such as the Milwaukee Public Schools Central Services Cooling Tower Replacement and Milwaukee Public Schools Grant Gordon Early Learning Center Heating Plant Renovation. This history enables us to hit the ground running, benefiting from our familiarity with each other's working methods.

We are enthusiastic about this opportunity and sincerely thank you for considering our qualifications. Should you have any questions or requests, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "David McVey", written over a horizontal line.

David McVey, PE
Managing Principal

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1 TEAM OVERVIEW



1. TEAM OVERVIEW

TLC Engineering Solutions will serve as the prime consultant for this project. TLC is an employee-owned C corporation with more than 475 professionals across 20 offices, including a local office in Milwaukee and a nearby office in Chicago. Founded in 1955 and consistently ranked among the largest MEP and structural engineering firms in the country, we are an industry leader with expertise in diverse markets. We specialize in developing tailored engineering solutions that meet the unique needs of our clients, such as Milwaukee Public Schools and Milwaukee County.

ABOUT TLC

OUR SERVICES

MECHANICAL | ELECTRICAL | PLUMBING
Designing complex, high-performance buildings using the latest technology

ENERGY SERVICES
Assuring efficiency in building operations

STRUCTURAL
Innovative solutions with high functionality in mind, using 3D modeling and advanced techniques

LIFE SAFETY | FIRE PROTECTION
Compliance for construction type, fire and smoke rated barriers and egress

TECHNOLOGY
Incorporating evolving technologies to enhance functionality

ACOUSTICAL
Using technology to evaluate and balance noise levels



Just.

Organization Name: TLC Engineering Solutions
Organization Type: Engineering
Headquarters: Orlando, Florida
Number of Employees: 442

Social Justice Indicators:

Diversity & Inclusion	Employee Benefits
<ul style="list-style-type: none"> ■ Gender Diversity ■ Ethnic Diversity ■ Inclusion ■ Engagement 	<ul style="list-style-type: none"> ■ Health Care ■ Retirement Provision ■ Family/Medical Leave ■ Training/Education
Equity	Stewardship
<ul style="list-style-type: none"> ■ Full-Time Employment ■ Pay-Scale Equity ■ Freedom of Association ■ Living Wage ■ Gender Pay Equity 	<ul style="list-style-type: none"> ■ Local Communities ■ Volunteering ■ Animal Welfare ■ Charitable Giving ■ Positive Products
Employee Health	Purchasing & Supply Chain
<ul style="list-style-type: none"> ■ Physical Health ■ Well-Being 	<ul style="list-style-type: none"> ■ Equitable Purchasing ■ Supply Chain

THE SOCIAL JUSTICE LABEL 2.0
TLC-004
EXP 03/01/2025

INTERNATIONAL LIVING FUTURE INSTITUTE™

OUR MARKETS

- 
Healthcare
- 
Aviation
- 
Education
- 
Entertainment
- 
Government
- 
Commercial

BY THE NUMBERS

- 20** Offices Nationally **475+** Employees
- 65+** Years of Excellence **135+** Registered PEs
- 500** LEED Certified Projects **70+** LEED-Accredited Professionals

2023 RANKINGS

- #215** ENR Top 500 Design Firms
- #21** Top Engineering Firms, Building Design + Construction
- #23** MEP Giants, Consulting - Specifying Engineer
- #34** ENR Southeast Top Design Firms

Leveraging local market knowledge with global view to deliver tailored solutions

Leader in sustainable and healthy building design and operation

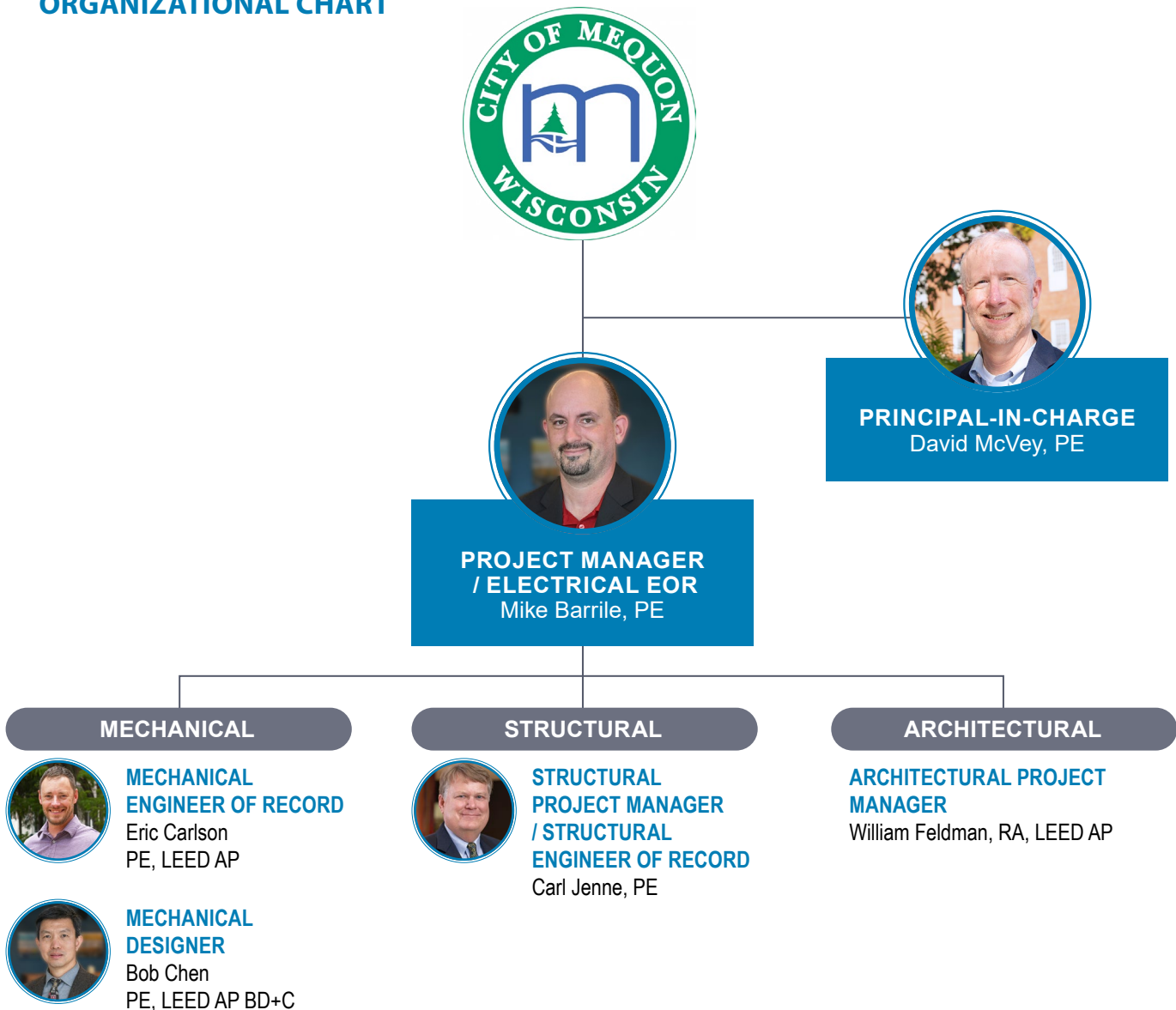
Offices around the nation with headquarters in Orlando, Florida

Commitment to Extreme Service for our clients and owners

Joining our team as our architectural subconsultant is William Feldman Studio, a sole-proprietorship design practice based in Milwaukee. This firm is led by William Feldman, an architect with over 30 years of architectural experience. His expertise includes designing exterior remodeling of masonry structural piers for Milwaukee Public Schools and serving as the architectural consultant for the addition and renovation of Fox Point Lutheran Church in Milwaukee.

The organizational chart below details the structure of our team. Resumes are included on the pages that follow.

ORGANIZATIONAL CHART



DAVID MCVEY, PE

Principal-in-Charge

BACKGROUND

Dave has more than 37 years of experience in architectural engineering, with focus on electrical systems design and engineering. A Managing Principal at TLC, Dave's extensive experience includes project management and design of electrical building systems across various infrastructure, healthcare, and K-12 projects.

EXPERIENCE

Milwaukee Public Schools Central Services Cooling Tower Replacement, Milwaukee, Wisconsin

Replacement of the existing rooftop cooling tower, system pumps, associated valves, piping, controls, ancillary plumbing and electrical, and associated equipment. \$450,000

Milwaukee County Department of Health and Human Services Coggs Administration Building, Milwaukee, Wisconsin

New four-story administration building includes community engagement, training, and support spaces, as well as a small warehouse and offices. 60,000 sf

Milwaukee Public Schools Grant Gordon Early Learning Center Heating Plant Renovation, Milwaukee, Wisconsin

Replacement of two boilers and associated equipment, air handlers, water heat exchanger, pumps, gas and water piping, control and bypass valves, oil fuel system, and all associated electrical and plumbing. \$1 million

Harvard CUSD 50 Washington School HVAC Upgrades, Harvard, Illinois

Replacement of HVAC system to install a new boiler, fintube, DOAS unit, RTU unit for the gym, and VRF system. \$820,640

Kinnikinnick CCSD 131 Stone Creek & Ledgewood Schools HVAC Replacement, Kinnikinnick, Illinois

Replacement of existing AHUs with new RTU equipment.

City of Crystal Lake Municipal Building Lighting Controls Replacement, Crystal Lake, Illinois

Replacement of the existing relay-based lighting control system and board room dimming system at the Crystal Lake Municipal Building.

Edward Hospital Master Planning and Equipment Upgrades, Naperville, Illinois

Master planning and renovations, including replacement of two 750-hp steam boilers, 12 air handling units, and six dehumidification units; conversion of chilled water distribution to primary/secondary piping with variable speed pumping; and relocation of switchgear equipment. \$10 million

Seneca Township HSD 160 Seneca Township High School HVAC Cooling Upgrades, Seneca, Illinois

Replacement of existing chiller (indoor evap and exterior condensing unit) and pumps with new exterior air-cooled chiller and indoor pumps on VFD starters. \$333,559



FIRM

TLC Engineering Solutions

EDUCATION

Valparaiso University
B.S., Electrical Engineering
1987

YEARS OF EXPERIENCE

TLC: 29 years

Prior: 8 years

REGISTRATIONS

PE IL 06204843

PE IA P18346

PE OK 23545

PE RI PE.0008811

PE TX 106451

PROFESSIONAL AFFILIATIONS

Illuminating Engineering Society,
Member

Hospital Engineers Society of
Northern Illinois, Member

MIKE J. BARRILE, PE

Project Manager, Electrical Engineer of Record

BACKGROUND

Mike discovered his passion for the built environment while pursuing his bachelor's in electrical engineering at the Milwaukee School of Engineering. A Senior Associate at TLC, his experience across a wide range of building types includes 100+ K-12 and higher ed facilities. Mike brings a proven ability to engineer complex engineering components, including electrical power distribution systems, large-scale switchgear, transfer mechanisms, lighting design and lighting distribution systems, and fire alarm and tech systems.

EXPERIENCE

Milwaukee Public Schools Central Services Cooling Tower Replacement, Milwaukee, Wisconsin

Replacement of the existing rooftop cooling tower, system pumps, associated valves, piping, controls, ancillary plumbing and electrical, and associated equipment. \$450,000

Milwaukee Public Schools Grant Gordon Early Learning Center Heating Plant Renovation, Milwaukee, Wisconsin

Replacement of two boilers and associated equipment, air handlers, water heat exchanger, pumps, gas and water piping, control and bypass valves, oil fuel system, and all associated electrical and plumbing. \$1 million

Harvard CUSD 50 Washington School HVAC Upgrades, Harvard, Illinois

Replacement of HVAC system to install a new boiler, fintube, DOAS unit, RTU unit for the gym, and VRF system. \$820,640

Milwaukee County Department of Health and Human Services Coggs Administration Building, Milwaukee, Wisconsin

New four-story administration building includes community engagement, training, and support spaces, as well as a small warehouse and offices. 60,000 sf

City of Crystal Lake Municipal Building Lighting Controls Replacement, Crystal Lake, Illinois

Replacement of the existing relay-based lighting control system and board room dimming system

Fremont SD 79 2022 Multi-Site Health and Life Safety Improvements, Mundelein, Illinois

Addition of fire alarm and egress lighting components to three schools, based on a 10-year life safety inspection provided by TLC. \$50,000

School District of Collier County Gulf Cost High School HVAC Replacement Phase I & II, Naples, Florida

Two-phase renovation to replace existing AHUs, exhaust, return, make-up air fans, VAV units, and boiler \$4.9 million



FIRM

TLC Engineering Solutions

EDUCATION

Milwaukee School of Engineering
B.S., Arch/Electrical Engineering
2005

YEARS OF EXPERIENCE

TLC: 12 years

Prior: 7 years

REGISTRATIONS

PE WI 48367-6

PE CO PE.0044729

PE TX 107017

PE GA PE035819

PE VA 0402048893

PE SC 30690

PE MS 21318

PE LA PE.0038058

PE AL 33674

PE FL 71562

PROFESSIONAL AFFILIATIONS

Wisconsin Healthcare Engineering Association (WHEA) Chapter 1, Member

NSPE, Member

SAME, Member

IEEE, Member

ERIC CARLSON, PE, LEED AP

Mechanical Engineer of Record

BACKGROUND

A Principal at TLC, Eric specializes in project management and engineering of mechanical, plumbing, and fire protection infrastructure. He has significant experience in the municipality, healthcare, commercial, industrial, and mission-critical markets. Using the latest technology, Eric designs energy-efficient and cost-effective systems that meets owners' needs.

EXPERIENCE

Milwaukee Public Schools Grant Gordon Early Learning Center Heating Plant Renovation, Milwaukee, Wisconsin

Replacement of two boilers and associated equipment, air handlers, water heat exchanger, pumps, gas and water piping, control and bypass valves, oil fuel system, and all associated electrical and plumbing. \$1 million

Milwaukee Public Schools Central Services Cooling Tower Replacement, Milwaukee, Wisconsin

Replacement of the existing rooftop cooling tower, system pumps, associated valves, piping, controls, ancillary plumbing and electrical, and associated equipment. \$450,000

Seneca Township HSD 160 Seneca Township High School HVAC Cooling Upgrades, Seneca, Illinois

Replacement of existing chiller (indoor evap and exterior condensing unit) and pumps with new exterior air cooled chiller and indoor pumps on VFD starters. \$333,559

Milwaukee County Department of Health and Human Services Coggs Administration Building, Milwaukee, Wisconsin

New four-story administration building includes community engagement, training, and support spaces, as well as a small warehouse and offices. 60,000 sf

St. Charles CUSD 303 HVAC Upgrades 2022, St. Charles, Illinois

HVAC equipment upgrades, including chillers, RTUs, and unit ventilators, at eight schools in the district.

City of Crystal Lake IAQ & Sterilization Improvements, Crystal Lake, Illinois

Modifications to the existing HVAC to improve filtration, add UV-C sterilization, and provide touchless drinking fountains and door operators at the City of Crystal Lake municipal buildings.

Waukegan CUSD 60 - 214 Washington and Wrap Around Center Renovations, Waukegan, Illinois

Building infrastructure assessment of a six-story bank building, with a full basement. Design of approved renovations for school district department offices, meeting rooms, and storage spaces. \$3.5 million / 37,000 sf



FIRM

TLC Engineering Solutions

EDUCATION

University of Illinois at Chicago
B.S., Mechanical Engineering
2004

YEARS OF EXPERIENCE

TLC: 8 years
Prior: 10 years

REGISTRATIONS

PE WI 44455-6
PE IL 062062496
PE KY 30810
PE MO 2013042646
PE NC 042941
PE AZ 59923
PE FL 79718

PROFESSIONAL AFFILIATIONS

USGBC, Member
ASHRAE N. Illinois Chapter,
Member

BOB CHEN, PE, LEED AP BD+C**Mechanical Designer****BACKGROUND**

As a TLC Associate, Bob brings a wealth of experience in designing a wide range of facilities, including commercial, healthcare, municipal, and institutional buildings. In addition to his expertise in building systems design, he has also developed multiple CADD programs for the TLC design team, showcasing his proficiency in using technology to streamline design processes.

EXPERIENCE**Milwaukee Public Schools Grant Gordon Early Learning Center Heating Plant Renovation, Milwaukee, Wisconsin**

Replacement of two boilers and associated equipment, air handlers, water heat exchanger, pumps, gas and water piping, control and bypass valves, oil fuel system, and all associated electrical and plumbing. \$1 million

Milwaukee Public Schools Central Services Cooling Tower Replacement, Milwaukee, Wisconsin

Replacement of the existing rooftop cooling tower, system pumps, associated valves, piping, controls, ancillary plumbing and electrical, and associated equipment. \$450,000

Harvard CUSD 50 Washington School HVAC Upgrades, Harvard, Illinois

Replacement of HVAC system to install a new boiler, fin tube, DOAS unit, RTU unit for the gym, and VRF system. \$820,640

Kinnikinnick CCSD 131 Stone Creek & Ledgewood Schools HVAC Replacement, Roscoe, Illinois

Replacement of existing AHUs with new RTU equipment.

Kinnikinnick CCSD 131 Stone Creek Elementary School HVAC Improvements, Roscoe, Illinois

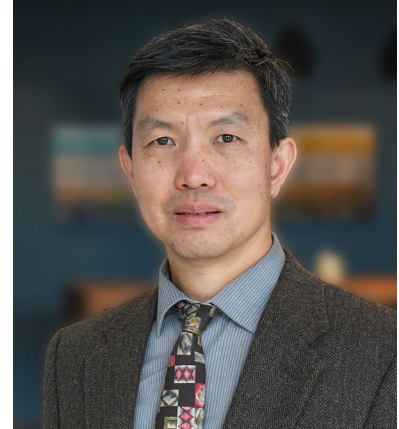
HVAC renovation of three classroom wings to replace heating-only unit vents with RTUs and VAV reheat for zone control and to add air conditioning. \$16.4 million

Edward Hospital Master Planning and Equipment Upgrades, Naperville, Illinois

Master planning and renovations, including replacement of two 750-hp steam boilers, 12 air handling units, and six dehumidification units; conversion of chilled water distribution to primary/secondary piping with variable speed pumping; and relocation of switchgear equipment. \$10 million

Village of Hillside Library, Hillside, Illinois

Build-out of a new library within the community center, also designed by TLC. Includes a café, acquisitions department, lobby, circulation desk, offices, and sensory, conference, study, media, and public meeting rooms. 14,300 sf

**FIRM**

TLC Engineering Solutions

EDUCATION

University of Cincinnati
M.S., Mechanical Engineering
1995

Tianjin University, China
B.S., Mechanical Engineering
1988

YEARS OF EXPERIENCE

TLC: 22 years

Prior: 13 years

REGISTRATIONS

PE IL 062052055

CERTIFICATIONS

LEED AP BD+C, GBCI

PROFESSIONAL AFFILIATIONS

ASHRAE, Member

CARL W. JENNE, PE**Structural Project Manager****BACKGROUND**

Carl provides senior project leadership and project accountability and assures the uninterrupted availability of resources and talent to the structural engineering of projects under his management. He participates in design and concept refinement and continuously reviews all documents for conformance to standards. He is current on the latest building codes in many jurisdictions. He serves on the national technical advisory committee of "Engineers Without Borders" where he is responsible for reviewing structural aspects of construction.

EXPERIENCE**City of Orlando Parks and Recreation Offices, Orlando, Florida**

Replacement and upgrades to existing HVAC systems associated with the Parks Department Offices. Project also includes evaluation of the structure supporting the new air handling unit. \$100,000 / 4,375 sf

St. Vincent's Medical Center Riverside Dillon HVAC Replacement, Jacksonville, Florida

Replacement of chillers and three air handling units. \$2 million

AdventHealth Palm Coast Town Center Surgery RTU Replacement, Palm Coast, Florida

Replacement of ten rooftop air handling units for the ASC, which is adjacent to the Hospital. \$400,000

AdventHealth Dade City PACU AHU, Dade City, Florida

Design and detailing of existing roof framing for the replacement of rooftop air handler units.

Landmark Healthcare Miami Medical Office Building Chiller Replacement, Miami, Florida

Replacement of a 400-ton air cooled chiller mounted on the roof.

Osceola School Board Bellalago Structural AHU Evaluation, Kissimmee, Florida

Design for replacement of three air handling units. Structural scope included the evaluation of the existing structural system capacity and the design of reinforcing as necessary to support the new units. \$152,500 / 52,539 sf

University of Central Florida Partnership V RTU Replacement, Orlando, Florida

Structural evaluation of existing floor and roof framing to support new roof-mounted chiller. Based on the findings, TLC determined the current framing was insufficient. Project included the design and detailing for sufficient reinforcing for new equipment.

University of Central Florida Partnership IV Building RTU Evaluation, Orlando, Florida

Structural evaluation of existing roof framing to determine capabilities to support new, heavier roof top air handler units.

**FIRM**

TLC Engineering Solutions

EDUCATION

University of Central Florida
M.S., Structural Engineering
1994

University of Central Florida
B.S., Business Administration
1980

YEARS OF EXPERIENCE

TLC: 23 years

Prior: 8 years

REGISTRATIONS

PE WI 49280-6

PE AZ 78342

PE CO 60825

PE FL 54036

PE IA P27903

PE ID P-22377

PE MD 59370

PE MN 61324

Licensed PE in 10 other states

PROFESSIONAL AFFILIATIONS

Engineers Without Borders,
Technical Advisory Committee

ASCE, Past Member

FES, Past Member

ACI, Past Member

NSPE, Past Member

AMFP, Member Association of
Medical Facility Professionals

FHEA, Member Florida Healthcare
Engineering Association

WILLIAM FELDMAN, RA, LEED AP BD+C**7820 N. BOYD WAY MILWAUKEE, WI 53217****414.881.1264 | WFELDMAN56@GMAIL.COM**

C r e d e n t i a l s

Registered Architect, State of Wisconsin

LEED Accredited Professional with specialty in Building Design and Construction

E d u c a t i o n a l b a c k g r o u n d

Bachelor of Fine Arts, Industrial Design, Milwaukee Institute of Art and Design, May, 1982

P o s i t i o n s h e l d i n a c a d e m i c i n s t i t u t i o n s

Adjunct Instructor, Mount Mary University, Milwaukee, WI, January, 2004 to December, 2022

Author and presenter, *Perspective Simplified*, IDCEC accredited continuing education course, July, 2009 to present

Instructor, Milwaukee Area Technical College, Mequon, WI, September, 1988 to December, 1988

Instructor, Milwaukee Institute of Art and Design, Milwaukee, WI, August, 1985 to August, 1988

P o s i t i o n s h e l d i n d e s i g n p r a c t i c e

William Feldman Studio, LLC, Milwaukee, WI, Owner, 2009 to present
Site planning, architectural design, adaptive reuse, architectural renderingsZimmerman Architectural Studios, Milwaukee, WI, Senior Design Architect, 2003 to 2009
Marketing, site planning, design of office, retail, industrial and financial buildings, adaptive reuse of existing buildings for multi-family housing, master planningEppstein Uhen Architects, Milwaukee, WI, Design Architect, 1996 to 2003
Extensive project history of marketing, planning and design of industrial, corporate office, retail and public buildings, adaptive reuse / historical renovation, site planning, interior designThe Stubenrauch Architects, Sheboygan, WI, Designer, 1993 to 1996
Interior and architectural design, marketingPlunkett Raysich Architects, Milwaukee, WI, Interior Designer, 1992 to 1993
Interior and architectural designFreelance design office, Milwaukee, WI, Self employed, 1986 to 1992
Exhibit design, interior architecture, product design, illustrationRenquist Associates, Racine, WI, Designer, 1983 to 1986
Product design, interior designZimmerman Design Group, Milwaukee, WI, Interior design assistant, 1982 to 1983
Space planning, model making, presentation drawings, interior design

S e l e c t e d a r c h i t e c t u r a l p r o j e c t s

Carpenter's District Council Headquarters, Pewaukee, WI

Wisconsin Humane Society, Milwaukee, WI

Johnson Bank (former Reckmeyer Furs building), Milwaukee, WI

GMR Marketing, New Berlin, WI

The Goddard School child care facility, Gateway West Business Park, Brookfield, WI

Martin Luther King Commerce Center, Milwaukee, WI

WISPARK corporate office, Lakeview Business Park, Pleasant Prairie, WI

Johnson Bank, Ridgeview Business Park, Pewaukee, WI

2060 N. Humboldt, multi-tenant office and retail building, Milwaukee, WI

M&I University, training center for M&I Bank, Brookfield, WI

Boelter showroom, Glendale, WI

Mitchell Park Domes, Milwaukee, WI

S e r v i c e

Board member, Village of Fox Point Building Board

2

RELEVANT EXPERIENCE AND REFERENCES



2. RELEVANT EXPERIENCE AND REFERENCES

MILWAUKEE PUBLIC SCHOOLS GRANT GORDON EARLY LEARNING CENTER HEATING PLANT RENOVATION

Milwaukee, Wisconsin

TLC engineered the replacement of two boilers and associated equipment, air handlers, water heat exchanger, pumps, gas and water piping, control & bypass valves, oil fuel system, and all associated electrical and plumbing.

FIRM

TLC Engineering Solutions

REFERENCE

Mark Bethel
Construction Engineer
Milwaukee Public Schools
5225 W. Vliet Street
Milwaukee, WI 53208
Ph: (414) 777-7845
bethelmd@milwaukee.k12.wi.us



OWNER / CLIENT

Milwaukee Public Schools

PROJECT DURATION

2021 - 2023

SERVICES PROVIDED

Mechanical, Electrical, and Plumbing Engineering

INVOLVEMENT OF KEY PERSONNEL

David McVey, Mike Barrile, Eric Carlson, Bob Chen

MILWAUKEE PUBLIC SCHOOLS CENTRAL SERVICES COOLING TOWER REPLACEMENT

Milwaukee, Wisconsin

TLC engineered the replacement of a rooftop cooling tower, system pumps, associated valves, piping, controls, ancillary plumbing and electrical, and associated equipment.

FIRM

TLC Engineering Solutions

REFERENCE

Michelle Lenski
Facilities Planning Analyst
Milwaukee Public Schools
5225 W. Vliet Street
Milwaukee, WI 53208
Ph: (414) 283-4600
lenskimj@milwaukee.k12.wi.us



OWNER / CLIENT

Milwaukee Public Schools

PROJECT DURATION

2021 - 2023

SERVICES PROVIDED

Mechanical, Electrical, Plumbing, and Structural Engineering

INVOLVEMENT OF KEY PERSONNEL

David McVey, Mike Barrile, Eric Carlson, Bob Chen

HARVARD CUSD 50 - WASHINGTON SCHOOL HVAC UPGRADES

Harvard, Illinois

TLC engineered the replacement of an HVAC system to support the installation of a new boiler, fintube, DOAS unit, rooftop unit for the gym, and variable refrigerant flow system.

FIRM

TLC Engineering Solutions

REFERENCE

Justin Wendt

Architect

Wold Architects & Engineers

220 N. Smith Street, Suite 310

Palatine, IL 60067

Ph: (847) 241-6100

jwendt@woldae.com



OWNER / CLIENT

Harvard CUSD 50 / Wold Architects & Engineers

PROJECT DURATION

2021 - 2022

SERVICES PROVIDED

Mechanical and Electrical Engineering

INVOLVEMENT OF KEY PERSONNEL

David McVey, Mike Barrile, Bob Chen

SENECA TOWNSHIP HIGH SCHOOL HVAC COOLING UPGRADES

Seneca, Illinois

TLC engineered the replacement of an existing chiller (indoor evap and exterior condensing unit) and pumps with new exterior air cooled chiller and indoor pumps on VFD starters.

FIRM

TLC Engineering Solutions

REFERENCE

Tim Woolever

Architect

Wold Architects & Engineers

220 N. Smith Street, Suite 310

Palatine, IL 60067

Ph: (847) 241-6100

twoolever@woldae.com



OWNER / CLIENT

Seneca Township HSD 160 / Wold Architects & Engineers

PROJECT DURATION

2021 - 2022

SERVICES PROVIDED

Mechanical and Electrical Engineering

INVOLVEMENT OF KEY PERSONNEL

David McVey, Mike Barrile, Eric Carlson

ADDITIONAL RELEVANT EXPERIENCE

TLC ENGINEERING SOLUTIONS

City of Orlando Parks and Recreation Offices HVAC, Orlando, Florida

Replacement and upgrades to existing HVAC systems associated with the Parks Department Offices. Project also included evaluation of the structure supporting the new air handling unit. \$100,000 / 4,375 sf / 2017 / Mechanical / Electrical / Structural / Cx

Mount Sinai Medical Center 2nd Floor USP 797/800 Pharmacy AHU Replacement and Chilled Water Conversion, Aventura, Florida

Replacement of AHU2-1 and AHU2-2 residing within a mechanical room with an outdoor unit. Scope includes new structural frame for unit. Unit has additional capacity for future expansion. Mechanical / Electrical / Structural

St. Vincent's Medical Center Riverside Dillon HVAC Replacement, Jacksonville, Florida

Replacement of chillers and three air handling units. \$2 million / 2018 / Mechanical / Electrical / Structural

AdventHealth North Pinellas Miscellaneous Engineering Services, Tarpon Springs, Florida

Projects include AHU-5C and 7C replacement and chiller and cooling tower re-pipe and replacement for an occupied facility requiring continuous cooling to all spaces without downtime by using temporary chillers. Mitigation of ventilation issues between the morgue and pharmacy and review of AHU and exhaust systems. MEP / FP / Structural

WILLIAM FELDMAN STUDIO

- **Milwaukee Public Schools, Milwaukee, WI:** Exterior remodeling of masonry structural piers,
- **Matt Talbot Recovery Services, Milwaukee, WI:** Interior remodeling at Belwood Broadstep facility, Milwaukee, WI
- **Genesis Behavioral Services:** Feasibility studies for
 - 2819 W Highland Blvd, Milwaukee, WI
 - 5001 W Howard Ave, Milwaukee, WI
 - 2819 N 32nd St, Milwaukee, WI
 - 2628 N MLK Dr, Milwaukee, WI
 - 804 W Greenfield Ave, Milwaukee, WI
 - 215 Turtle Creek Dr, Delavan, WI
 - 3735 N 35th St, Milwaukee, WI
 - 11062 Center Rd, North Freedom, WI
- **MIR Remodeling, Grafton, WI:** Exterior exit stair for K Komfort Heating & Cooling.
- **Fox Point Lutheran Church, Milwaukee, WI:** Architectural consultant for addition and remodeling.



3 FEE PROPOSAL



December 20, 2023

Mr. Justin Bodoh
Building Superintendent
11333 N. Cedarburg Rd.
Mequon, WI 53092

**Re: 15-Ton & 6-Ton Air Handler Replacement / 25-Ton RTU Installation / Council Chamber Architectural Features
Professional Engineering Services Proposal – Rev. 1**

Dear Justin:

It was a pleasure speaking with you on 11/03/2023 regarding the HVAC systems replacement and we look forward to working with the City of Mequon (CLIENT) team on this project. This proposal also includes updates from the RFP document dated 12/07/2023. As we discussed, TLC Engineering Solutions, Inc. (TLC) proposes to provide mechanical and electrical engineering services for the project, with the proposed scope and fee as outlined below.

PROJECT SCOPE

We understand the project consists of replacing two (2) existing air handling units with a 25-ton, grade-mounted RTU located at city hall in Mequon, possibly with council chamber ceiling replacement. TLC's proposal is based on information provided in the RFP document dated 12/07/2023 and the walkthrough on 11/03/2023. We understand the project has no defined construction budget, but the final budget will be based on best practices and efficient design.

BASIC SCOPE OF SERVICES

Basic Scope of Services shall be as outlined in AIA Document C401 – 2017 Edition – Standard Form of Agreement Between Owner and Consultant, Article 3. TLC shall provide professional engineering and design services for:

- a. Heating, Ventilating and Air-Conditioning (HVAC) Engineering.
- b. Plumbing Engineering incidental to the project scope, including gas piping.
- c. Electrical Engineering: power, electrical distribution, and fire alarm related to the mechanical systems replacement.
- d. Structural Engineering for the RTU pad (Base Bid B only).
- e. Add Alternates 1 – 4a: Architectural, electrical, and mechanical for the council chamber ceiling, lighting & lighting controls, windows, and flooring.

The BIM Modeling platform TLC will utilize for this project is Revit, but will provide AutoCAD drawings for the owner, if desired.

TLC anticipates submittals at the following design stages:

- Design Development
- 100% Construction Documents

Up to three (3) design review meetings are included in TLC's proposed work scope.

Design modifications may occur during the design and construction process because it is impossible to foresee or anticipate every design issue until the design work is completed. Modifications can result in increases or decreases in actual construction cost. Therefore, it is important that a reasonable allowance or contingency be included in the bid to accommodate any changes in design as developed for this proposal.

It is our understanding that commissioning services will be provided by others and is not included in our scope.

CONSTRUCTION PHASE SERVICES

Construction Phase Services provided for this project shall include:

1. Response to bidder questions.
2. Response to City of Mequon permitting official's comments.
3. Response to Contractor's Request for Information (RFI) during the construction period.
4. A total of two (2) site visits to become generally familiar with the progress and quality of the construction work in order to determine if the work is being performed in general accordance with the construction documents. (The mix of mechanical, electrical, structural, etc. field representation may change based on the needs of the project during the construction phase). Substantial completion and final inspection, if requested, would each constitute a site visit.
5. Construction OAC Meetings for the duration of the construction scope, estimated as bi-weekly meetings for up to six months. TLC intends to attend virtually.

ADDITIONAL SERVICES

Additional services, when requested in writing, shall be performed for additional compensation. Additional Services are as defined in AIA Document B101- 2017 Edition –Standard Form of Agreement Between Owner and Consultant, Article 4. Additional Services also include those items shown in ATTACHMENT B.

TLC shall submit the estimated additional services cost for approval and authorization prior to proceeding with a design.

FEE

We propose to provide the above-described basic scope of services for the following fee structure plus reimbursable expenses at 1.0 times direct cost.

- MEP Engineering Fee (Base Bid #1) \$ 8,500
- MEP & Structural Engineering Fee (Base Bid #2) \$ 21,750
- Additive Alternate #1 (Council Chamber Ceiling) \$ 1,050
- Additive Alternate #2 (Council Chamber Lighting & Controls) \$ 2,700
- Additive Alternate #3 (Council Chamber Windows) \$ 1,800
- Additive Alternate #4 or 4A (Council Chamber Flooring) \$ 2,400

Reimbursable expenses include all out-of-county, travel-related costs, (TLC's Milwaukee office to be considered point-of-origin for all trips), mileage, meals, lodging, plotting and printing (except as required for in-house coordination), photography, courier services, shipping and express mail.

Billing will be monthly, based upon percentage of services completed and reimbursable expenses. Payment is due within 15 days of receipt.

If this proposal is acceptable, your signature below will confirm TLC's authorization to proceed. Retain one copy and return one copy to TLC Engineering Solutions, Inc. This authorization constitutes CLIENT's commitment to pay the fee and reimbursable expenses, and represents that approval has been received by CLIENT from the Owner. Alternatively, TLC can enter into a contract agreement with CLIENT using AIA Document C401 – 2017 Edition – Standard Form of Agreement Between Architect and Consultant. Please refer to ATTACHMENT D for Special Conditions to the Agreement.

We look forward to your favorable selection of TLC and the opportunity to assist your team for this and future projects. Please give me a call with any questions or comments.

Yours truly,

TLC ENGINEERING SOLUTIONS, INC.

CITY OF MEQUON



By:

Mike J. Barrile, PE
Senior Associate | Project Engineer

Print Name and Title



Aaron Johnson, PE
Principal | Director

Date

ATTACHMENT A INFORMATION TO BE FURNISHED BY THE CLIENT

1. Copy of Owner-Consultant Agreement.
2. Updated AutoCAD site plans, reflected ceiling plans, and architectural floor plan backgrounds, complete with room names, numbers and rated or special wall construction.
3. Civil, site drawings and surveys, indicating all underground and overhead mechanical, plumbing and electrical site utilities, which may affect design.
4. 30-day electrical demand load readings of existing panels and other electrical equipment affected by the project scope of work, or as requested by TLC.
5. Geotechnical report of subsurface soils conditions with recommendations for foundations and site preparation.
6. CLIENT's acoustical consultant specifications and recommendations affecting the mechanical system designs.
7. Reliable and accurate existing drawings. Extensive field verification or development of as-built documentation of existing systems is not anticipated or included in our scope.
8. Any special engineering survey limitation considerations, notably areas where asbestos is present within the facility.

ATTACHMENT B ADDITIONAL SERVICES

1. AIA Document B101 – 2017 Edition – Abbreviated Standard Form of Agreement Between Owner and Architect, Article 4.
2. Construction site visits or attendance at design review or OAC meetings, as requested by the Owner or CLIENT, in excess of the number of visits defined in this proposal.
3. Value Engineering meetings and subsequent engineering or design revisions to incorporate accepted value engineering items, including changes to system design after construction documents have been completed.
4. Significant revisions to the program or design philosophy after Design Development approval, or to systems selected following schematic phase, and which result in redesign expenses.
5. Detailed project phasing, preparation of multiple phasing plans, or preparation of multiple sets of construction documents or document packages. This includes project phasing for budget purposes as well.
6. Electrical Circuit Breaker Coordination Study and/or Arc Flash Study.
7. Design of emergency power, UPS, or generator systems.
8. Energy modeling or preparation of systems life cycle cost analysis (LCA).
9. Civil engineering or landscape design.
10. Currently unidentified specialty electrical, lighting or communication systems, including voice/data, audio/visual, security, or other low voltage electronic systems.
11. Acoustical consulting.
12. Document reproduction beyond those required for in-house coordination and submittals as outlined above.
13. Development of “as-built” or record drawings.
14. Detailed cost estimating services.
15. Commissioning of building systems.
16. Additional Site visits to the site as required in order to provide "verification letters" to the authority having jurisdiction that TLC has witnessed work after the AHJ inspection.
17. The effort and cost indicated reflects the effort based upon a continuous project. TLC reserves the right to submit for additional services if the project is put on hold for a period of more than 6 months and re-started.

ATTACHMENT D
SPECIAL CONDITIONS TO THE AGREEMENT
Professional Engineering Services Proposal

Energy and Water Estimates: Since TLC has no control over building and equipment operation, climatic conditions or utility rate changes, TLC cannot and does not guarantee that actual building or system energy usage, water usage, or operating costs will not vary from any estimates, calculations, or models prepared by TLC.

Dispute Resolution: Any claims or disputes made during design, construction, or post-construction between the CLIENT and TLC shall be submitted to non-binding mediation. The CLIENT and TLC agree to include a similar mediation agreement with all contractors, subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution between all parties.

Billing/Payments: All invoices shall be paid within 15 days of receipt of payment from Owner. If an invoice is not paid within 60 days, TLC may, without waiving any claim or right against the CLIENT, and without liability whatsoever to the CLIENT, terminate the performance of these services.

Indemnification: The CLIENT shall, to the fullest extent permitted by law, indemnify and hold harmless TLC, its officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorney's fees and defense costs, arising out of or in any way connected with the performance by any of the parties above named of the services under this agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of TLC. Any such liabilities attributable to TLC are limited to a maximum dollar amount equal to the total of TLC's fee for the project.

Certifications: TLC shall not be required to execute any document that would result in its certifying, guaranteeing or warranting the existence of conditions whose existence TLC cannot ascertain. This includes, but is not limited to existing building conditions that cannot be known or verified without demolition or destructive investigation.

Ownership of Documents: All documents (including electronic files) produced by TLC under this agreement shall remain the property of TLC and may not be used by the CLIENT or any of the CLIENT's other consultants, contractors, etc., for any other endeavor without the written consent of TLC.

Consequential Damages: Notwithstanding any other provision of this Agreement, neither party shall be liable to the other for any consequential damages incurred due to the fault of the other party, regardless of the nature of this fault or whether it was committed by the CLIENT or by TLC, their employees, agents, subconsultants or subcontractors. Consequential damages include, but are not limited to, loss of use and loss of profit.

Delays: TLC is not responsible for delays caused by factors beyond TLC's reasonable control, including but not limited to delays because of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the CLIENT to furnish timely information or approve or disapprove of TLC's services or work product promptly, or delays caused by faulty performance by the CLIENT or by contractors of any level. When such delays beyond TLC's reasonable control occur, the CLIENT agrees TLC is not responsible for damages, nor shall TLC be deemed to be in default of this Agreement.



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