

REQUEST FOR INFORMATION

Bremer County Fair Complex Project



April 9, 2020





Bremer County Fair Board
Roy Petersen

Waverly, Iowa 50677

RE: Fair Ground Development

Board Members:

Modern Design wants to be your team.

As long-time residents and business owners in Waverly, it is our privilege to present this proposal for professional design and engineering services for the development of a joint county fair grounds and adult/youth ball diamond complex/project. We welcome the chance to be a part of a project of this magnitude, which has the potential to affect the betterment of our communities and state in numerous ways.

Modern Design Architects is an architectural design firm. The team identified in this proposal has been chosen to address the unique needs and opportunities of each project area stipulated in the RFP. In each case, our approach will offer the Bremer County Fair Board important advantages:

- Local firms who have a vested interest in the project and the communities they serve
 - Value. Your project will realize significant cost savings. We provide unique, creative, quality design services at a fraction of the cost
 - Single source responsibility for design
 - Flexible selection of contractors and subcontractors – we will make every effort possible to utilize local businesses
 - Involvement of committee members in the management of the projects
 - Accurate cost estimating
 - Experience in designing a variety of recreational, agricultural and educational facilities
- Local people with local connections who genuinely care about the success and outcome of the project; therefore our accountability extends beyond the committee to family members, friends and associates who will be utilizing the Fair and Diamond facilities

Our main objective for this project will be to design facilities that will meet your needs, come in within budget and be an attractive addition and destination spot for our communities.

As principal architect of the firm, I will be your primary contact throughout the design process. If we are fortunate enough to be selected, I will work with you as the project architect from the pre-construction phases through the project's completion. Please contact me if you have questions or if we can provide any additional information. We enthusiastically look forward to being your team as part of this winning project.

Sincerely,

Robert J. Stensland, AIA,

Robert J. Stensland, AIA



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Cover Letter

Firm Profile

Relevant Experience/Selected Project Examples

References

“...While many architecture firms could adequately supply services for this project, I can think of none that would not only perform the necessary services but also oversee the process with as much passion and caring that Modern Design and Rob Stensland would for such a project in Waverly.”

—Gary Nelson, President, Rada Manufacturing Co.



Distinct services from Modern Design Architects...

In response to a growing need for architectural design services, Robert Stensland, AIA, started Modern Design Architects in 2005. Modern Design Architects is a company built on the strong foundation of its parent company, Modern Builders, Inc., which was founded in 1967 and has been owned by the same family since its inception.

Rob is a respected architect whose building designs have earned national design awards, but more importantly, Rob's design and personal customer service have met and exceeded the expectations of the clients he serves. You will appreciate his unique ability to conceptualize your ideas into a design that looks terrific on your site. In addition, Rob's personal experience as a general contractor (Modern Builders, Inc.) provides valuable insight when working with contractors and coordinating building trades on your project.

Below is a sample listing of recent projects designed by Modern Design Architects:

- Waverly-Shell Rock High School (New Gym), Waverly
- Lutheran Services in Iowa, Waverly
- Wartburg College Athletics, Waverly
- Riggs Development, Strip Mall, Waverly
- Centennial Oaks Golf Club clubhouse, Waverly
- AgVantage, Waverly
- Shell Rock Fire Station, Shell Rock
- Rada Manufacturing, Waverly
- CON-TROL, Waterloo
- Youth Baseball and Softball Park 2020, Waverly
- Mauer Eye Center and D'vine Medical Spa, Waterloo
- First National Bank, 300 East Bremer Project, Waverly
- Waverly-Shell Rock High School (New Football Stadium), Waverly
- Waverly-Shell Rock High School (Athletic Performance Center), Waverly
- GMT Corporation, Waverly

With years of combined experience, the Modern Design staff brings a diverse range of expertise to your project. Please see the Team Profile pages for more information about our key personnel.

Modern Builders and Modern Design Architects have designed, constructed, or re-roofed countless projects in Waverly and surrounding communities, as well as around the country.

Many project owners cite VALUE as the most important reason for choosing Modern Design for their projects. As local business owners with a vested interest in their communities, Modern Design offers cost-effective services and solutions other firms just don't provide.



Modern Design will consult with local firms and individuals to address specific issues and to help insure the success of this project. We will be teaming up with two firms, which we have worked with successfully on past projects:

TBD – engineering and surveying

TBD – landscape design

Modern Builders, Inc. - Construction Consultant

Information about each specific project consultant member follows.



Project Team



**Robert J. Stensland, AIA, MA,
Principal Architect**

**AREAS OF
EXPERTISE**

- Architectural and design services.

EDUCATION

- Iowa State University
- Bachelor of Science, Architecture, 1987
 - Master of Arts, Architecture, 1993

**PROFESSIONAL
REGISTRATION**

Architectural

Iowa	Virginia	Arizona
Illinois	Wisconsin	Florida
Minnesota	Nebraska	Mississippi
New York	Missouri	Ontario, Canada
Indiana	Colorado	Oregon
Maryland	Tennessee	Michigan
South Carolina		

**PERSONAL
EXPERIENCE**

- 1982 graduate of Waverly-Shell Rock High School
- Earned his undergraduate and graduate degrees in architecture from Iowa State University, 1987 and 1993, respectively
- Served as a graduate student in the department of architecture and in the athletics department
- Recognized with the ISU Architecture Department's highest honor, the AIA School Medal for excellence in the study of architecture
- Returned to his family's construction firm in 1990, Modern Builders, to serve as the company's apprentice architect and became involved in community activities
- Started Modern Design Architects in 2005 to serve a growing need for architectural design services

Rob is a life-long Waverly resident who has demonstrated his commitment to the Waverly & Janesville community in countless ways. Rob is passionate about youth sports and has coached youth baseball teams and basketball teams in addition to financially supporting other area athletic causes. Modern Design and Modern Builders have served as key partners with businesses and organizations supporting and building our communities.

**PROFESSIONAL
EXPERIENCE**

- Owner of Modern Builders, Inc., 1990-present
- Principal architect and owner of Modern Design, Inc., 2005-present



Rada Manufacturing

“...While many architecture firms could adequately supply services for this project, I can think of none that would not only perform the necessary services but also oversee the process with as much passion and caring that Modern Design and Rob Stensland would for such a project in Waverly.” --Gary Nelson, President, Rada Manufacturing Co.



OWNER: Rada Manufacturing Co, Waverly, Iowa

ARCHITECT: Modern Design Architects, Waverly, Iowa

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

PROJECT SCOPE: **Rada Manufacturing** in Waverly creates high quality cutlery (the knives and utensils with the silver handles) for retailers across the nation. Modern Design and Modern Builders helped them with their most recent expansion project including a new office area and shipping/receiving building.

Selected Project Experience



Unverferth Manufacturing

“Modern Design has provided innovative building designs for Unverferth on a number of occasions. Rob has always been proactive in the kind of discussions that lead to the right design best for the application. Additionally, Rob has the gift for smart designs that are both functional and eye appealing. Where we the customer lack, he fills in with the necessary expertise making the project a success. I would heartily recommend Modern Designs for your current project.” —Michael Van Mill, Operations Manager, Unverferth Manufacturing Co. Inc.



OWNER: Unverferth Manufacturing Co, Shell Rock, Iowa

ARCHITECT: Modern Design Architects, Waverly, Iowa

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

PROJECT SCOPE: As one of the country's largest agricultural grain wagon manufacturers, Unverferth Manufacturing has worked with Modern Design Architects on numerous building projects.

Selected Project Experience



Mauer Eye Center & D'vine Medical Spa

"Rob has worked on a variety of projects for my practice, including the most recent one, a 25,000 SF combined eye center-medical spa...I would not hesitate to use Rob again for any of my projects, and I feel his skill set is ideal for what your project will demand." —Dr. Richard Mauer, M.D.



OWNER: Dr. Richard Mauer, Waterloo, Iowa

ARCHITECT: Modern Design Architects, Waverly, Iowa

PROJECT SCOPE: Dr. Richard Mauer, Northeast Iowa optometrist and entrepreneur, chose Modern Design Architects to design his new eye center and medical spa. The upscale, 25,000 square-foot facility includes spa, optometry clinic and office spaces.

Selected Project Experience



ASGROW SEED COMPANY



Selected Project Experience

OWNER: Asgrow Seed Company - Deforrest, Wisconsin

ARCHITECT: Modern Design Architects, Waverly, Iowa

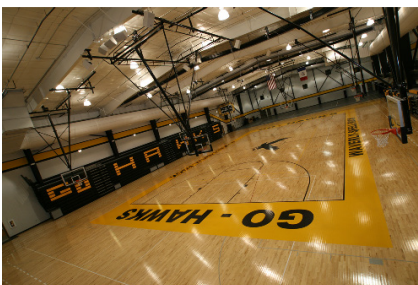
PROJECT SCOPE: New vegetable seed research complex with offices, greenhouses and storage buildings.



Waverly-Shell Rock Schools

"It is rare to find someone who has all the needs of a school district in mind yet works to make the design fit so well into the campus it is designed for.... the building met our budget needs but exceeded our hopes for a structure that would be viewed as exceptional in design and functionality."

--Jere Vyverberg
Waverly-Shell Rock Schools
Superintendent



OWNER: Waverly-Shell Rock Community School District, Waverly, Iowa

ARCHITECT: Benjamin Design, Ames, Iowa; Modern Design, Waverly, Iowa

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

PROJECT SCOPE: The Waverly-Shell Rock Schools Athletics Center and Fine Arts Center adds 70,000 square feet of space to the school. The Athletics Center includes four courts with weight room, wrestling room, batting cage and classrooms. The 800-seat auditorium includes stage, fly, dressing rooms and orchestra pit. Modern Design collaborated with Benjamin Design out of Ames on the design and construction drawings. Modern Builders provided construction management and architectural services and served as the general contractor.



Waverly-Shell Rock Schools

New Stadium Project

"...Their ongoing communication and hard work was especially appreciated and valued, and their passion for a valued community project was evident. The fact that they are a local firm with deep roots in the community was a plus as they worked to provide a completed project we all can be proud of...I feel they will do an equally impressive job for the city in the design of the complex and fairgrounds." – Jere Vyverberg, Waverly-Shell Rock Schools, Superintendent



OWNER: Waverly-Shell Rock Community School District, Waverly, Iowa

ARCHITECT: Modern Design, Waverly, Iowa

PROJECT SCOPE: Modern Design Architects has worked with Waverly-Shell Rock Schools to develop concepts for a new football stadium entrance and supporting buildings. The project would include a gateway entrance, restrooms, concession stand and Go-Hawk shop. The project is pending school board approval.

Selected Project Experience



ASGROW SEED COMPANY

Selected Project Experience



OWNER: Asgrow Seed Company - Janesville, Wisconsin

ARCHITECT: Modern Design Architects, Waverly, Iowa

PROJECT SCOPE: New seed corn research complex with offices and storage buildings.



Lutheran Services in Iowa



"LSI chose to work with Modern Design for several reasons. One of which was our desire to work with a local firm which has experience in the design-build process and is also engaged as a community member and a significant contributor to local non-profits and businesses."

--Kaye Englin
Vice President
Lutheran Services in Iowa



OWNER: Lutheran Services in Iowa, Bremwood Campus, Waverly, Iowa

ARCHITECT: Modern Design Architects, Waverly, Iowa

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

PROJECT SCOPE: Lutheran Services in Iowa entrusted Modern Design Architects for the design of its contemporary, 35,000-square foot Spiritual Life Center. Modern Builders and Modern Design helped them create a facility that captures the essence of its services...providing faith-based correctional programs for troubled youth and families. The ark-shaped building includes a contemporary chapel, office and meeting spaces with strong symbolism throughout. A copper water wall feature provides a peaceful environment. Modern Builders provided construction management and architectural services and served as the general contractor.

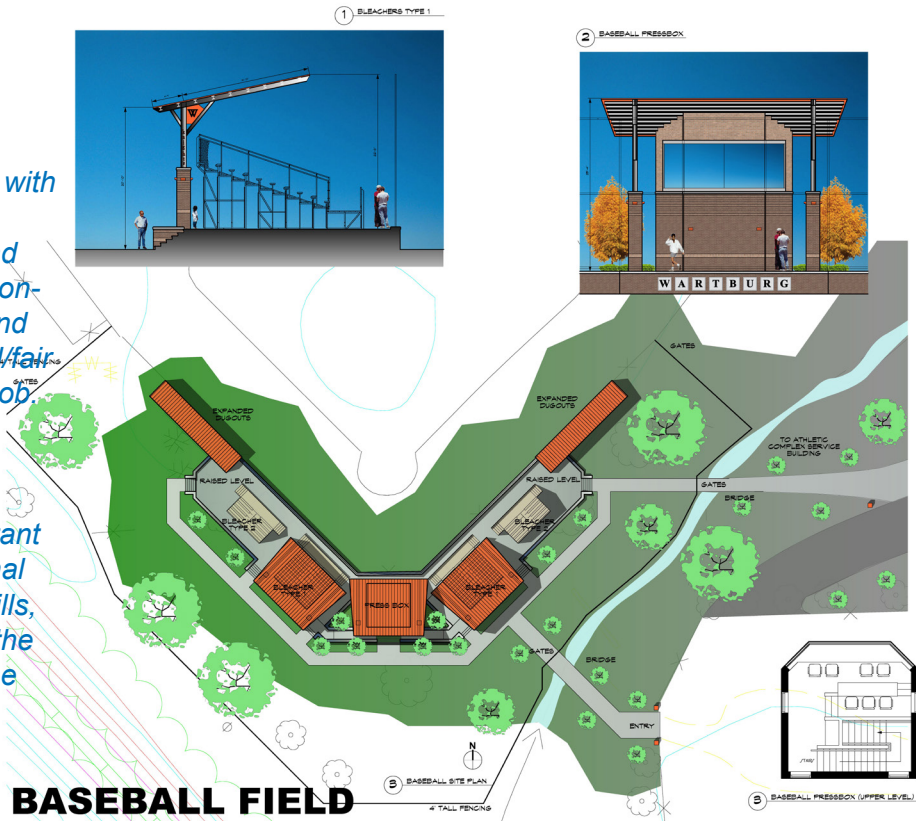
Selected Project Experience



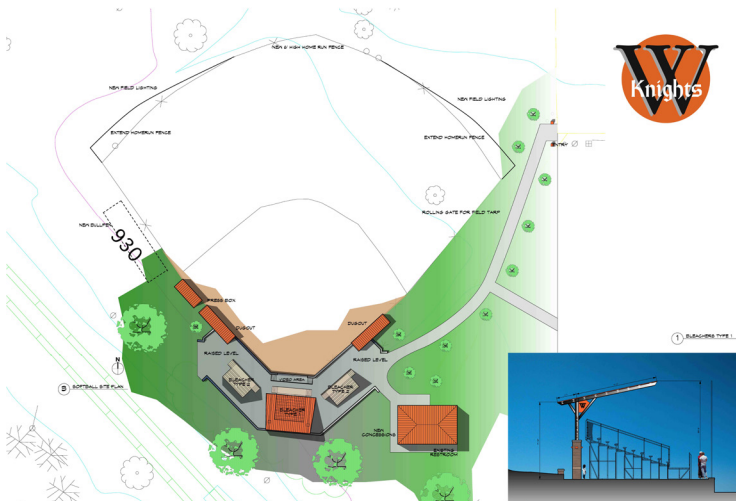
Wartburg College

"Wartburg has cooperated with Modern Design on several projects over the years, and we have enjoyed our relationship with Rob Stensland and the firm. The ball diamond/fair project is a perfect fit for Rob. I know he personally has volunteered time to the benefit of youth and quality of life issues important to Waverly. His professional design perspective and skills, along with his passion for the community, would serve the process well."

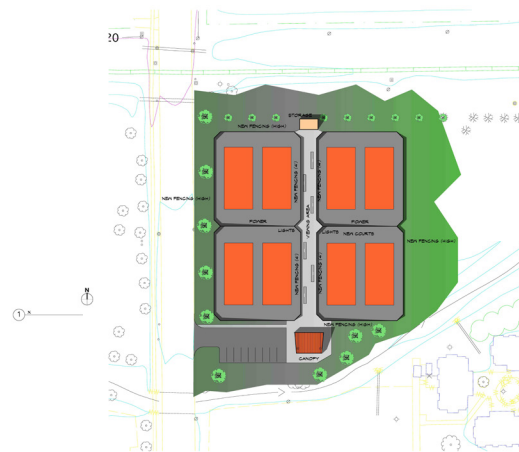
--Gary Grace
Vice President
Wartburg College



BASEBALL FIELD



SOFTBALL FIELD



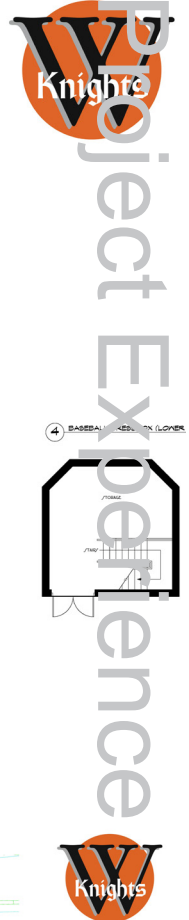
TENNIS COURTS

OWNER: Wartburg College, Waverly, Iowa

ARCHITECT: Modern Design, Waverly, Iowa

PROJECT SCOPE: Modern Design has developed conceptual drawings for prospective athletics facilities updates and enhancements.

We've got plans for you! • Modern Design Architects • 319-987-2101



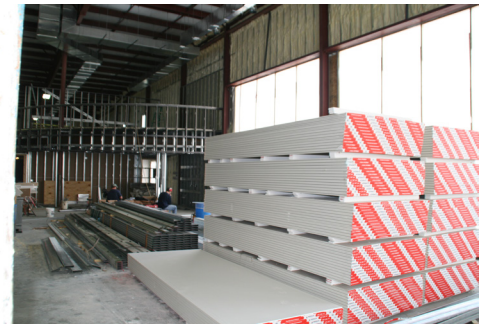


GMT Corporation

Selected Project Experience

"I have found Modern Design to be extremely creative, responsive, flexible and cost effective in all cases. As a business owner and long time resident of Waverly, I would prefer this community project to be performed by the community contractors. Modern Design has been involved with several major projects recently....I think they are well positioned to be successful with your planned design phase."

--Larry Graening, CEO
GMT Corporation



OWNER: GMT Corporation, Waverly, Iowa

ARCHITECT: Modern Design, Waverly, Iowa

PROJECT SCOPE: GMT Corporation in Waverly has utilized Modern Design Architects for numerous projects including manufacturing facilities, office designs and structural designs.



First Insurance Services

"....when we were designing and building the 300 Building, Rob was always willing to sit down to discuss the progress of the job and listen to our input...Since he and his family live in Waverly, he also takes great care to make sure all jobs are completed in a way to make them a point of community pride."

—Jeff Plagge, Midwest Heritage Bank, President and CEO
(Former First National Bank president)



OWNER: First Insurance Services, Waverly, Iowa

ARCHITECT: Modern Design, Waverly, Iowa

PROJECT SCOPE: Modern Design Architects helped First Financial Services not only develop a new design for new needed space, but also a new image for their growing company. Connected to an existing bank, the project included a new 2-story building with office spaces, common spaces and meeting spaces.



Northeast Community School District

FINE ARTS AND FEMA SAFE ROOM ADDITION

“Modern Builders and Modern Design has planned, designed, and constructed two additions to the Northeast Community School District Middle/High School within the last five years. One was a Tornado Safe Room and the second was a new gymnasium, athletic fields and science addition. They were chosen, because Modern Design has the knowledge and expertise of working with federal grants and FEMA, and because they were a small firm who would devote the necessary attention to each of our projects. Modern Builders provided construction management and served as the general contractor. The design of both additions have received glowing reviews by the general public.”

--Jim Cox
Northeast Community School District
Superintendent



Selected Project Experience

OWNER: Northeast Community School District, Goose Lake, Iowa

ARCHITECT: Modern Design Architects, Waverly, Iowa

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

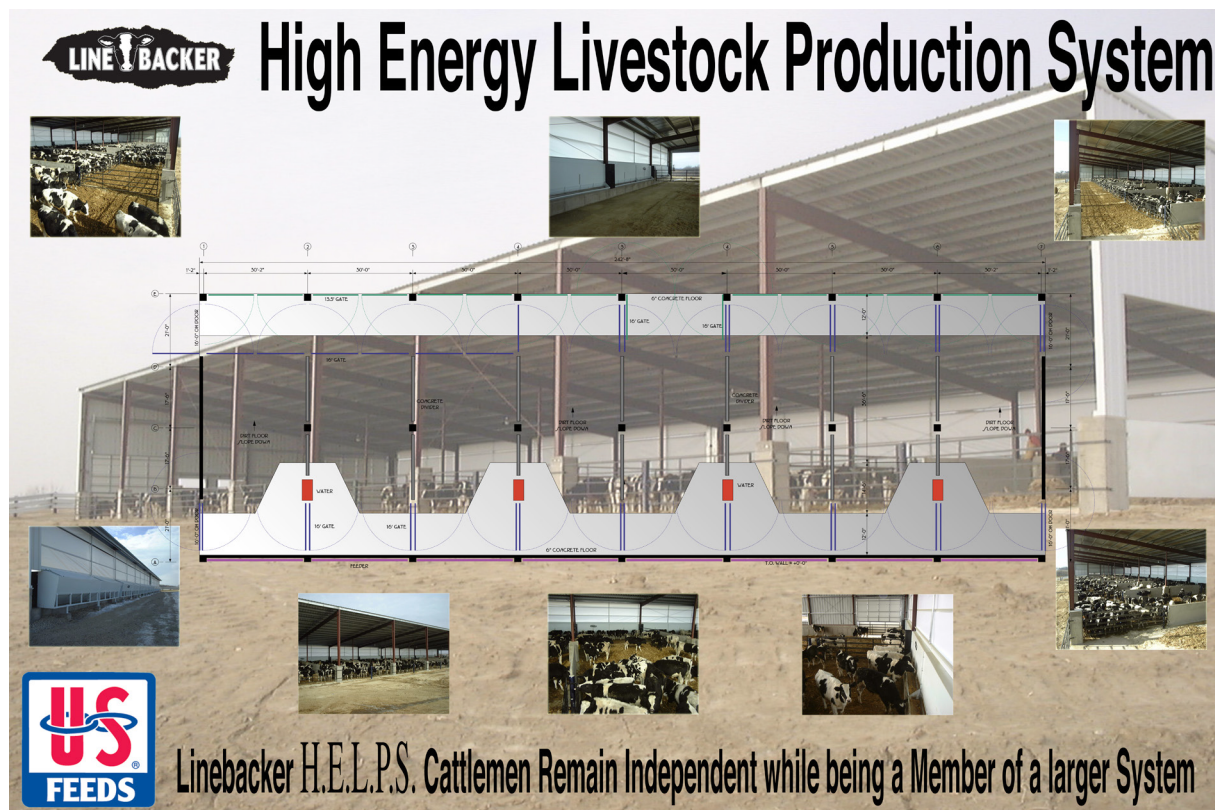
PROJECT SCOPE: The Northeast Community School District Fine Arts and FEMA Safe Room Addition adds 26,000 square feet of space to the school. The Fine Arts Center includes a 630-seat auditorium with full operational flyloft. Acoustically engineered, with state of the art sound system and lighting, its use of baffles and acoustical panels enhance the experience from within the space. The project also consisted of a new band room, green room, and six classrooms. The design of the auditorium is capable of withstanding a F-5 tornado. The design was specifically worked to allow for access right up to the event with a diverse and complex double bounce zone as a part of the auditorium's entrance. As the final component of the safe room, it will serve the community as a safe zone for other practical uses beyond that of the tornado. The auditorium has a back-up power generator should the rural community lose power for significant periods of time, they can go to the auditorium as a safe zone.

We've got plans for you! • Modern Design Architects • 319-987-2101



US FEEDS -Design Concept

Selected Project Experience



OWNER: US FEEDS

ARCHITECT: Modern Design, Waverly, Iowa

PROJECT SCOPE: Modern Design Architects has worked with the Metal Building Manufacture and US Feeds in order to create a concept for finishing building for livestock.



Northeast Community School District

GYMNASIUM ATHLETIC FIELDS, AND SCIENCE ROOM ADDITION

“Modern Builders and Modern Design has planned, designed, and constructed two additions to the Northeast community School District Middle/High School within the last five years. One was a Tornado Safe Room and the second was a new gymnasium, athletic fields and science addition. They were chosen, because Modern Design has the knowledge and expertise of working with federal grants and FEMA, and because they were a small firm who would devote the necessary attention to each of our projects. Modern Builders provided construction management and served as the general contractor. The design of both additions have received glowing reviews by the general public.”

--Jim Cox
Northeast Community School District
Superintendent



OWNER: Northeast Community School District, Goose Lake, Iowa

ARCHITECT: Modern Design Architects, Waverly, Iowa

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

PROJECT SCOPE: The Northeast Community School District Gymnasium, Athletic Fields, and Science Rooms Addition adds 53,000 square feet of space to the school. The Athletic and Science wing includes a 1400-seat gymnasium with graphic display, indoor batting cage, indoor track, and camera system that allows for viewing while in the commons and concession stand. Along with the Gymnasium, the project added a PE Classroom, Varsity and Jr Varsity Locker Rooms, and a Community Weight & Fitness Room that is keycard controlled for district taxpayer use and monitoring. To accommodate the addition, the school was required to move their existing High School Baseball Field. A new baseball was constructed on 7 acres of existing school property to finalize the districts-vision for a fully functioning campus. Additionally, modifications were made to the existing Softball to make it meet state regulations for 3A softball district games. Within the Science wing, we design three hybrid and one fully functioning STEM Classroom to include robotics arena, IPAD activated controls of the students computers and collaborative designed rooms to allow for both group and individual interaction.

Selected Project Experience



Iowa State University Baseball



OWNER: Iowa State University Athletics Department

ARCHITECT: Iowa State University Design Services

CONTRACTOR: Modern Builders, Inc., Waverly, Iowa

PROJECT SCOPE: Rob Stensland of Modern Design consulted with Iowa State Design Services in the design and construction of Iowa State's Capp Timm Field baseball complex. The project included a press box, which is shaped like a home plate, and the gateway entry into the complex.