

# STATEMENT OF QUALIFICATIONS FOR MOUNT CARROLL DISTRICT LIBRARY



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**HISTORY**



**EAGER FREE PUBLIC LIBRARY**  
EVANSVILLE, WISCONSIN



Phone 608-676-2261  
Fax 608-676-4971

JAMES GILBANK  
THOMAS GILBANK  
GARY GILBANK

# GILBANK CONSTRUCTION, INC.

GENERAL CONTRACTORS

Commercial • Industrial • Residential

P.O. BOX 718 • 301 SCOT DRIVE • CLINTON, WISCONSIN 53525-0718

Established 1965

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January 24, 2020

Laurel Bergren  
Mount Carroll District Library  
208 North Main Street  
Mount Carroll, IL 61053

We sincerely appreciate the opportunity to submit our qualifications regarding the design-build services for the addition and rehabilitation of the Mount Carroll District Library. Gilbank Construction is a 55-year-old construction company with historic preservation projects and FEH DESIGN is a 120-year-old firm with extensive historic and library design experience throughout the Midwest.

The Gilbank + FEH team is committed to delivering high-quality design work, meeting your goals and exceeding expectations. We are confident we have what it takes to see your vision through to completion. We look forward to the opportunity to assist the library in the rehabilitation and addition to Mount Carroll District Library. We'll bring enthusiasm for this project and the following skill set to help make this is a successful project:

- Experience and understanding of Illinois Historic Preservation Agency (IHPA) project requirements
- Completed Historic Library renovation and expansion projects
- Successful resolution of budget conflicts and value engineering
- Extensive experience providing unique solutions to difficult sites
- Understand the impact of occupancy during construction or temporary relocation of the library
- A terrific record for delivering projects on time and under budget

Our experienced team of Contractors, Architects, and Interior Designers are eager to learn more about your project. I think you'll find our team to be especially sensitive to the historic nature of the existing building and ability to breathe new life into your building. Our entire team is hopeful we'll be afforded the opportunity to work with the Mount Carroll District Library to transform the existing library and add new library services for the community.

Please feel free to contact us if you would like additional information or if you have any questions regarding the information we have provided. We hope this will be another great partnering experience between FEH DESIGN + Gilbank and the Mount Carroll District Library.

Respectfully Submitted,

  
John Williams

  
Gregg Baum



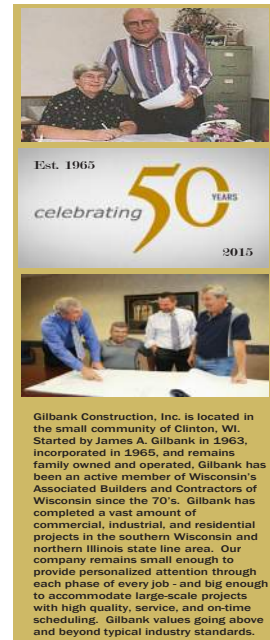


# 01

## TEAM HISTORY AND BACKGROUND



# 01 / GILBANK OVERVIEW



## I. GENERAL INFORMATION/PROJECT TEAM:

Firm Name: Gilbank Construction, Inc.  
Address: 301 Scot Drive Clinton, WI 53525  
Phone: (608) 676-2261  
Fax: (608) 676-4971  
Contact Person:  
Name: John Williams  
Title: Secretary Treasurer  
Mobile: (608) 751-6341  
Email: [johnw@gilbankconstruction.com](mailto:johnw@gilbankconstruction.com)

## GILBANK CONSTRUCTION, INC. LEADERSHIP/MANAGEMENT

Gilbank Construction, Inc. is located in the small community of Clinton, WI. Started by James A. Gilbank in 1963, incorporated in 1965, and remains family owned and operated, Gilbank has been an active member of Wisconsin's Associated Builders and Contractors of Wisconsin since the 70's. Gilbank has completed a vast amount of commercial, industrial, and residential projects in the southern Wisconsin and northern Illinois state line area. Our company remains small enough to provide personalized attention through each phase of every job - and big enough to accommodate large-scale projects with high quality, service, and on-time scheduling. Gilbank values going above and beyond typical industry standards.

# GILBANK CONSTRUCTION, INC.

## GENERAL CONTRACTORS

Commercial • Industrial • Residential

P.O. BOX 718 • 301 SCOT DRIVE • CLINTON, WISCONSIN 53525-0718



Tom Gilbank, President

[tomg@gilbankconstruction.com](mailto:tomg@gilbankconstruction.com)

Tom graduated from UW-P in 1975 with a degree in Construction Administration. A former President of Associated Builders and Contractors of Wisconsin, he remains active with the ABC Apprenticeship Trust. Tom is also active with many local Non Profit Organizations and was a former President of the Stateline Boys and Girls Club.



Gary Gilbank, Vice President

[garyg@gilbankconstruction.com](mailto:garyg@gilbankconstruction.com)

Gary has been with Gilbank Construction since 1986 and holds an Architectural Engineering degree from the Milwaukee School of Engineering. He handles company operations and scheduling in addition to estimating and managing select projects. Gary is very active in Clinton youth sports activities and currently serves on the Clinton Community School Board.



John Williams, Secretary/Treasurer

[johnw@gilbankconstruction.com](mailto:johnw@gilbankconstruction.com)

John joined Gilbank in 2002 and holds a degree from UW-P in Construction Management. He is our lead estimator and manages many of our main projects, and has been on the board of directors since 2011 and a company owner since 2016. John is active in the Associated Builders and Contractors Safety Committee and is responsible for monitoring our safety policies.



James T. Gilbank, Estimator/Project Manager

[jamesg@gilbankconstruction.com](mailto:jamesg@gilbankconstruction.com)

James joins our team with over 4 years of experience as an Estimating Assistant prior to his employment at Gilbank where he has been an Estimator/Project Manager since 2010. He represented the USA in the Australian Junior Wheelchair Basketball Championship in Sydney and has coached the Madison Junior Wheelchair Basketball team.



Russ Tabaka, Estimator/Project Manager

[russt@gilbankconstruction.com](mailto:russt@gilbankconstruction.com)

Russ recently joined Gilbank Construction as a Project Manager and Estimator. His background includes project management duties for industrial applications, facility engineering and construction services. Previous to that Russ had extensive experience in mechanical design and industrial installations. He holds an Associate's degree in Applied Science in Manufacturing from Mchenry County College.



# 01 / FEH DESIGN OVERVIEW

## AREAS OF FOCUS

Education, Libraries, Municipal, Civic, Public Safety, Corporate, Commercial, Government, Recreation, Historic, Museums, Worship

## ARCHITECTURE

Studies, Evaluations, Master Planning, Design Workshops, Design+Build, New Construction, Additions, Renovations, Historic Preservation

## STRUCTURAL ENGINEERING

Evaluations, New Construction, Additions, Renovations

## INTERIOR DESIGN

Color Theory, Environmental Branding, Graphic Design, Furniture, Fixtures and Equipment

## DEMOLITION

Green in Mind: Salvage, Recycle

## BOND REFERENDUM SERVICES

Organize, Recruit, Research, Coordinate, Marketing Materials and Media Management



We are a family of architects, engineers and interior designers with a passion to create. Every member brings unique talents to the table, and together we are reimagining the built environment. The Midwest is our home as our offices are located in Sioux City, Des Moines, and Dubuque, Iowa and Oconomowoc, Wisconsin. Our clients receive a high level of personalized service and are involved in the entire design process.

Our people have been and continue to be our differentiator, it's who we are and what we do. Much like the color purple, we embody the balance of red's stimulation and blue's calm. We are a dynamic group of individuals who blend together to create a team that works seamlessly together for our clients and their goals.

## OUR HISTORY... BRIEFLY

FEH DESIGN's roots trace back to 1898 when Andrew H. Foss, a Norwegian immigrant, began designing railroad depots. Much of the firm's early work included train depots, commercial buildings and schools. During the Depression years, our firm worked on numerous government projects. Our Sioux City office opened in 1958, Des Moines in 1979, Dubuque in 2011 and our Wisconsin office in 2012. As our team and services grew, we re-branded to FEH DESIGN.

## OUR MISSION

To create a better world through design – for our families, our clients and our communities.



**EXPERIENCE PROVIDED  
BY FOUR OFFICES  
INCLUDES:**

- 19 Architects
- 9 Associate Architects/Interns
- 2 Technicians
- 1 Structural Engineer
- 4 Structural Designer/Interns
- 5 Interior Designers
- 4 Administrative/Marketing Personnel

# 01 / DESIGN-BUILD TEAM

## DESIGN BUILD TEAM



John Williams, Secretary, Treasurer  
301 Scot Drive Clinton, WI 52525 / PH: 608 676 2261 / FAX: 60 676 4971  
johnw@gilbankconstruction.com



Gregg Baum, AIA, LEED AP  
1241 Corporate Center Drive, Oconomowoc, WI 53066 / PH: 262 968 2055 / FAX: None  
greggb@fehdesign.com





**DESIGN BUILD TEAM**

**FEH DESIGN**

- Architectural Design
- Structural Engineering
- Interiors/ Furnishing Design

**LFI**

- Fixtures, Furniture, and equipment

**R.H. BATTERMAN**

- Civil Engineering Design

**GILBANK CONSTRUCTION, INC.**

- Overall project management
- Concrete
- Rough carpentry
- Finish carpentry

**CORNERSTONE CONSTRUCTION**

- Masonry

**PRECISION BUILDING SOLUTIONS**

- Structural Steel

**MCDERMAID ROOFING**

- Sheet metal & roofing

**DUGGAN PAINTING**

- Finishes

**HALVERSON FLOORING**

- Floor coverings

**INTCON INCORPORATED**

- Steel studs
- Insulation
- Drywall & plaster

**SCHINDLER ELEVATOR**

- Elevator

**AHERN MECHANICAL**

- Plumbing
- Mechanical

**VANBROCKLIN ELECTRIC**

- Electrical
- Security
- Fire alarm / life safety

**IDEAL MIDWEST**

- Earthwork
- Site restoration
- Site utilities

*Leadership isn't the best on top, it's best in the middle surrounded by your top talent.*

# 01 /



## JOHN WILLIAMS

SECRETARY / TREASURER / PROJECT MANAGER

John has been with Gilbank Construction, Inc. since 2002 and acted as the PM for all the referenced projects below.

18 years experience  
18 years with Gilbank



## RELEVANT EXPERIENCE

### MILTON PUBLIC LIBRARY

*Remodel/Addition Milton, WI*

### TALLMAN HOUSE

*Soffit & Chimney Restorations  
Conservatory Restorations  
Carriage House Restoration  
Janesville, WI*

### SCHOOL DISTRICT OF BELOIT

*New Welcome Center Beloit, WI*

### UWW ATHLETICS COMPLEX BUILDINGS

*Whitewater, WI*

### NEW CENTRAL FIRE STATION

*Janesville, WI*

### GLEN ERIN BANQUET HALL

*Janesville, WI*

# Mount Carroll District Library

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## Signature Form

GILBANK CONSTRUCTION, INC.

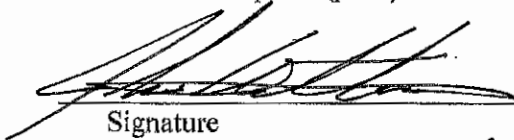
Name of ~~Individual/Partnership/~~Corporation/~~Company/Entity Managing the Project~~

JOHN WILLIAMS

SECRETARY-TREASURER

Name of Preparer (print)

Title



JANUARY 24, 2020

Signature

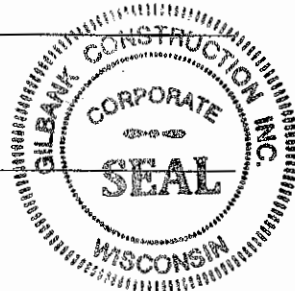
Date



GARY GILBANK, VICE-PRESIDENT

Attesting Signature (Required of Corporations)

Title



301 SCOT DRIVE, PO BOX 718

Business Address

CLINTON

WISCONSIN

53525

City

State

Zip

608-676-2261

608-676-4971

Telephone Number

FAX Number

JOHNW@GILBANKCONSTRUCTION, INC.

Email Address

39-1183713

Federal Employee Identification Number (FEIN)



# 01 /



## GREGG BAUM, AIA, LEED AP

ASSOC. PRINCIPAL, ARCHITECT

Gregg brings more than 35+ years of experience and has provided design excellence and project leadership for a variety of public and private sector clients. His project experience ranges from municipal, museums, exhibition facilities, libraries and visitor centers to churches and justice facilities. He provides a hands-on and interactive approach to design with a goal of creating client focused solutions.

Master of Architecture,  
University of Wisconsin -  
Milwaukee  
Bachelor of Science,  
University of Wisconsin -  
Milwaukee

Licensed Architect: WI  
LEED AP  
35+ years experience  
9 years with FEH



## RELEVANT EXPERIENCE

### MOUNT CARROLL PUBLIC LIBRARY

Mount Carroll, Illinois  
Remodel/Addition Conceptual Design

### MILTON PUBLIC LIBRARY

Milton, Wisconsin  
Remodel/Addition

### GALESBURG PUBLIC LIBRARY

Galesburg, Illinois  
New Construction Conceptual Design

### EAGER FREE PUBLIC LIBRARY

Evansville, Wisconsin  
Conceptual Design

### SCHREINER MEMORIAL LIBRARY

Lancaster, Wisconsin  
Remodel/Addition/Performance Plaza

### FRANCES BANTA WAGGONER COMMUNITY LIBRARY

DeWitt, Iowa / Conceptual Design

### MARATHON CO. PUBLIC LIBRARY

Wausau, Wisconsin  
Remodel

### MURPHY HELWIG PUBLIC LIBRARY

Monona, Iowa  
Site Selection & Conceptual Design

## PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

Wisconsin Society of Architects, Merit Award for Leigh Yawkey Woodson Art Museum, 1990  
Wisconsin Society of Architects, Merit Award for the Wisconsin Maritime Museum, 1989  
Greater Milwaukee Environmental Professionals Group (GMEP)

## COMMUNITY INVOLVEMENT

Kiwanis of Waukesha, Member  
Hartland Kiwanis Club  
Waukesha County Business Alliance

## KEVIN EIPPERLE, AIA, LEED AP

VICE PRESIDENT

Kevin brings 30+ years of professional experience in a large range of civil/educational/cultural projects. Kevin has a passion for delivering environments that promote success, with an expertise in new building facilities and additions, evaluations and renovations of existing buildings and in facilitating owner user groups in design meetings for long-range planning.



## RELEVANT EXPERIENCE

### **MOUNT CARROLL PUBLIC LIBRARY**

Mount Carroll, Illinois

Remodel/Addition Conceptual Design

### **GALESBURG PUBLIC LIBRARY**

Galesburg, Illinois

Facility Assessment & Conceptual Design,

### **SCHREINER MEMORIAL LIBRARY**

Lancaster, Wisconsin

Remodel/Addition/Performance Plaza

### **BELLEVILLE PUBLIC LIBRARY**

Belleville, Wisconsin / Facility Assessment,

Conceptual Design, Additions/Remodel

### **MURPHY HELWIG PUBLIC LIBRARY**

Monona, Iowa

Site Selection & Conceptual Design

### **RIVER VALLEY LIBRARY DISTRICT**

Port Byron, Iowa

Site Selection & Conceptual Design

### **MILTON PUBLIC LIBRARY**

Milton, Wisconsin

Remodel/Addition

### **SUN PRAIRIE PUBLIC LIBRARY**

Sun Prairie, Wisconsin

Facility Assessment & Conceptual Design

Bachelor of Arts in Architecture Iowa State University, 1985

Bachelor of Architecture Iowa State University, 1986

Licensed Architect: IL, IA, KS, SC, TN, WI  
LEED AP

30+ years experience  
9 years with FEH

## PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

Member, American Institute of Architects, National, State and Local

National Council of Architectural Registration Boards

Member, Council for Education Facility Planners International

## COMMUNITY INVOLVEMENT

Founding Member - DMASWA, Green Vision Education Program

Past President, Current Board Member, Foundation for Dubuque Community Public Schools

Past Board of Education, Dubuque Lutheran Schools

Past President, BSA NE Iowa Boy Scout Executive Council

# 01 /



## CHRISTINA MONK, AIA, LEED AP BD+C

PRINCIPAL, ARCHITECT

Christina brings an emphasis in a project delivery role with expertise in education, community, and library building types, both new construction and renovations. She's knowledgeable in sustainable design techniques, the LEED certification process and building codes. She provides 3D project visualization throughout the design process. She has the ability to complete projects of various scales on time in a collaborative work environment.

Bachelor of Architecture,  
Iowa State University, 2003  
Study Abroad Program,  
Rome 2002

Registered Architect: IA  
LEED Accredited  
Professional, emphasis  
Building Design &  
Construction

17 years experience  
9 years with FEH



## RELEVANT EXPERIENCE

### SCHREINER MEMORIAL LIBRARY

Lancaster, Wisconsin  
Remodel/Addition/Performance Plaza

### MARATHON CO. PUBLIC LIBRARY

Wausau, Wisconsin  
Remodel

### MILTON PUBLIC LIBRARY

Milton, Wisconsin  
Remodel/Addition

### MURPHY HELWIG PUBLIC LIBRARY

Monona, Iowa  
Site Selection & Conceptual Design

### EAGER FREE PUBLIC LIBRARY

Evansville, Wisconsin  
Facility Assessment, Conceptual Design,  
Additions/Remodel

### FRANCES BANTA WAGGONER COMMUNITY LIBRARY

DeWitt, Iowa  
Facility Assessment, Conceptual Design,  
Additions/Remodel

### SPARTA PUBLIC LIBRARY

Sparta, Wisconsin  
Conceptual Design

## PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

American Institute of Architects  
National Trust for Historic Preservation  
GBCI - Member

## COMMUNITY INVOLVEMENT

Dubuque Farmer's Market Committee Consumer Advocate / City of Dubuque Historic Preservation Commission / Dubuque Carnegie-Stout Public Library Board of Trustees  
Toys for Tots Co-coordinator - Dubuque / Dubuque Community Schools Student Mentor  
Green Vision Education Program Associate

## BRYAN BLAIR, SE, LEED AP

ASSOCIATE PRINCIPAL, STRUCTURAL ENGINEER

Bryan draws from a depth of experience and education, working collaboratively with all members of a project team to deliver an effective, economical, and constructible structural design in a timely manner. Knowledge of sustainable design practices allows Bryan to provide constructive input starting at an early stage in building design, often resulting in a more streamlined and integrated design.



## RELEVANT EXPERIENCE

### GALESBURG PUBLIC LIBRARY

Galesburg, Illinois

Conceptual Design of New Library

### SCHREINER MEMORIAL LIBRARY

Lancaster, Wisconsin

Remodel/Addition/Performance Plaza

### MURPHY HELWIG PUBLIC LIBRARY

Manona, Iowa

Site Selection / Conceptual Design

### MILTON PUBLIC LIBRARY

Milton, Wisconsin

Remodel / Addition

### RIVER VALLEY LIBRARY DISTRICT

Port Byron, Illinois

Site Selection / Conceptual Design

### FRANCES BANTA WAGGONER COMMUNITY LIBRARY

DeWitt, Iowa

Facility Assessment, Conceptual Design, Additions/Remodel

### EAGER FREE PUBLIC LIBRARY

Evansville, Wisconsin

Facility Assessment, Conceptual Design, Additions/Remodel

## PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

Licensed Professional Engineer in the State of Iowa

NCEES Record Holder/Model Law Structural Engineer (in application process)

## COMMUNITY INVOLVEMENT

Learning for Life volunteer

Exploring Program - post advisor/post committee chairman

Master of Science -  
Structural Engineering,  
University of Texas at Austin  
2002

Bachelor of Science - Civil &  
Environmental Engineering,  
(Structural Emphasis),  
Marquette University 2001  
(Magna Cum Laude)

Licensed Structural  
Engineer: IA, IL, WI

LEED AP

18 Years Experience  
8 years with FEH



# 01 /



## KAREN GREINER, IIDA

INTERIOR DESIGNER

Karen has over 20+ years of experience and strong relationship building skills. She has extensive experience with project management, construction materials, and furnishings. She can work from concept through design.

Bachelor of Fine Arts,  
Interior Design  
Iowa State University, 1995  
NCIDQ

20+ Years Experience  
4 years with FEH

\*Experience while working  
for another firm.



## RELEVANT EXPERIENCE

### EAGER FREE PUBLIC LIBRARY

Evansville, Wisconsin  
Interior design services, Interior remodel

### SUN PRAIRIE PUBLIC LIBRARY

Sun Prairie, Wisconsin  
Facility Assessment & Conceptual Design

### MUSKEGO PUBLIC LIBRARY

Muskego, Wisconsin  
Children's Area Renovation

### SPARTA PUBLIC LIBRARY

Sparta, Wisconsin  
Facility Assessment & Conceptual Design

### BELLEVILLE PUBLIC LIBRARY

Belleville, Wisconsin  
Facility Assessment, Conceptual Design,  
Additions/Remodel

### ARAM PUBLIC LIBRARY

Delevan, Wisconsin  
Facility Assessment & Conceptual Design

### FRANCES BANTA WAGGONER

LIBRARY DeWitt, Iowa  
Assessment, Charrette, & Conceptual Design



## PROFESSIONAL ORGANIZATIONS / AFFILIATIONS

FIDER Accredited Program

## COMMUNITY INVOLVEMENT

Galena Foundation - Current Board Member 9 year term

Galena & Jo Daviess County Historical Society - Current project committee member

Chestnut Mountain Ski Team - Board Member

Host Family Galena Rotary - Finnish Exchange Student



# / DESIGN TEAM APPROACH



## DESIGN BUILD PROCESS

Our Design Build (DB) project delivery experience allows Owners a method to reduce total Project schedule /cost and to create a collaborative Owner/Designer / Contractor Team to foster inspiration and innovation among all Team members. The process harnesses the talents and insights of all participants from Project beginning to optimize project results, increase value to the owner, reduce waste, and maximize efficiency through all phases of design and construction.

## HOW WE'LL ACCOMPLISH YOUR GOALS

We're a team. This includes Gilbank Construction, FEH Design, the Mount Carroll District Library Team, IHPA, consultants, contractors, sub-contractors, vendors, manufacturers, staff and the community...among many others. We thrive on collaboration, positive feedback, constructive criticism, opinions and wild ideas. We will bring positive attitudes and open minds to every meeting and discussion through all phases of your project.

We have assembled a team that represents our availability, skill sets and positive attitudes to make this project a success. Our team will meet the Library District's goals within the timeline that has been proposed. Utilizing our personnel to assemble the best team for your project is one of our great strengths. As you'll see in the following pages, we have provided information on our team, to include those individuals with experience and skill sets specific to the areas of design and coordination in which they excel. We have provided resumes for our key members that are the most experienced and knowledgeable for historic preservation, library design, and interior design. First and foremost, we know that our assembled team will lead this project to success for the Mount Carroll District Library.



## HOW WE'LL DO IT - LISTENING . UNDERSTANDING . COLLABORATION . IMPLEMENTATION

Libraries are an integral part of the Community fabric. They impact every resident of the community. It is imperative that the design process, beginning with the existing completed schematic design, involve as many stakeholders as possible. Library Board Members, and Staff all have a different idea of needs and priorities for library buildings.

### LISTENING & UNDERSTANDING

Gregg, Kevin and Christy will lead the design team which begins with refinement of the existing schematic design that FEH Design completed in 2014. Our approach to make this project a success is to begin work immediately with your key stakeholders and gather current thinking and new ideas that have been generated since schematic design.

Our team will utilize cloud based document storage for the duration of the project, to allow design information access for all members of the design team, Mount Carroll District Library personnel and Gilbank Construction.

### CONSTRUCTION DOCUMENTS

FEH DESIGN works very hard during the Construction Document phase as we understand the value to the Library, Gilbank Construction, the contractors and ourselves by having a high-quality set of bidding documents. That value is expected to be reflected on bid day for the Library, and throughout construction for Gilbank Construction, the contractors and ourselves by reducing the construction conflicts that can plague some projects. We will work very hard for the Mount Carroll District Library and Gilbank Construction to provide good value to support this project throughout all the phases.

Collaboration and coordination are critical during this phase. Our team will be meeting regularly to review coordination items, constructability issues, cost impacts and maintain the level of design and thorough detailing that we expect on all of our projects. On a bi-weekly basis, all Building Information Models (BIM) will be uploaded to our cloud storage system for Gilbank Construction and all consultants' review and coordination.

Building construction materials and techniques have become more complicated and intricate as more specialty contractors are involved and must be sequenced together. While Gilbank Construction will be onsite to schedule and sequence the contractors, our Construction Documents will aid in that process by providing the high level of detail in our documents. Details do not need to be complicated, but they do need to be clear.



We are very proud of our track record in minimal change order costs to a project. FEH DESIGN's documents are well-crafted and coordinated with all the consultants minimizing conflicts and issues that arise in the field during construction. Our track record speaks for itself. We routinely experiences less than 1% of the construction cost in change orders.

**BIDDING**

Upon issuing the Construction Documents for bidding, applicable to all expected bid phases, the work does not stop for the design team. Substitution requests, document clarifications and the pre-bid meeting will take place over several weeks leading up to bid day of each phase. We value contractors' input during this phase. We consider this phase an expansion of our original team; now there will be hundreds of people reviewing the documents. This helps identify any missing information that the contractors need to develop a cost-effective bid. FEH DESIGN and our consultants will work closely with Gilbank Construction to efficiently respond to substitution requests, document clarifications, respond to contractor questions/ideas and assist Gilbank.

**IMPLEMENTATION: CONSTRUCTION ADMINISTRATION**

During construction, our approach to the project is very similar to design. Gilbank will lead the construction team and work together with the design team to solve issues, review the construction progress and hold the subcontractors accountable to the construction document requirements.

Gilbank Construction will be onsite throughout construction and lead construction progress meetings every two weeks to review and report on construction progress with the Library Board during regularly scheduled meetings. It is expected that our consultants will be onsite, when appropriate, to review the work constructed for compliance with the bid documents, based on the timing and frequency of installation of their appropriate scope.

On a weekly and even daily basis, the design team will work with Gilbank Construction and the prime contractors to respond to construction questions. We prefer to discuss any construction related issues, either in person or on the phone, before a Request For Information (RFI) is issued. Often, we develop a solution before the discussion is over. When an RFI is needed, we will coordinate with the consultants regularly to respond in a timely manner. Our proposed team has Gregg (the PM) and Christy on the project throughout the duration of construction for FEH DESIGN. We will attend construction meetings and can respond to contractor questions.

The generation of the punch list, and the size of the list, is greatly influenced by the leadership of the construction team. We review the areas with the prime contractors, and even sub-contractors, to discuss what our team is finding in need of correction so that the level of expectation is known by all parties, helping to avoid lengthy punch lists. During the final punch lists, our team will develop the punch lists electronically utilizing Bluebeam, interactive floor plans and elevations, and punch list tools that we have developed to help streamline the review process. With Gilbank Construction's leadership, FEH DESIGN's history with Gilbank, we're confident that this process will be significantly reduced for everyone.

### PROJECT CLOSEOUT

Before construction is completed, closeout documentation will begin with the contractors to package the required product data and warranty information, as-built drawings, and Library personnel training. FEH DESIGN will work closely with Gilbank Construction to help expedite this procedure.

### WORKING WITH GILBANK CONSTRUCTION

FEH DESIGN has a long history of working with contractors. Our collaborative approach with contractors is that they are an integral part of the project, helping to monitor cost and construction impacts by using their intimate knowledge of the market construction to help make informed design decisions. We are open to suggestions for different wall assemblies, system selections, material finishes and any other ideas they can bring to the table to enhance the project. Having Gilbank Construction on board immediately will be helpful during site analysis, preliminary foundation options, and project schedule development.

Gilbank Construction will be a valuable asset throughout the design process providing cost estimating at each phase of the design and identifying options and/or material selection opportunities to help reduce cost. We understand that a library has a responsibility to the community and the Library to be cost effective, without sacrificing durability and maintenance requirements. Being open to those ideas will be important throughout this project, both in design and in construction. We are very willing to work with Gilbank Construction and the Mount Carroll District Library to evaluate any ideas.

We are excited to team with Gilbank Construction for the Mount Carroll District Library project because they provide;

- Open book policy
- Ethical approach allows contracts to be completed without unexpected 'extras' that can deplete a budget
- Reputation of honesty/up front with clients
- No hidden costs
- Construction change order policy (additions to original scope of work)
  - Honest straight forward costs
  - Not an opportunity to increase profits
- Client involvement is always welcome
- Ability to utilize union & non-union contractors
  - Larger pool of reputable, skilled and local contractors
  - Receive most competitive qualified bids
- Reputation of fairness, problem solving and timely payment
  - Result - receive best possible pricing from our sub-contractors
- Safety-minded crews with an old-fashioned work ethic
  - Outstanding safety record (workman compensation modification rate .83)
- Our financial strength and support staff is suited and adapted to commercial construction projects ranging from \$500,000 to \$15 million
  - We make a conscious effort to key in on projects similar in size and scope of this project



# **Gilbank** **CONSTRUCTION, INC**

Our team of office and field management staff is highly skilled and reputable construction professionals. Our job superintendents have an immense body of knowledge generated through decades of construction experience. Several of our superintendents have been with Gilbank Construction, Inc. for over 30 years. Their knowledge and problem solving abilities on the construction site, combined with our skilled workforce, are a key factor in our success. Gilbank today has 26 employees.

Project Management separates us from other commercial construction companies. Our clients have the unique ability to work with a management staff that has a vested interest in the success of the project and in Gilbank Construction, Inc. Our project management team consists of Tom Gilbank (President) and Gary Gilbank (Vice President). Tom and Gary are 2nd generation owners. Tom has been with Gilbank Construction, Inc. since 1975 and Gary has been with Gilbank Construction, Inc. since 1986. John Williams has been with Gilbank Construction, Inc. for 18 years. He currently serves as the Secretary/Treasurer for Gilbank Construction, Inc. and is also a member of the board of directors. James Gilbank started the 3rd generation for Gilbank Construction, Inc. John & James also became owners in 2016. This unique aspect of our company allows rapid response to emergencies, scope changes, and unforeseen conditions.

- Project Manager will be committed to your project, have total responsibility to the owner for the duration of the project and have a consistent presence on site.
- Project Superintendent will be assigned for the duration of the project and is responsible for supervising all construction activities and quality control of all trades. He is also responsible for implementation of the projects safety program.

## **CONSTRUCTION SERVICES:**

- **Project Services**
  - Tendering/selection of contractors
  - Meet with the owner to develop a project specific construction plan addressing access, site utilization, schedule, and owner concerns.
  - Evaluating systems and constructability.
  - Budgeting & cost control/value engineering
  - Coordinate design/development and pre-construction meetings to address member concerns, design, construction means and methods and safety programs.
  - Continual communication between contractor, architect and owner until plans and specifications are developed to ensure desired scopes are met.
  - Permitting process
- Pre-Construction budgets
  - Initial square footage costs based off schematic drawings (buildings and improvements).
    - Major sub-contractor involvement early on for budgeting accuracy
  - Continual interim budgeting; estimates evolve as project documents and scopes are developed becoming more detailed and project specific.
  - Quantity take offs/selected materials.
  - Bidding of project from plans and specs/Guaranteed Max Price Contract
- Pre-Construction Phase
  - Communication/problem resolution
  - Good Communication = Good Coordination
  - Greatly Reduced Stress for Our Clients

- **Schedule**

How we assure the project stays on schedule and on budget.

- Accountability / Competency / Organization / Persistence / Leadership
  - Hold construction team members accountable for their responsibilities to the project
  - Hire competent, qualified sub contactors & construction team members
  - An organized project is an efficient project.
  - Persistence: do not assume others are taking care of their responsibilities
  - Leadership: provide an example for the rest of the construction team to follow
- Develop a master schedule to track the progress of the project. Weekly schedule review with a 2-3 week look ahead. Involve your construction team/contractors in the development of the schedule to obtain accurate activity durations.

**What do you do if a project falls behind schedule?**

- Identify the reason for the delay.
  - Weather
  - Is a critical path schedule item causing the delay
  - Unanticipated material lead times
  - Man power
  - Unforeseen conditions
- Once the issue is identified we can then determine the best course of action to overcome it.

**MINIMIZING DISRUPTION:**

- Gilbank Construction, Inc. has successfully completed some recent projects that required careful planning & coordination from:
  1. Addition/remodel of food processing plants
  2. Completing a library remodel while a functioning library remained in the building
  3. Building a new fire station next to an existing fully functioning station on the same lot
  4. School remodels & additions working safely around staff & students
- Safe & successful
  1. Collaborative effort partnership between contractor/owner/architect
  2. Activity coordination & pre-planning of disruptive activities
  3. Trade specific staging plans
  4. Maintaining all operations within our approved site boundaries, minimizing the impact on neighboring properties, both residential and commercial, and paying consistent attention to erosion/sedimentation control, safety, right-of-way preservation, traffic mitigation and parking regulation.

**SELF-PERFORMANCE:**

- The following scopes of work have been performed by Gilbank Construction, Inc. for over 50 years. By completing this work ourselves we provide unmatched quality as a cost savings to the owner. The work we self-perform also gives us additional control of critical schedule items.
  1. Excavation
  2. Cast in place concrete
  3. Rough Carpentry
  4. Finish Carpentry

### **CONTRACTOR INVOLVEMENT:**

- Gilbank Construction, Inc. is a local general contractor that performs all of its work within a 100 mile radius of our office. We have vast experience with sub-contractors who perform work in our area allowing us to quickly identify what contractors are the best fit for every job.
- Gilbank Construction, Inc. is the preferred general contractor of many of the local sub-contractors resulting in preferred pricing and better value for our clients.
- Gilbank construction, Inc. utilizes a web based program that allows us to search our data base of qualified contractors in the area, as well as qualified sub-contractors not in our data base in specific areas and send them bid invites to the project.
  1. The software allows us to efficiently search by specific trade & location
  2. Provides detailed descriptions of what specific type of work the contractor performs in the trade
  3. Provides all necessary contact information
  4. Provides a cloud storage system to allow contractors immediate access to project documents/including automatic notices of addenda and project notes
  5. Provides a bid management tool to track who has been contacted, if they plan to bid, are considering bidding or not bidding
- We review company details, including history, financial stability, competence, management, capability/skills of employees and relevant experience.
- We ensure our sub-contractors have access to and review all appropriate documents to ensure a quality, accurate and competitive bid.

### **QUALITY & SAFETY:**

#### Quality Control Program

Gilbank Construction, Inc. has a written Quality Control manual developed to ensure our projects meet/exceed the quality expectations our clients and focuses on:

- Standards
- Inspections
- Improvement
- Responsibilities
- Program can be provided at owners request

#### Safety Program

- Safety-minded crews with an old-fashioned work ethic.
- Outstanding safety record (workman compensation modification rate .83).
- Written safety program developed and updated in conjunction with our safety consultants.
  - Associated Builders & Contractors
  - TRICOR Safety Consultants
  - Insurance company audits of projects during construction
  - Mock OSHA inspections





EAGER FREE PUBLIC LIBRARY

**EAGER FREE PUBLIC LIBRARY**  
EVANSVILLE, WISCONSIN



02

PROJECT  
REFERENCES



# 02

# PROJECT EXPERIENCE



#### REFERENCE CONTACT:

City of Milton  
Ashlee Kunkel (Library  
Director)  
608-868-7462  
kunkel.ashlee@als.lib.wi.us

#### KEY PERSONNEL:

PM: John Williams

#### COMPLETION DATE:

February 2017

#### COST OF CONSTRUCTION:

\$2,135,884

## MILTON PUBLIC LIBRARY REMODEL/ADDITION

### MILTON, WISCONSIN

The 2.2 million dollar Milton Public Library Renovation project consisted of constructing a new building entrance and completely renovating 16,000 square feet of space on the first and second floors of the Shaw Building. The Shaw Building was built as an academic library at Milton College in the 1960's and later converted into a public library and city offices. The building features high end specialty finishes throughout.

#### Building features

- custom cabinetry throughout including themed areas:
  - grain bin
  - silo
  - trellis
  - barn doors
  - shed roof overhangs
  - operable and stationary glass partition walls
- complex floor covering designs
- specialty lighting

In Collaboration with FEH DESIGN



**CHANGES OR IMPROVEMENTS IN PHYSICAL FACILITIES RESULTING IN BETTER SERVICES**

From March 2016 to December of 2016 Milton Public Library embarked on a \$2.8 million expansion including fixtures, furniture and equipment. The new design features bold colors, curved walls and brilliant lighting. The new library offers:

- State-of -the-art community room open to community groups for meetings, webinars and online conferences
- Tutor and study rooms, as well as a quiet reading room for reading and studying
- Literacy based play areas in the children’s department- “Children’s Play Space” featuring ‘mini versions’ of community businesses including Dave’s Ace Hardware, Piggly Wiggly, Badger Veterinary Clinic, First Community Bank and Culver’s. The spaces encourage interactive learning for young children and provide an opportunity to start building life-long learning skills.
- Expanded teen area that features booths with monitors for collaborative school work.

**PROJECT CONCERNS THE CONSTRUCTION TEAM SUCCESSFULLY RESOLVED DURING CONSTRUCTION INCLUDED:**

strengthening the second floor framing system to accommodate compact shelving with minimal building demolition, removing full-height masonry non-load bearing walls from the second floor of the building without heavy equipment, constructing a front door “lantern” entrance addition without disrupting occupancy, sequentially remove hazardous materials as demolition occurred, minimizing shut-down of major building systems like toilet rooms and electricity, and implementing a successful occupancy phasing plan. During construction of the new facility, the library moved to the basement and continued to offer all library services.



# 02

# PROJECT EXPERIENCE



#### REFERENCE CONTACT:

City of Janesville  
Mike Payne  
(608) 755-3164  
paynem@ci.janesville.wi.us

#### KEY PERSONNEL:

PM: John Williams

## TALLMAN HOUSE

### SOFFIT & CHIMNEY RESTORATIONS / CONSERVATORY RESTORATIONS / CARRIAGE HOUSE RESTORATION : JANESVILLE, WISCONSIN

Historically accurate repair and restoration of approximately: 400 S.F. of exterior porch wood surface; 110 S.F. metal roof prep and paint; approximately 700 L.F. of interior and exterior window glazing; approximately 20 L.F. hydraulic lime mortar joint repointing; miscellaneous modifications and restoration of door and window hardware; individual panels of stain glass window replacement; and incidentals.

Historically accurate restoration of the chimneys and roof soffits, and the rehabilitation of the roof and built-in gutter systems of this National Register of Historic Places listed building. All work is to be done to the Secretary of Interior's Standards for Restoration and Rehabilitation. Work includes hydraulic lime mortar based reconstruction of 200 S.F. of multi-wythe brickwork and 400 S.F. of brick repainting, removal and replacement of 4,500 S.F. of terne coated iron plate standing seam roofing with prefinished metal panel standing seam roof system, replacement of existing rubber membrane clad built-in gutters with built-in copper gutters in reframed openings, and 400 L.F. of wood overhang framing, soffit and ornamental frieze restoration.

Work on the 1,700-square-foot carriage house includes installation of a new chair lift, glass floor viewing panels into the masonry cistern, metal standing seam roof; masonry repairs and cleaning; wood repair projects; construction of a new prep kitchen; ADA-compliant restrooms; heating, electrical and plumbing work.





# 02

# PROJECT EXPERIENCE



## Type of construction

- Post and beam construction with steel stud infill, bar joist, metal deck floor and roof structure.
- Aluminum storefront & glazing
  - Insulated spandrel glazing
  - Insulated tinted units
  - Butt glazing
  - Conventional Kawneer 451-T aluminum framing
  - Curtain wall framing
- Exterior finishes
  - Brick, concealed fastener steel paneling and aluminum siding exterior.
- Roof systems
  - Fully adhered TPO
  - Loose laid EPDM
  - Standing seam
  - Wausau tile rooftop patio

**REFERENCE CONTACT:**  
School District of Beloit  
Sean Winters  
(608) 449-2209  
swinters@sdb.k12.wi.us

**KEY PERSONNEL:**  
PM: John Williams

## SCHOOL DISTRICT OF BELOIT

### NEW WELCOME CENTER BELOIT, WI

#### Building features

- Modern architecture incorporating multiple textures and radiuses throughout the interior and exterior.
- Full glass front entry and airlock with segmented butt glazed exterior wall.
- 1,500 square foot roof top patio featuring Wausau tile pavers.
- Main lobby features an open stairwell and steel framed guardrails with glass panel infills.
- Multiple architectural radiuses throughout interior and exterior including: walls, soffits, overhangs, parapets.
- New elevator.
- Private and public restrooms featuring solid surface vanities with ceramic wall and floor tile.
- Twenty private offices, five conference rooms, Incident Command Center, large training room and board room featuring fourteen foot ceilings.

#### Size of project

- 16,000 square foot main floor
- 10,000 square feet second floor
- 1,500 square feet outdoor space

#### Contract value

- 5.4 million

## Value engineering

- Substitute exterior building materials.
  - Aluminum composite panels were substituted with steel flush panels. We were able to achieve the same look at a fraction of the cost. Savings of \$60,000.00 dollars.
- Substitute elevator to a machine room less traction gearless elevator.
  - Elevator still exceeds needs of the building while providing a \$40,000.00 cost savings.
- Substitute interior wall paneling.
  - Painted accent walls in lieu of wall paneling. Savings of \$25,000.00.
- Substitute floor system.
  - Joist and deck with cast in place topping in lieu of 8" precast with cast in place topping. Savings of \$24,000.00.
- Substitute Emergency Command Center.
  - Incident Command Center in lieu of Emergency Command Center. Relabeling of this room changed the requirements of the room while still meeting the owner's needs. Savings \$27,000.00.
- Inadequate soil bearing conditions.
  - Vibrated stone columns and soil stabilization were used in lieu of excavation below subgrade. Savings \$150,000 - \$300,000.00

## Offsite staging

The one and a half acre corner lot allowed for only the absolute necessary contractor equipment to be onsite and offered minimal material staging. The building placement onsite took advantage of every square foot of useable land to maximize the building footprint and parking stalls. Because we were involved in the design and constructability of the project from the start we were able to combat this issue prior to mobilizing the site. After several meetings with the City of Beloit we were able to sign a right of access and temporary occupancy agreement to utilize a city owner piece of property just west of our project site located on a dead end road for staging. The site constraints still made for difficult access to sections of the building but acquiring the vacant lot from the city for the duration of the project alleviated numerous staging and scheduling conflicts. Pictured below is our site staging plan and a google earth image depicting the tight work site.

## Unsuitable soils

Location! Location! Location! Without today's advanced building equipment, practices, and construction technologies the site would have been deemed unbuildable. Environmental contaminates, and low strength compressible organic soils made the site unsuitable for spread footing, concrete slab on grades, and site paving.

## Environmental contaminates

There were two options available for the contaminated overburden.

- All overburden remain on site and capped with clean sand and topsoil.
- Haul overburden off site to an approved landfill.

Nearly the entire site was developed leaving no other option than removing the material from the site, requiring over seven thousand yards to be hauled to the approved landfill.

- Low strength compressible organic soils

Conventional shallow spread footing foundations were possible provided that the existing fill soils and buried topsoil layers were removed below footings and replaced with engineered granular backfill, well-compacted crushed clear stone or "lean mix" concrete. This was not financially feasible as deep undercutting was expected. The undercut excavations were anticipated to encroach upon and extend well below the water table, which complicates undercutting and backfilling operations. Undercut spoils would have also required landfill disposal, further increasing the cost of this option.

In order to reduce contaminated soil haul off, undercutting, and dewatering operations we pursued intermediate foundation system solutions. The soil profiles pointed us in the direction of vibro replacement stone columns. The vibrated stone columns turned out to be the perfect solution for our shallow spread footings and the interior slabs on grade. Pictured left is the stone aggregate being fed into the hopper. The aggregate is vibrated into the ground displacing the loose soil around it leaving no excess contaminated spoils to haul to the landfill. Two hundred and thirty one columns were installed at varying depths to provide adequate bearing conditions for the building foundations and interior concrete slab on grade.

The thirty thousand square feet of asphalt paving had the same soil bearing capacity issues as the shallow footings and interior slabs on grade. Undercutting the area was not an option financially; the solution needed to be economical as well as provide adequate bearing to not affect the design life of the asphalt. After exploring several soil stabilization options we decided on an engineered soil stabilization method using type I cement. Soil stabilization is achieved by pulverizing the natural soil, mixing in a chemical additive, and thoroughly compacting the mixture. The photo to the right shows the cement powder being mixed into the soil by the rototiller and then compacted by the deformed roller trailing.



# 02

# PROJECT EXPERIENCE



#### REFERENCE CONTACT:

Milton Public Library  
Lisa Brooks, Library Director  
608 868 7462  
brooks.lisa@als.lib.wi.us

#### KEY PERSONNEL:

PIC: Kevin Eipperle, AIA  
PM: Gregg Baum, AIA  
PA: Christy Monk, AIA  
SE: Bryan Blair, SE  
Interiors: Joy Owen, IIDA

#### COMPLETION DATE:

February 2017

#### COST OF CONSTRUCTION:

\$2,135,884

## MILTON PUBLIC LIBRARY

MILTON, WISCONSIN

The Milton Public Library Foundation commissioned FEH DESIGN to study how the public library could be expanded to all three floors of the 24,000 square foot building. The Shaw Building was well suited for the public library however, the concrete floor system was not adequate for a contemporary library. The design and furniture layout allowed the books to be spread out on each floor level which meant the floor structure did not need to be upgraded or reinforced. The shared strategy of using low shelving, wide aisles, and spreading out dense book collections also provides flexibility for each functional area. The design features a new two story glass enclosed lobby space that is open 24hour/7 days a week to provide unlimited access to library materials through book lockers. The first floor has a glass enclosed Spark Lab for hands-on creative activities as well as a young adult section, adult collection, computers, and quiet reading room. The second floor has a large community meeting room, history/genealogy collection, agricultural themed children's area, children's storefront play area, and a program room with a movable wall for large events. The lower level has a generous community room, building support space, and rental space for the Arrowhead Library system. The new 8,000 sf on the second floor allowed the library to provide enhanced library service to the community at a reasonable cost.

In Collaboration with Gilbank Construction





/ The library conducted a very successful fundraising campaign and the project was completed in February 2017



# 02

# PROJECT EXPERIENCE



#### REFERENCE CONTACT:

Knoxville Public Library  
Roslin Thompson, Director  
641 828 0585  
knoxlib@knoxville.lib.ia.us

#### KEY PERSONNEL:

PIC: Kevin Eipperle, AIA  
PM: John Karmann, AIA  
PA: Jason Cooper, AIA  
SE: Bryan Blair, SE  
Interiors:  
Michelle Cramblit, IIDA  
Robert Bartlett, AIA

#### COMPLETION DATE:

July 31, 2019

#### COST OF CONSTRUCTION:

\$ 3,111,200

## KNOXVILLE PUBLIC LIBRARY

### KNOXVILLE, IOWA

This beautiful Carnegie Library was built in 1913 and expanded with a sympathetic addition in 1990. The Library is again short of space to accommodate its growing collection and programs. Programming analysis concluded the need to double the existing space. It also required updating to provide patrons access to modern technology.

FEH DESIGN was selected as the Architect to help the Library Board and Community determine the best way to expand again while keeping the character of the original Carnegie building. Many options were explored that contemplated an addition and remodel of the existing building and how program areas might best be arranged in the available space.

Efforts focused on work flow, logical sequencing and convenient patron wayfinding. The resulting plan and exterior design was conceived by the Architect while working with the community in a collaborative design format, and has very well received..





/ Design Challenges:  
the site was very tight in addition  
to keeping the historic elements  
of the Gebhart House on adjacent  
property

# 02

# PROJECT EXPERIENCE



#### REFERENCE CONTACT:

Schreiner Memorial Library  
Jennifer Bernetzke, Director  
608 723 7304  
jbernetzke@swls.org

#### KEY PERSONNEL:

PIC: Kevin Eipperle, AIA  
PM: Gregg Baum, AIA  
PA: Christy Monk, AIA  
SE: Bryan Blair, SE  
Interiors:  
Michelle Cramblit, IIDA

#### COMPLETION DATE:

August 2015

#### COST OF CONSTRUCTION:

\$3,044,054

## SCHREINER MEMORIAL LIBRARY

### LANCASTER, WISCONSIN

FEH DESIGN was hired by the City of Lancaster to help “re-vision” the new Schreiner Memorial Library with the City, Library Board and fundraising consultant. The community explored the idea of expanding the library in 2007 but the downturn in the economy put the project on hold. In 2012, the City asked the team from the 2007 library project to continue with the project and come up with a new, more compact, library concept that reuses and expands the existing library in Ryland Park. This site is perfect for the library because it is centrally located, highly visible and has room to expand. The library is located on Main street, about a block from the Grant County Courthouse which is located on a unique square in downtown Lancaster, the site of the first Civil War monument in the United States.

The new library is 25,000 square feet and features an expanded children, young adult, and computer area, as well as providing a large meeting room for children, teen, adult and senior programming. Other community entities occupy the building with the library including the historical society, visitor center and instrument storage for the community band.





/ In the library's first year in the expanded facility the circulation of materials increased to more than 95,500 items, up from nearly 83,000.







"There is not such a cradle of democracy upon the earth as the Free Public Library, this republic of letters where neither rank, office, nor wealth receives the slightest consideration."  
— Andrew Carnegie

**KNOXVILLE PUBLIC LIBRARY**  
KNOXVILLE, IOWA

# 03

## ADDITIONAL PROJECTS





# 03

# / PROJECT EXPERIENCE



## CUBA CITY MIDDLE SCHOOL ADDITION + ELEMENTARY RENOVATION

CUBA CITY SCHOOL DISTRICT / CUBA CITY, WISCONSIN

FEH DESIGN in conjunction with Mead & Hunt, Inc. were retained to complete a facility assessment of the Cuba City Community School buildings. Space Needs were also evaluated with a goal of identifying any areas that do not currently support enrollment needs or 21st century learning. It was determined that the Elementary/Middle school building was lacking in space and did not meet Code and ADA guidelines. After a successful referendum the district worked with FEH to develop more detailed plans for a new middle school addition onto the high school building. The renovation plan for the elementary school has it meeting all Code and ADA guidelines.

Due to savings by the design/construction team the elementary renovation was able to expand the scope of work into more of the building than was previously projected.

The construction broke ground in August 2017 and the addition was built during the school year with a August 2018 open date. The Elementary renovation will take place over the summer of 2018.

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**COMPLETION DATE:**  
September 2018

**COST OF CONSTRUCTION:**  
\$6,041,861





**FEH DESIGN  
+ BUILD LLC**

# 03

# PROJECT EXPERIENCE



## EAGER FREE PUBLIC LIBRARY

EVANSVILLE, WISCONSIN

The library has been a center for cultural and civic events since its construction in 1908. Originally, the upper level was used for collections and the lower level contained a meeting room. In 1978 the building was placed on the National Register of Historic Places. The current library is undersized and the layout is not ideal. The proposed expansion of the library will relieve space constraints, update the building, and improve the building layout.

The proposed addition is a total of 8,000 square feet on two levels. A new entrance will expand the existing lobby and provide more visibility for visitors. The expansion encompasses a new children's and a young adult collection areas on the lower level. The children's area will include an exterior patio for patron and even use. The upper level will house new administrative spaces, new adult collections, study rooms, and technology space. The existing space will receive entirely new finishes, to provide an updated look. The lower level will receive additional restrooms, a youth program room, and updated meeting rooms. Renovated mechanical spaces will be provided to accommodate new building systems. The upper level will house a new local history space with a new books section. The upper level of the 1908 building will be restored, where required, and converted into a quiet reading space with perimeter collections. Renovation work will be sensitive to the existing aesthetic and complement what is currently in place.

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**COMPLETION DATE:**

Est. March 2019

**COST OF CONSTRUCTION:**

\$2,763,360 (construction contract amount)





# 03

# PROJECT EXPERIENCE



## BELLEVILLE PUBLIC LIBRARY + COMMUNITY CENTER

BELLEVILLE, WISCONSIN

In Belleville, the library is the heart of the community it serves and the new library building exhibits this. The Belleville Public Library and Community Center is a new 13,700 square foot prairie style building abutting the Badger State Recreational Trail. The site, in the downtown business district, provides easy access for pedestrians and cyclists, easy access to Library Park across the street, and access off of a side street for a drive-up book return. The interior features a large welcoming community center that can be divided into smaller spaces, a small serving kitchen, public restrooms, and a conference room at the front of the building. The community center includes a designated severe weather room for the community. The FEH Design team worked with library staff to create an efficient layout, ideal staff work area, a custom designed circulation desk, a quiet break room, dedicated teen area, and plenty of storage. The spacious children's area includes defined areas for different age groups and a large dedicated children's program room far enough away from the rest of the library to provide adequate sound control. The library also features a flexible makerspace, a dedicated area for the Friends of the Library, several private study rooms with cutting edge technology, space to display local art, and a quiet reading room with a fireplace.

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**COMPLETION DATE:**

In Construction

**COST OF CONSTRUCTION:**

\$4,300,000 budget

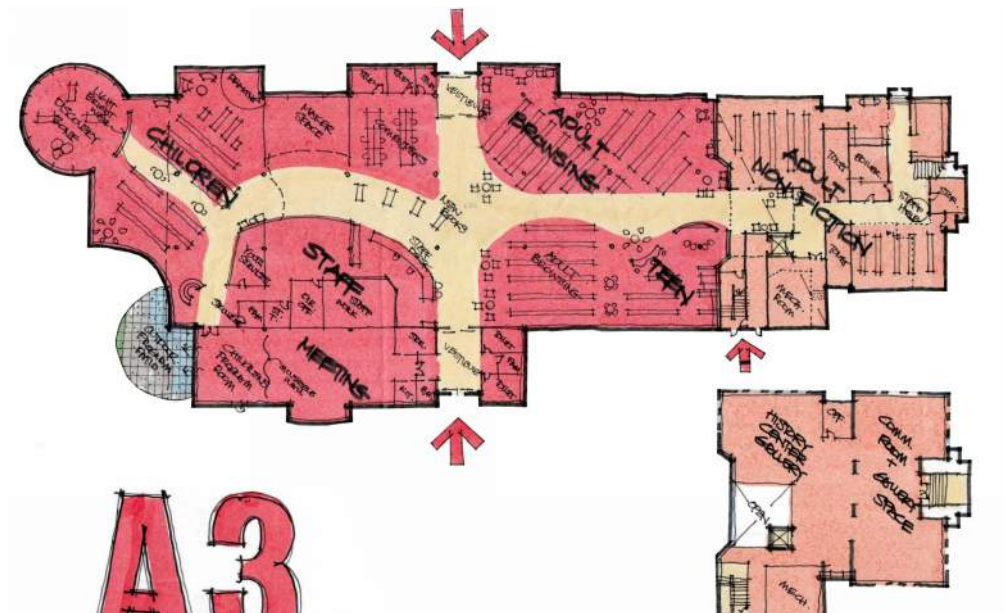
\$4,350,000 bid





# 03

## PROJECT EXPERIENCE



### ARAM PUBLIC LIBRARY

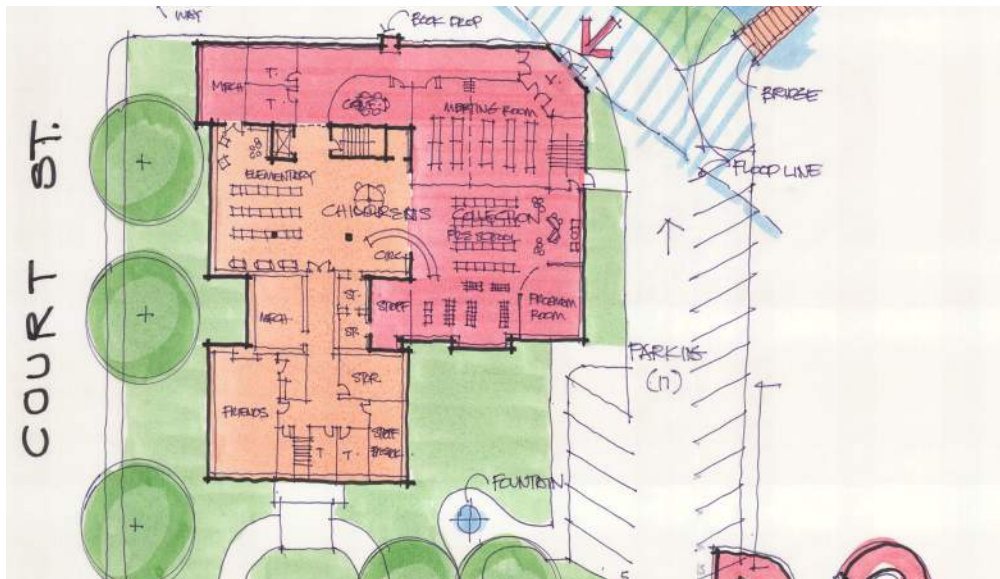
DELAVAN, WISCONSIN

The Aram Public Library has been an anchor to the historic downtown business district in Delavan since 1908. Originally, the upper level was used for collections and the lower level had meeting rooms. The building was expanded in 1991 and a short time later found itself short of community gathering space and space for collections. The proposed expansion of the library will relieve space constraints, update the building, improve the layout, and expand community partnerships. The proposed addition is a total of 17,000 square feet on one floor level which brings the library up to 29,000 square feet. The building will feature a local history center and public meeting space on the upper level of the historic building with direct access from Main Street and the parking lot. The library will occupy the lower level of the existing building and expand into a major addition to the south. A new, dedicated parking lot will have direct access to the library and suite of meeting rooms. A second entrance from Fourth Street is provided for convenience and on-street parking. The interior of the building will be completely repurposed since all library services will be on one floor level. Good sightlines are paramount for staffing and serving the customer, so the building is set up with a light filled and playful shaped children's area near staff offices. They are also adjacent to the community room for convenience of children's programming. Technology is front and center upon entering the library and the teen area and makerspace is nearby. Adult collections and seating areas are located along a very transparent west wall and wrap into the core of the existing building.

COMPLETION DATE:  
Study 2018

COST OF CONSTRUCTION:  
NA

# PROJECT EXPERIENCE



## SPARTA FREE LIBRARY

SPARTA, WISCONSIN

The Sparta Free Library is about to embark on the next chapter of its life story. The community of Sparta has continued to be successful and grow and with that growth the Library needs a larger more adequate facility. The Library was built in 1902 with funds provided by Andrew Carnegie. It was originally built in the Classical Revival architectural style. In 1981 the Library was added to the National Register of Historic Places.

The library hired FEH Design to provide an assessment and design services for an addition to the existing library.

The project is currently in conceptual design

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**COMPLETION DATE:**  
In Conceptual Design

**COST OF CONSTRUCTION:**  
N/A



# 03

# PROJECT EXPERIENCE



## FRANCES BANTA WAGGONER COMMUNITY LIBRARY

DEWITT, IOWA

The Frances Banta Waggoner Community Library hired Anders Dahlgren to update their library program. The program showed that, based on their service area, their building was undersized. The Library Board then hired FEH DESIGN to provide a building condition assessment of their current 7,023 square foot building from 1987. The assessment revealed numerous condition issues in addition to required code and ADA upgrades.

Over the course of two days the FEH DESIGN team, along with Anders, sketched numerous concepts with community input. The favorite concept involved expanding the library at its current site. From there a community-wide survey was conducted and more feedback sought.

With this knowledge, the library board was able to define a direction for the future of the library. A decision was made to expand the building to the South and provide expanded spaces particularly for their Children's and Teen areas.

---

**COMPLETION DATE:**

In Construction

**COST OF CONSTRUCTION:**

\$4,604,000 budget

\$4,509,000 base bid



# 03

## PROJECT EXPERIENCE



### GALESBURG PUBLIC LIBRARY

GALESBURG, ILLINOIS

Faced with a library that is crowded and lacking amenities that are in demand in the community. The Galesburg Library board held a design competition for architectural services for the design of a brand new library facility. The new facility will be a gateway feature opening up to the historic downtown area of Galesburg.

**FEH DESIGN** was awarded the project and their design stood out in the contest as having the preliminary design that board members thought would fit best in Galesburg's historic downtown Main Street District.

**FEH DESIGN's** preliminary design respected the architectural language of the historic community while also expressing a look to the future through contemporary elements of the building's interior and exterior design.

Based off of the original design and the communities wants and needs FEH held a 2 day design workshop with members of the library staff, board and the community in attendance to refine the design.

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**COMPLETION DATE:**  
Study 2013  
Awaiting State Funding

**COST OF CONSTRUCTION:**  
N/A





# 03

## / PROJECT EXPERIENCE



### ONAWA PUBLIC LIBRARY

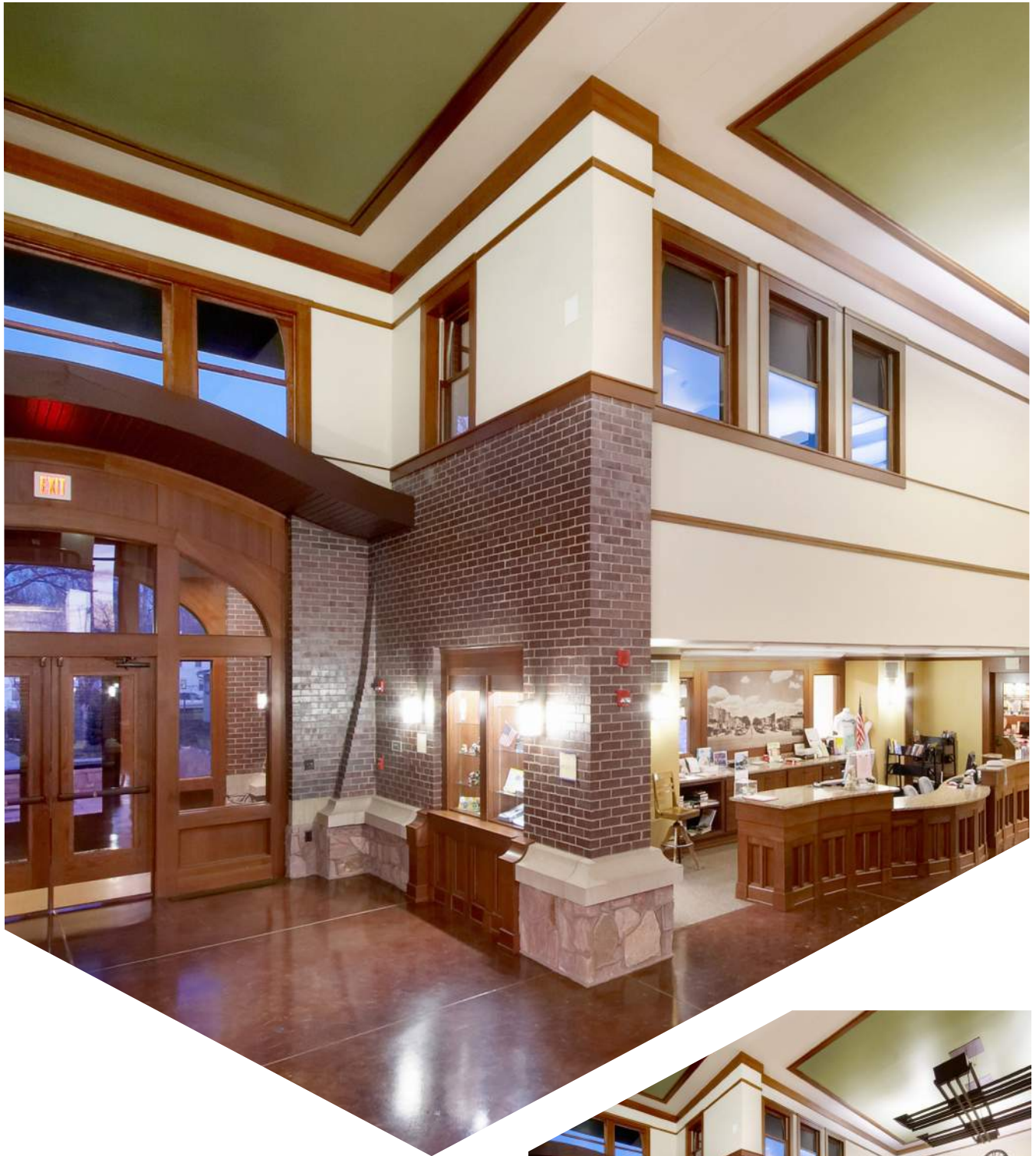
ONAWA, IOWA

FEH DESIGN helped preserve the historic integrity of Onawa's 1908 public library while tripling its useable area (combining a 9,600 sf addition with a 6,000 sf remodeling). FEH's design places great emphasis on extending the style and materials of the existing historic Carnegie Library building while providing a much needed expansion. The result is an enlarged library with meeting room that preserves the integrity of one of Iowa's best examples of an original Carnegie funded library while providing access to an existing second floor for persons with disabilities. The new space includes a central entry creating an "alley" corridor that links the new space to the existing library. The entry corridor features a water wall that highlights the new elevator which opens to a second floor balcony overlooking the addition. The new space includes computer stations, a small meeting room, a children's library area and an adult collections area with a comfortable reading space that looks out onto a city park. The existing portion of the library was remodeled with the main level providing ample space for reference, periodicals and genealogical services and the upstairs providing a gallery and meeting areas, with a small stage area and dividing walls. The expansion / renovation also replaced the building's gas-fired boiler with a geothermal well system to supply all heating and air conditioning needs.

**COMPLETION DATE:**  
October 2005

**COST OF CONSTRUCTION:**  
\$2,342,000





/ 2006 Creative Re-Use of a Building Award, Masonry Institute of Iowa





# 03

## PROJECT EXPERIENCE



### MISSOURI VALLEY PUBLIC LIBRARY

MISSOURI VALLEY, IOWA

A cozy periodicals/reading room complete with a fireplace and a view to the public access area were part of this major expansion and remodeling project designed by FEH DESIGN. The design offers a seamless extension of the original 1911 Carnegie library building. The 7,200 sf expansion provides a new entry to the facility that is placed at ground level to provide easy accessibility to all patrons. Other features include an elevator and enlarged handicapped accessible restrooms. The addition houses staff areas, adult fiction and popular materials as well as a specially designed children's area, computer area complete with internet access and staff areas. The remodeled existing building opens up to the addition with a section of original windows converted to a balcony overlooking the new public access area. Renovation of the original library space provides public meeting/program rooms with kitchenette and the adult nonfiction and reference collections.

No tax money was used in the \$1.7 million expansion project, funded largely from the estate of the late Ruth M. Tamisiea, a longtime Missouri Valley school teacher and community supporter. In remembrance of the library's benefactor, a special glass-enclosed room displaying Tamisiea family articles was added as part of the expansion.

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**COMPLETION DATE:**  
August 2004

**COST OF CONSTRUCTION:**  
\$ 1,546,835





# 03

# PROJECT EXPERIENCE



## UWW ATHLETICS COMPLEX BUILDING

WHITEWATER, WISCONSIN

The yearlong 4.4 million dollar University of Whitewater Athletic Complex Buildings project was a lump sum bid that consisted of two separate construction sites, the Stadium Athletic Services Building and Baseball Services Building & Concessions/Press Box Building. Both buildings were heavy commercial construction primarily constructed of structural steel, pre-cast concrete, CMU backup with masonry veneer, aluminum siding, aluminum storefront, aluminum curtainwall & EPDM roofing.

### **Stadium Athletic Services Building:**

5,100 GSF of this existing building was renovated and 4,000 GSF was added. The renovated and expanded facility includes: larger locker rooms, new team meeting rooms for home and visiting teams, a visiting coaches' locker room, expanded physical therapy/training area including a new hydro-therapy room, equipment storage area, and a ticket office.





**Baseball Services Building and Concessions/Press Box Building:**

1,555 GSF of this existing building was renovated and 7,825 GSF was added. The renovated and expanded facility includes: larger team locker room with new accessible toilet and shower facilities, training room, large multi-purpose room, larger press box, spectator deck, and equipment storage areas. A new administrative suite including: three offices, small conference room, large multi-purpose workroom, kitchenette, and two accessible single-occupant restrooms. The facility also included: umpire locker room with accessible fixtures, accessible public restrooms for men and women, a team meeting room, a passenger elevator, and footings and foundations for a new concessions/press box building.

Both projects had limited access due to proximity of the playing fields for UWW Athletics, including football, baseball, soccer, cross country, track and field & softball. Site access coordination with campus operations had to transpire daily to accommodate their athletics schedules and ensure student safety. Often times work had to be scheduled around campus events making a tight schedule more difficult.

Temporary construction access roads had to be installed just to enable heavy equipment access to the project sites. Special attention had to be given to existing structures and site specialties. For example, in the picture below there is a line of existing flag poles along the end zone that had to be protected during excavation of the hydro area basement. To further complicate the situation, the existing building foundation had to be underpinned. Also due to site constraints the world's largest truck mounted concrete pump had to be utilized to pour the foundations at the Football Services building

# 03

# PROJECT EXPERIENCE

## Building features

- 9 restrooms and 5 showers featuring solid surface counters, tile floor and wall coverings throughout
- Refurbished and fully functional fire pole from original fire station
- Custom cabinetry throughout
- Folding glass partition wall
- Outdoor rooftop patio
- Four-fold ambulance bay doors
- In-floor hydronic heat throughout the 17,500 square foot apparatus bay and perimeter of 1st floor living/administrative quarters
- Vehicle exhaust system
- Air-to-air energy recovery equipment
- LED lighting throughout
- Reverse osmosis water filtration system



## NEW CENTRAL FIRE STATION

### WHITEWATER, WISCONSIN

The Janesville Central Fire Station is a 6.2 million dollar, 31,530 square foot, multi-story facility constructed of cast-in-place concrete, pre-cast concrete, structural steel, steel joist and decking, cold formed metal framing, masonry & EPDM roofing. The building features high end mechanical and electrical systems and finishes throughout.

The Central Fire Station is located on a 2.5 acre lot less than 100 feet from the existing fire station. The 2.5 acre lot needed for the new station required a dozen homes to be relocated or demolished. This location proved difficult due to reduced lanes of travel, added construction traffic and emergency vehicles continuing to respond to calls.

The new facility provides much needed training space, administrative area, living quarters, and a full central command office to coordinate major emergency responses. The multi-story, 14,000 square foot living/administrative quarters and 8 bay, 17,500 square foot apparatus bay will house approximately 13 staff members during daytime hours and is built to accommodate needs for the next 50 years. The living quarters includes nine dorm rooms, four restrooms with showers, living room, exercise room, kitchen and outdoor rooftop patio complete with grilling and outdoor seating area. The new conference room seats 70, enough space for fire fighters from all five stations.

### Value Engineering/Quality

- Gilbank Construction, Inc. proposed changing the design of the exterior wall to an all closed cell spray foam insulation system. This would eliminate the exterior rigid insulation as well as the air barrier improving efficiency of the wall system and providing nearly a \$7K credit back to the owner.

- The fire pole from the existing fire station was removed and shipped to Massachusetts to be refurbished. The scope involved new shutters fitted to the ring, lengthening of the pole, refurbishing the pole, safety kit, cleaned existing chrome, polished rings, changed length of filler sheet, replaced springs (3) and extended the actuator rods (3). Total renovation costs were \$13k compared to \$30k for a new system.
- Assistance in working through the proposed fire pole design. Together with a fabricator, Gilbank Construction, Inc. designed a complex sleeve that would install on the underside of the pre-cast concrete that would create a form for the infill of the deck as well as create a finished product from below. The end result looks great while also saving time and money.
- Gilbank Construction, Inc. worked through MEP scopes to offer value engineering options. One example is the chilled water piping insulation credit of \$6k given to switch the specified 1½" thick polyisocyanurate insulation on the chilled water system to 1½" rigid fiberglass insulation.
- Gilbank Construction, Inc. worked with the metal fabricator to design a cast in place floor box for the hydronic heating system that would provide a clean look in the apparatus bay floor as well as provide a functional access point to maintain the in floor heat valves.
- The city had concerns with the apparatus bay floor finish pertaining to safety of their employees as well as appearance. Together with the owner, Gilbank Construction, Inc. developed a plan and schedules to address the concerns on the finish of the apparatus bay concrete. As the administrative area was being poured, the owner had the opportunity to see and given input on the apparatus bay finish. In an effort to better control quality and sharpness of pitch transitions we split the floor into separate concrete pours.
- Prior to steel fabrication Gilbank Construction, Inc. made several key design changes that positively affected the schedule and budget of the project.
- Gilbank Construction, Inc. suggested and implemented a design change that improved the constructability and installation of OHD jamps.
- Lintel changes. Gilbank identified several issues pertaining to constructability, quality and strength and worked with the structural engineers to resolve the issues prior to fabrication.

### **Innovative programs related to scheduling**

A schedule that would incorporate the operations of the existing fire station located within very close proximity and get the new station enclosed prior to winter. The Fire Department would continue operation 24 hours per day during the 12 month construction of the new facility. In order to achieve this we collaborated directly with fire department and the city. There was an overall project schedule accompanied by sub schedules to detail Fire Department and city activities. This allowed our jobsite superintendent to review daily activities alongside the fire departments and head off any conflicts. There was also a plan in place to ensure emergency vehicles could exit without delay. Throughout the project our pre-construction planning proved to be a valuable asset making the day to day scheduling successful.

Site staging required creative onsite planning. Space was so limited that Gilbank Construction, Inc. decided the only way to successfully stage the site for all contractors would be to develop a trade specific staging plan. Emphasis would be on maintaining all operations within our approved site boundaries, minimizing the impact on neighboring properties, residential and commercial, and paying consistent attention to erosion/sedimentation control, safety, right-of-way preservation, traffic mitigation and parking regulation. This was an enormous task considering the number of subcontractors and equipment needed on site to complete the scope of work. The construction schedule would have to run in synchronization with the contractor staging plan. If a certain portion of work started falling behind it wasn't just a matter of adjusting the project schedule. Had the site already been staged for that specific task, traffic control, equipment staging, parking etc. the contractor would have had to demobilize resulting in lost time and money. The site needed to run like clockwork so, clockwork is how the staging was coordinated. Trades were not allowed to show up and stage the site as they may have done under normal circumstances. Material, equipment, man power, storage and parking were all specifically laid out for the mobilization of each trade ensuring preparations were already in place for that trade's specific task. Staging and use of site boundaries was the most important component to finishing this project on time and in budget.

### **Special obstacles**

A portion of Prospect Avenue, a main connecting street, required right-of-way removal to allow the project footprint to occupy that space. This street vacation process required significant public debate and council action. There were public utilities occupying the space which required a dedicated easement. Eliminating the paved street and adjusting the utilities created a significant amount of additional site work and created some confusion for the traveling public during construction.

The project was under scrutiny from the start because of a historic district which would be impacted. The single family home at 327 Milton Avenue was a contributing structure within the Conrad Cottages Historic District and was in foreclosure. The home was a Second Empire style structure and one of only four historic buildings within the city containing a mansard roof. There was a segment of the community who wanted the city to spend resources to relocate the home but the city did not have the funds to do so in the project budget. The city was required to submit a plan for disposition of the historic home to the Wisconsin Historical Society and Wisconsin State Historic Preservation Office (SHPO). This took time and caused initial delays after the contract had been awarded to Gilbank Construction, Inc. Gilbank worked around the site and modified the construction sequence and schedule to accommodate the city's desire to find someone willing to relocate the home at their expense. Ultimately SHPO approved a mitigation plan for the house relocation.

In an effort to involve the general public and gain community support, the city staff decided that guided public tours during construction would be scheduled. After much deliberation and hesitation Gilbank Construction, Inc. and the owner were able to come to an agreement that would allow tours to take place. In order for the general public to safely walk onto the construction site scheduling and creating designated paths became paramount. Safeguarding a construction site at various points in construction was an enormous undertaking for all involved.



# 03

# PROJECT EXPERIENCE



## GLEN ERIN BANQUET HALL

JANESVILLE, WISCONSIN

Staying true to their Irish roots the new banquet facility has a Gaelic Irish look that complements the existing clubhouse. The new Irish inspired facility better known as the Celtic House is a 1.9 million dollar, twelve thousand square foot wedding hall rising on a hillside above the golf course. The facility offers a full commercial kitchen and bar as well as nine thousand square feet of event space. This new space will accommodate up to five hundred guests making it perhaps the largest wedding venue in the area. In addition to the interior event space, there is a one thousand six hundred square foot elevated open air deck which seats more than one hundred people on the upper level and another one hundred and twenty people on the lower level. Guests experience, great views of the golf course and much needed shade on hot summer days for outdoor wedding ceremonies. The guaranteed max price contract came with a very aggressive six month winter construction schedule to meet summer wedding bookings.

The building is perched atop a glacial hill in the middle of the golf course. The structure is primarily wood framed with an exterior insulated finish system, bronze aluminum storefront windows and doors with split face block accents and wainscoting. To take advantage of the building placement there is a large maintenance free elevated deck constructed with composite decking and aluminum railing.

The interior of the building is finished off with a combination of ceramic tile, luxury vinyl tile and carpet tile floor coverings. Solid core maple doors, trim and base, angled acoustical clouds throughout the cathedral ceilings with a high end lighting package to finish it off. The end result surpassed the owner's vision of a clean and elegant look that blends well with all types of events and wedding décor.

### **Schedule, design, and constructability**

- Before the project could get started we were behind schedule. The aggressive seven month timeline left no time for delays as summer weddings were already booked. Starting the project in the fall meant the success of the project was heavily dependent on foundations being complete prior to Thanksgiving. Plans and specifications were in the design development stages which meant there were several months of work before building permits could be obtained. Complete civil, architectural, and structural construction documents, mechanical, electrical, plumbing, fire protection designs, City Plan Commission approval, Department of Natural Resources notice of intent, and state plan reviews all had to be executed. A seemingly impossible task! As quickly as possible a team was assembled and got to work. We worked closely with architects and engineers to complete final designs keeping in mind budget, constructability, and schedule. Below are notable highlights from the process.
  - Truss design
    - Custom prefabricated mounting frames for piggy back trusses.
      - Reduced labor cost by simplifying the install \$5,200.00.
      - Provided a cat walk for workers helping solve a potential fall hazard.
    - Modified girder truss design allowed operable partition to be mounted to it eliminating the need for a large steel beam originally included in the design.
      - Reduced cost by eliminating a fifty two foot steel beam \$8,000.00
  - Exterior elevated deck
    - Modified concrete support pier design.
      - The new design allowed piers to be installed prior to ground freezing saving valuable time in the spring portion of the construction schedule.
      - Redesigned the LVL deck support beams.
        - Provided critical head room on the lower level patio.
        - Reduced material cost \$6,900.00.

### **Site constraints**

- Because a picture tells a thousand words, below is a Google Earth image of the site pre-construction alongside the site grading plan for the new banquet facility. Site staging was located over seven hundred feet away from the build site. The build site offered no material, parking, or equipment staging making some of the simplest tasks daunting for the field staff. The new banquet hall was to be positioned on top of a glacial hill and overlooking the eighteenth green. This hill would need to become a mountain in two weeks to accommodate the schedule and the footprint of the new twelve thousand square foot banquet facility. To achieve this seventeen thousand ton of structural fill was imported.

03

/ REFERENCE  
**LETTERS**







October 3, 2016

John Williams  
Gilbank Construction  
301 Scott Drive  
Clinton, WI 53525

Dear John,

Five Bugles sends sincere congratulations and a heartfelt letter of recommendation for your excellent performance on the Janesville Fire Station.

Our experience with your team on the Janesville Fire and EMS facility was both enjoyable and successful. The City of Janesville is now the proud owner/operator of a beautiful and efficient facility, and we consider ourselves to be fortunate to have been associated with your company.

Our experience throughout the construction process with you, John, was one of shared and honest issue resolution with the owner's long term interests in the forefront. Projects like these aren't delivered off the shelf, rather they are a combination of clear discussion, creative thinking, and shared responsibilities and you certainly upheld your end of those tasks.

We'd look forward to the opportunity to work with Gilbank Construction in a future municipal facilities project and to staying in touch to follow your future developments.

Sincerely,  
**Five Bugles Design**

Steven Gausman  
Owner·Principal

22 September 2017

John Williams  
Gilbank Construction  
301 Scot Drive  
Clinton, WI 53525

Dear John,

FEH Design is providing this letter of recommendation for your excellent performance on the Milton Public Library Renovation Project.

Gilbank Construction's collaborative approach during the project construction, involving the Milton Library Board and staff, the City of Milton, and the FEH design team ensured an open and honest process. Gilbank was an integral member of the project team; they addressed each project issue as a personal challenge and rose to the occasion to bring this complex project in on time and exceeded the owners' expectations.

The community is very thankful for their re-envisioned library and the effort the entire design and construction team put forward to make it happen. The library will always be thought of as the "community living room" in the City of Milton.

We look forward to working with Gilbank Construction again in the future and believe they are deserving of recognition for exemplary work on this project.

Sincerely,  
FEH DESIGN



Christina Monk, AIA  
Project Manager, Associate Principal



09/26/19

Triple Bogey, LLC dba Glen Erin Golf Club

1417 W. Airport Road

Janesville, WI 53546

Re: The Celtic House at Glen Erin Construction

To Whom It May Concern:

The purpose of this letter is to recommend Gilbank Construction for the Associated Builders & Contractors Projects of Distinction Award for the construction of The Celtic House at Glen Erin Golf Club. Gilbank Construction provided quality craftsmanship and exceptional service warranting their worthiness for this prestigious award.

The concept for The Celtic House at Glen Erin Golf Club began in May of 2018. Upon consultation with our architect, Angus Young and Associates, the time came for the selection of a general contractor for the project. Gilbank Construction was awarded the contract in early September 2018 due to their reputation in the community for quality, along with a dedication to employ local subcontractors.

The project demands were great. Our vision was to build a unique 12,700 square foot, 500-person facility banquet facility like no other in the area. The project involved significant site preparation and utility planning. At every point the project encountered a challenge, Gilbank Construction and their subcontractors developed solutions that were not only feasible, but also economical.

Communication was a key component to the timely completion of The Celtic House at Glen Erin Golf Club. John Williams, Project Manager, as well as Jason Burtness, Site Superintendent, provided exceptional organization, communication and guidance throughout each phase of the construction process. Weekly meetings, status updates and daily communication between Glen Erin and Gilbank Construction were commonplace from beginning to end.





Project completion was some 60 days ahead of schedule, exceeding our expectations. The Celtic House opened its doors on July 1<sup>st</sup>, 2019. In the almost three short months since then, The Celtic House at Glen Erin Golf Club has hosted 11 weddings, 21 golf outings and 13 other private banquet events. The facility has been featured on *weddingwire.com*, in *Wisconsin Bridal Magazine* and *Wisconsin Golfer Magazine*. The facility was also the subject of featured articles in *The Janesville Gazette*, *Beloit Daily News* and *Stateline News*. A public open house was held on Thursday, August 1<sup>st</sup>. The ribbon-cutting event saw over 600 attendees, including many local business owners, future customers and two Wisconsin state senators.

The Celtic House has quickly proved itself to be a premier venue for weddings and prominent social events in the South-Central Wisconsin area. The demand for the facility certainly attributable to the quality of work provided by Gilbank Construction. Please consider them for the Associated Builders & Contractors Projects of Distinction Award for their role in the construction of The Celtic House at Glen Erin Golf Club.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Rob Vega", written in a cursive style.

Rob Vega

General Manager and Managing Partner

Glen Erin Golf Club

A handwritten signature in black ink, appearing to be "Tom Ellis", written in a cursive style.

Tom Ellis

Food and Beverage Manager

Glen Erin Golf Club

Friday, September 27, 2019

Mr. John Williams, Project Manager/Estimator  
Gilbank Construction  
301 Scot Drive  
Clinton, WI 53525

Re: School District of Beloit Welcome Center Award Submission  
SDB Admin Building

Page 1 of 1

Dear John:

Angus-Young would like to congratulate Gilbank Construction and the School District of Beloit for the completion of the Kolak Education Center. This project is the first phase of the high school campus masterplan that laid out a five phase plan to update and change the image of Beloit Schools and the Community.

Gilbank has played a very active and strong role in the development of this phase and I want to thank you for your work in completing it with such grace. My experience with your team and the project was outstanding. Working on such a public project can be difficult but with your team's attention to detail and planning we were able to open the building this past summer, in time for the start of the school year.

Once again, thank you John for your leadership and management of the project and for your team's hard work in accomplishing such an important project for the district and our community. I look forward to starting phase II soon.

Sincerely,



Joseph Stadelman, CEO, Architect, AIA, LEED AP BD+C

Copy to: File

## John Williams

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**From:** Kramer, Ken <kramerk@uww.edu>  
**Sent:** Tuesday, September 25, 2018 11:59 AM  
**To:** John Williams  
**Subject:** UW Whitewater Athletic Facilities Upgrade 15J1P

To whom it may concern:

Gilbank Construction recently completed a very complex project for us on our Baseball and Football buildings. Each project involved major reconstruction and new construction at two existing buildings. On top of that they had to perform the work within the limited time frame of the off season for the baseball and football teams. Most of that time was during winter conditions, and within very limited construction limits. In addition for the football building they were at the mercy of an outside therapy pool vendor that UWW had hired that was very unresponsive and uncooperative. Despite all these obstacles, both buildings were delivered on time and within the budget constraints.

UW-Whitewater is extremely proud of the results and grateful for Gilbank's project management and field team that went well above and beyond to make the project successful. This is just the most recent project Gilbank has completed on campus for UWW. Each and every one of them has been a resounding success.

**Ken Kramer**  
**Campus Construction Manager/Craft Worker Supervisor**

[kramerk@uww.edu](mailto:kramerk@uww.edu)

Direct Office Line: 262-472-6706

Mobile: 262-903-6374

*University of Wisconsin-Whitewater - Administrative Affairs Division  
Facilities Planning & Management  
General Services Building - Construction/Maintenance Department  
500 North Fremont Street Whitewater, WI 53190*

*Please click here to tell us how we are doing by answering 4 easy questions*







400 Midland Court, Suite 101  
Janesville, WI 53546

Phone | 608.531.0097  
Fax | 608.756.1573

September 29, 2016

RE: Gilbank Construction Letter of Recommendation

To Whom It May Concern,

This is a very easy letter to write. When it comes to commercial contractors, Gilbank Construction, under the direction of Tom and Gary Gilbank, is as good as it gets. We have used Gilbank for over 20 years on large, 16 million dollar projects like the A M Castle project and on small office remodels. We find Gilbank Construction competitively priced and great at communication. Gilbank is quick with answers to cost and construction questions and they're always looking for and suggesting cost saving ideas while building a quality product. Gilbank is also great with our customers no matter how difficult they might be. We are very comfortable working with them on an open book, cost plus basis that has assured Gilbank a profit along with giving us significant savings.

Two specific examples of their competence and trustworthiness are a small remodel at one of our shopping centers and the A M Castle project.

Gilbank gave us a firm bid for an office remodel at our Morgan Square project at \$115,000 and when finished presented us a bill for \$75,000 saying it just did not cost as much as they had expected. Not many contractors, none in my experience, would have shared their good fortune.

A M Castle chose Janesville Wisconsin for their new distribution facility, replacing two locations in Minnesota and Illinois. The new facility required a 208,000 square foot high-bay industrial building with 10 overhead cranes and 15" concrete floors on a green field industrial site. They had to be in operation 5 months from the time they signed the Lease. Gilbank completed the 16 million dollar project on time and under budget while contending with constant significant change orders and uncooperative weather conditions going into winter.

Badger Property Investments LLC is a regional development company operating in Wisconsin, Illinois, and Iowa with over 30 properties consisting of retail developments and industrial properties. In the last 5 years we have been directly and indirectly involved in building or remodeling over 40 million dollars worth of real estate with over one million square feet of leased space.

We are proud to recommend Gilbank Construction for any commercial project.

Sincerely,

Thomas V. Lasse  
Principal



September 26, 2019

I am providing this letter in support of the ABC Award application for Gilbank Construction, Inc. for the construction of the School District of Beloit's Kolak Education Center.

This beautiful, cornerstone building is now the northern gateway to our high school campus and is a welcoming location for all current and prospective families to our District. The forward-thinking design and construction of this building with lots of unique spaces, offices and meeting rooms, allows for our District to host training programs for staff and students, community and business partnership events, public meetings, school board meetings and much more.

Our central enrollment office is on the first floor and this space and building is a warm and hospitable environment for all prospective and current students and families. The opportunities to showcase our district, students and staff will only grow over the next few years because of this building's inviting and functional space.

Gilbank constructed this two-story, 26,000 gsf office building on donated land by Beloit 200. With a steel frame and brick exterior to last the test of time, this building will be a symbol of excellence and commitment to our students and families in our District.

It should be noted that the building was constructed on a brownfield, redevelopment site that offered Gilbank a few early challenges such as soil contamination and ground water issues. Gilbank diligently planned and executed the appropriate work to properly handle these issues, without any loss of time on the project. Added to these challenges, the fall of 2018 was a very wet year. Again, Gilbank rose to the inclement weather challenges and without loss of time or additional expenses.

The School District of Beloit is extremely proud of our new facility and so is the city of Beloit. The work that Gilbank provided from pre-planning to project management to quality construction practices are evident and reflected in many aspects and components of our building.

What impressed me the most is that the entire construction team worked together efficiently and with great care to complete this signature project for us. It is for these reasons that I recommend that Gilbank Construction and the School District of Beloit's Kolak Education Center are deserving of recognition by the Associated Builders and Contractors, Inc. for this project award.

Sincere regards,

Dr. Stanley Munro  
Superintendent, School District of Beloit

# Kahler Slater

Milwaukee  
Madison  
Richmond  
Singapore

September 18, 2018

Gilbank Construction, Inc.  
John Williams, Project Manager  
301 Scott Drive  
Clinton, WI 53525

111 West Wisconsin Avenue  
Milwaukee, WI 53203.2501  
P 414.272.2000 F 414.272.2001

Dear John,

It has been a pleasure working with you, as the project manager, and Luke Fishel, as the project superintendent, on the construction of the University of Wisconsin-Whitewater Baseball Locker Room Addition and the Athletic Services Addition.

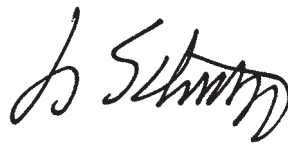
Both projects had limited access due to the existing baseball and football playing fields and required site access coordination with campus operations. Each project required selective demolition, building additions and renovations of the existing facilities. Gilbank Construction methodically coordinated demolition, phasing and sequencing with University of Wisconsin-Whitewater Athletics and Campus requirements. The unforeseen conditions were managed with professional integrity; they included the owner, design team and users input for reasonable cost options and positive results. Gilbank Construction willingly and creatively adjusted the construction schedule to keep construction moving forward.

John and Luke were prepared, organized and maintained positive attitudes through very complex additions and renovations with significant unforeseen conditions. The two projects resulted in state-of-the-art facilities required for college athletic programs to compete. It was refreshing to work with this team and Kahler Slater highly recommends Gilbank Construction on future projects.

Sincerely,



Jeff Piette, AIA  
Principal | Sports + Recreation Team Leader  
Kahler Slater  
jpiette@kahlerslater.com  
414.940.3878



Joe Schultz, AIA  
Associate Principal  
Kahler Slater  
jschultz@kahlerslater.com  
414.526.6185





# MILTON PUBLIC LIBRARY

430 E High St, Suite 100 • Milton, WI 53563  
(608) 868-7462 • Fax (608) 868-6926

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September 22, 2017

To whom it may concern:

I am writing on behalf of Gilbank Construction, Inc. The Milton Public Library recently contracted Gilbank's services for its \$3 million renovation and expansion project. They provided service that was above and beyond with:

- high quality construction
- great communication
- concern for client's needs
- dependable and reliable work as a contractor

It was great to work with a company that put such a high value on a team approach and who worked well with the architects and library staff.

Their team was also quick to respond to issues as they arose, making the whole process go very smoothly.

We would definitely work with Gilbank again in the future. I would highly recommend their expertise and work.

Sincerely,

Lisa Brooks



# University of Wisconsin-Whitewater

## Football Office

Student Athletic Complex • 900 Schwager Dr. • Whitewater, WI 53190

Phone: 262-472-1453 • Fax: 262-472-5691 • WarhawkFootball@uww.edu • www.uwwsports.com

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To Whom It May Concern:

On behalf of the UW-Whitewater Athletic Department, we would like John Williams and Gilbank Construction to be considered for this award. The renovation of the Perkins Stadium Football locker room and training room began with the architectural firm of Kahler-Slater as our design group, which included many planning meetings to exchange ideas and determine the best direction to proceed.

There were a number of obstacles to overcome throughout this Stadium project. We had two major thoughts in mind with this project. One was to add a large locker room and the second was to extend our training room and add three hydrotherapy pools.

The first set of bids came in over budget and cuts had to be made to the project. After a second bid was received and accepted, Gilbank Construction was awarded the contract. As a result of re-bidding, our Baseball Building project (which was also part of the overall project) began first in the fall and the Football Stadium project started at the conclusion of the Football season. It was a real pleasure to work with the group from Gilbank as we held meetings every two weeks and discussed concerns and how we would proceed. The most gratifying thing about John Williams and his group was their willingness to listen and accommodate our needs and ideas. They were always available and assisted us with concerns and any problems that arose throughout the construction process.

We had a number of extenuating circumstances that took place during construction. A major problem was the installation of the Hydro-Worx plunge pools that UW-Whitewater had purchased. With Gilbank's assistance, we were able to get acceptance from Madison to meet the codes and alterations that they demanded of us for the installation of these pools. This was a very complicated and long process to finally be met. UW-Whitewater also purchased new lockers from a separate vendor and Gilbank made it very easy to have the installation completed without any problems.

The project was completed on time in August 2018 and the move to the new facility was excellent.

We cannot put into words what a great pleasure it was to work with John Williams and the rest of the employees of Gilbank Construction. This group thinks outside the box and goes out of its way to work with you on a daily basis. It was a real pleasure to work with them on our Athletic Building projects and we highly recommend them for this award!.

Sincerely,

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