

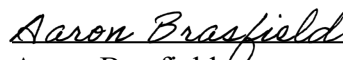
DATE: 4/20/2026

**To: All Interested Consultants**  
**PROJECT: WP084101 Washington Park Aquatics**  
**SUBJECT: Addendum 1 to Request for Proposal (RFP)**

Add to this RFP as follows:

1. Presentation for pre-proposal meeting attached.
2. Q&A for pre-proposal meeting.
3. Survey Extents Map.
4. Sign-in sheet for pre-proposal meeting attached.

Sincerely,

  
\_\_\_\_\_  
Aaron Brasfield  
Project Manager

# Pre-Proposal Meeting

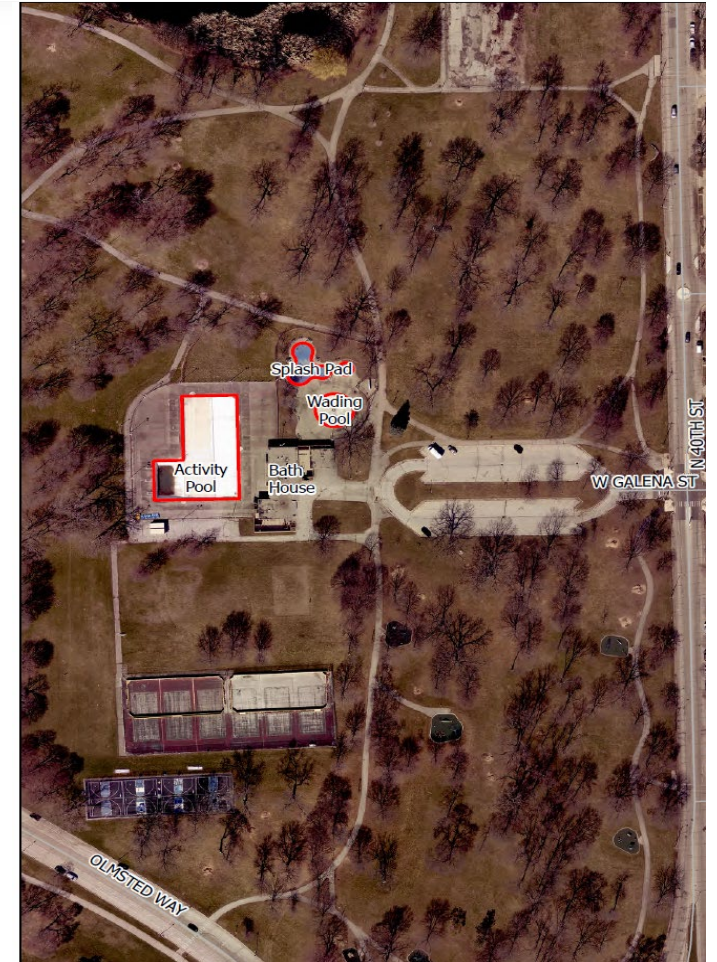
WP084101 Washington Park Aquatics

# Introductions

- Please give name, company, and/or relationship to the project

# Project Background

- Location: East Side of Washington Park
  - Address: 1859 N 40<sup>th</sup> St., Milwaukee, WI 53208



# Project Background

- History
  - Swimming pool, wading pool, and bath house were all constructed in the early 1960s. Splashpad was constructed in 2008.
  - Swimming and wading pool have not been fully open since 2019.
  - Water system currently is flow through for the splashpad.
  - 2025 Parks Aquatics Study
    - Made recommendation due demolish and replace swimming and wading pool with a destination splashpad.



# General Project Description

- Objectives
  - Engage the public with the recommendations from the 2025 Parks Aquatic Study.
    - Determine what splashpad elements would be preferred.
    - Determine if any complementary features are wanted.
  - Evaluate if the water system type will be a flow-through, recirculating, or hybrid.
  - Determine locational footprint and size of destination splashpad.
  - Demolition of existing deep well swimming pool, wading pool, and associated pavements.
    - Determine area and amounts of demolition, and what mechanical systems are to be removed.
  - Determine any updates to be made to existing splashpad.
  - Determine if any building updates are needed.
    - Determine any necessary ADA updates.

# Scope Overview

- Phase I: Public Engagement and Conceptual Design
  - Deliver suggestions on splashpad elements.
  - Create three alternatives for conceptual design.
    - Plan-view drawings
    - 3D Renderings
    - Preliminary mechanical plumbing concept
    - Preliminary electrical concept
    - Probable cost break down
    - Code of standards review
    - Four public meetings total

# Scope Overview

- Phase II: Final Design
  - Complete all survey work needed to produce construction plans
  - Design Plans and Specs
    - Preliminary (30%), Interim (60%), Prefinal (90%), and Final (100%)
  - Monthly meetings required
  - Front End Specs provided by Milwaukee County
  - Final plans must be stamped by a PE

# Schedule

## IV. PHASE I PROJECT SCHEDULE

- a. **4/10/2026** Issue Request for Proposal
- b. **4/15/2026** Optional Pre-proposal Meeting on Teams, 1:00 PM,
  - i. Email [aaron.brasfield@milwaukeecountywi.gov](mailto:aaron.brasfield@milwaukeecountywi.gov) for invitation
  - ii. Milwaukee County reserves the right to not answer project-specific questions within 48 hours of RFP due date (after 3:00 pm on 4/27/26).
- c. **4/29/2026** Proposals Due
- d. **5/6/2026** Selection Committee selects consultant.
- e. **6/10/2026** Consultant contract awarded (approximate date).
- f. **6/24/2026** Initial public engagement meeting
- g. **7/28/2026** Three alternatives for conceptual design due for review
- h. **8/11/2026** Public engagement meeting presenting three alternatives for conceptual design
- i. **8/25/2026** Small group public engagement session
- j. **9/15/2026** Final public engagement session with preferred alternative

## V. PHASE II PROJECT SCHEDULE

- a. **11/4/2026** 30% Design Plans and technical specifications
- b. **12/15/2026** 60% Design Plans and technical specifications
- c. **1/27/2027** 90% Design Plans and technical specifications
- d. **2/26/2027** Final Design Plans, technical specifications, and engineer's construction cost estimate.

# Targeted Business Enterprise (TBE)

- Goal: 10.60%
- Please contact [OEIcompliance@milwaukeecountywi.gov](mailto:OEIcompliance@milwaukeecountywi.gov) for questions.
- TBE-14 forms must be filled out and provided with proposal

Questions?

## Q & A – WP084101 Washington Park Aquatics Pre-Proposal Meeting

- Are you looking for a controlled access enclosed park or open to public?
  - Existing splashpad open to public would potentially continue to stay open to public. The new destination splashpad could be controlled access, no final determination made yet. Ideally, this could be something that could be controlled access and a small fee needed to enter to generate revenue.
- Are there any standing water or pools are going to be allowed for design?
  - Would look to move away from standing water to allow for less staff that would be needed. Maintenance and staffing an issue for Parks. Can be discussed during conceptual design. Would like the consultant to lead us to the best solution for parks.
- Has there been discussion about the building itself being involved in this project or just upgrading the mechanicals involved with the splashpad?
  - Two buildings. One larger main building with a smaller building with just restrooms next to the wading pool. The larger building restrooms do have showers and everything else required for the pool. They are old and are in bad condition. Ideally, the building would be part of this project, however budget constraints will limit any work. Should try to limit work done with existing main building when possible. The smaller building with restrooms has limited space and it would be difficult to install potentially needed items like showers. ADA compliance would be one goal for this project, mainly the smaller restrooms. Current splashpad is independent of the pool. Water does not come from the building.
- Can a floor plan be provided of the existing building as well as the aquatics study?
  - Yes, these will be provided in separate addendums.
- The scope for a flow through versus a recirculation system is much different. How should we propose on this project with the RFP stating all the way through construction documents?
  - Amendment will be posted to remove Phase II from RFP.
  - Answer from meeting: Give a conservative proposal with the assumption that we will be moving forward with a recirculation system once we get to design. We are looking for a proposal that will result in a destination splashpad that will work best with the current surrounding infrastructure in the footprint of the wading pool and/or swimming pool. Proposals will be mainly evaluated for approach, understanding of RFP, and qualifications. Fee is included in evaluation but not a large part of it. Further info on evaluation

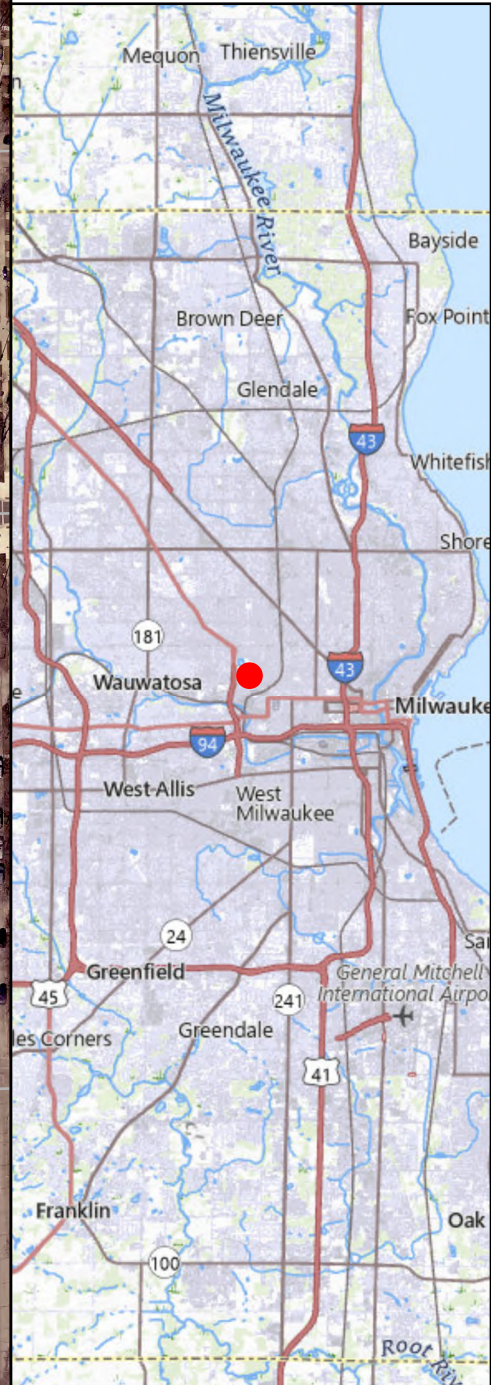
within RFP. Scope and cost can be negotiated once a winning consultant is selected if considered necessary.

- Will there be any work done with the parking lot?
  - Only changes needed will be to meet ADA accommodations like curb ramps. Potentially pavements between parking lot and building can be redesigned if needed.
- What are the project limits?
  - New destination splashpad would likely be in the space where the existing wading pool is and the north side of the swimming pool area.
- Would the limits of the survey be different of limits that were just described? Can a map of these limits be provided?
  - Limits of survey are different from the limits described above. Map will be provided.
- Can we define what a destination splashpad will look like? This will help determine between a flow through and a recirculation system.
  - Example is below of one that was built for another municipality. This can change but this was a general idea that was placed in the initial project charter:



- Are building assessments and floor plans available to view for the smaller building?
  - Floor plans are available and will be posted. The floor plan for the smaller building is on the same sheet as the larger main building. Assessments for the small bathroom were unable to be found.
- Has the splashpad been open?
  - Splashpad is open seasonally.
- Is there an assessment on the splashpad?
  - There is no assessment on the splashpad. There is an issue with rubber surfacing. Splashpad itself needs to be evaluated as well whether it will upgrade it or replace it.
- Are you open to contracting this project in phases? Separating the preliminary engagement, conceptual, and final design?
  - This project will be separated into phases. RFP addendum to follow.
- Who will be on the selection committee?
  - It all depends on availability. Project manager will be part of committee. Rest of members will be determined at a later time. Goal is to have a diverse committee to allow for best evaluation of all proposals.
- Do you have a target construction budget or define fee for this project?
  - Total budget for design phase is \$180,000. Part of that budget goes to County time. Max budget for consultant for this would be around \$150,000. Construction budget is not yet determined. Currently attempting to fundraise and apply for grants. Construction funds could either be through grants or funded through the capital budget process. The final estimate would be used to apply through the capital budget process for the board of supervisors to review.
- Is there an anticipated bid date that will coincide with the funding that is being applied for? Are we preparing bid documents and stopping there?
  - No anticipated bid date at this time. If going through capital budget process this will need to be reviewed and approved by the board of supervisors before any construction funds are awarded. If funding through grants goal would be to start construction in 2027. If funding through capital budget process construction would start in 2028 more than likely depending on board approval.

- Street Centerlines
- Aquatic Feature Polygons
- Survey Area



**Figure 3**  
**WP084101 Washington Park Aquatics**  
**Survey Extents Map**



0 120 240 Feet

Sign-in Sheet

Pre-Proposal Meeting

Project: WP084101 Washington Park Aquatics

4/16/2026, 2:00 pm, Microsoft Teams

<b>Name</b>	<b>Company</b>	<b>Email</b>
Aaron Brasfield	Milwaukee County AE & ES	Aaron.brasfield@milwaukeecountywi.gov
Brad Drefcinski	Milwaukee County Parks	Bradford.Drefcinski@milwaukeecountywi.gov
Tony Giron	Milwaukee County Parks	Antonio.Giron@milwaukeecountywi.gov
Andrew Tadross	Milwaukee County Parks	Andrew.Tadross@milwaukeecountywi.gov
Rachel Barney	Milwaukee County AE & ES	Rachel.Barney@milwaukeecountywi.gov
Erin Lattyak	EXP	Erin.Lattyak@exp.com
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Allyson Nemas	Quorum Architects	allyson@quorumarchitects.com
Austin Nolden	Ramaker	anolden@ramaker.com
Katie MacDonald	Parkitecture	katie@parkitecture.org
Sarah McDonald	MSA	<a href="mailto:smcdonald@msa-ps.com">smcdonald@msa-ps.com</a>
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Natalie Strohm	Quorum Architects	<a href="mailto:natalie@quorumarchitects.com">natalie@quorumarchitects.com</a>
Katherine Halverson	Ramaker	khalverson@ramaker.com