



REQUEST FOR PROPOSAL - CITY OF BERLIN

BERLIN AQUATIC CENTER POOL FACILITY REUSE



14 SEPTEMBER 2026

PRESENTED BY:
Williams Architects
One Pierce Place, Suite 550W
Itasca, IL 60143
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Frank Parisi, AIA, NCARB, LEED AP BD+C
President / Managing Principal
(630) 344-1035
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14 September 2026

Jessi Balcom, City Administrator
City of Berlin
108 N. Capron Street
P.O. Box 272
Berlin, WI 54923

Re: City of Berlin, Wisconsin – Request for Proposals
The Future of the Berlin Aquatic Center – Pool Facility Reuse Proposal

Dear Ms. Balcom:

Williams Architects is pleased to submit our qualifications to the City of Berlin in response to the Request for Proposals for the Future of the Berlin Aquatic Center – Pool Facility Reuse Proposal. We understand the City is seeking a thoughtful, community-focused path forward for the existing aquatic center and site, one that considers the potential for continued aquatic use, alternative recreation or civic uses, and potential public, nonprofit, or private ownership models.

EXPERIENCE IN AQUATICS, RECREATION, AND COMMUNITY FACILITIES

Williams Architects is nationally recognized for aquatics, recreation, and sports facility design, with **more than 375 aquatic projects and \$4 billion in recreation facilities completed nationwide**. Our experience includes facility assessments, feasibility studies, adaptive reuse, programming, conceptual planning, and implementation. This breadth allows us to evaluate the Berlin Aquatic Center from both a facility and community perspective, balancing existing conditions, operational needs, capital investment, long-term maintenance, and community value.

Our team is further strengthened by Confluence, which brings extensive experience in site planning, park planning, landscape architecture, and evaluating opportunities to integrate recreation and community amenities within their broader site and neighborhood context. Confluence's planning expertise will help us look beyond the existing aquatic facility to understand how the site can function as a cohesive community asset, including opportunities for alternative recreation, open space, circulation, connections, and other compatible uses. Their experience exploring site and park planning opportunities complements Williams' architectural and aquatic expertise and provides the City with a comprehensive perspective on the property's potential future.

Our long-standing partnership with **Water Technology, Inc.** further strengthens our aquatic expertise. Water Technology has provided specialized aquatics planning, design, and operational consulting for facilities throughout the country and internationally. Together, our firms bring extensive experience evaluating aquatic facilities, developing operational strategies, benchmarking comparable facilities, and identifying practical approaches for long-term sustainability.

A PRACTICAL APPROACH TO REUSE

We recognize that the City is not simply seeking a recommendation to replace or renovate the existing pool. The RFP calls for exploration of multiple viable futures for the property, including revitalized or reduced-footprint aquatic facilities, splash pad conversion, non-aquatic recreation and civic uses, and potential nonprofit or private ownership. Our team will develop and evaluate two to three concept options based on community benefit, site and zoning considerations, accessibility and safety, constructability, capital investment, operational and maintenance requirements, revenue potential, and long-term lifecycle implications. These concepts will be developed to a level that allows the City to understand not only what the site could become, but also how it could operate and be funded. We will provide preliminary planning, opinions of probable cost, and potential funding or partnership opportunities as appropriate.

COMMUNITY BENEFIT AND COLLABORATION

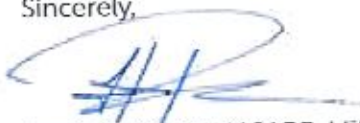
Our process will be collaborative and transparent, using community engagement to test concepts, understand priorities, and build support for the preferred direction. We will help the City assess each option against its ability to remain or become a meaningful community asset while minimizing disruption and addressing safety, accessibility, sustainability, and resilience.

YOUR PROJECT TEAM

Our team will be led by Frank Parisi, President and Principal-in-Charge, with Andreas Symeonides serving as Project Manager, Terry Berkbuegler of Confluence as Land Planner & Landscape Architect and Brad Mallon of Water Technology leading the aquatic feasibility effort. Our integrated team combines architectural leadership, aquatic planning and operations expertise, and land planning experience developing practical solutions for public-sector clients.

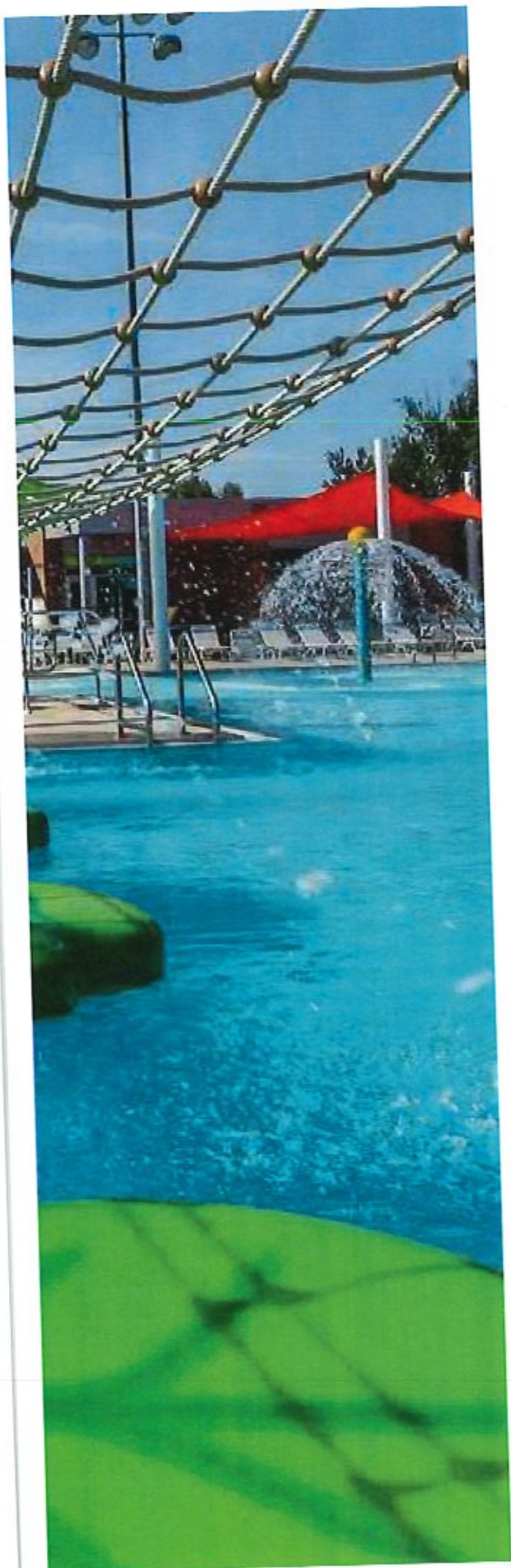
Williams Architects is committed to helping the City of Berlin make an informed decision about the future of this important community property. We will approach the study with an open mind, evaluating viable reuse opportunities while providing the City with clear information regarding cost, operations, implementation, and long-term community benefit. Thank you for considering the Williams Architects Team for this important project. We look forward to the opportunity to work with the City of Berlin and help identify a sustainable and successful future for the Berlin Aquatic Center site.

Sincerely,



Frank Parisi, AIA, NCARB, LEED AP BD+C
President, Managing Principal / Principal-in-Charge
fparisi@williams-architects.com / (630) 344-1035





TEAM & QUALIFICATIONS

DESIGNING FACILITIES TH



EST. 1974
52
YEARS OF SERVICE



COST ESTIMATOR	1
IT	1
INTERIOR DESIGN	4
HR / ACCOUNTING	3
MARKETING / ADMIN.	4
TECHNICAL ARCHITECTURAL STAFF	11
ARCHITECTS	29

73% OF OUR TECHNICAL STAFF
ARE LICENSED ARCHITECTS



12 LEED ACCREDITED PROFESSIONALS

PROJECT CONTACT

Frank Parisi, AIA, NCARB
President / Principal-in-Charge
fparisi@williams-architects.com
p. 630.221.1212 d. 630.344.1035 f. 224.526.5168

OFFICE LOCATIONS

Itasca, IL (HQ)
630.221.1212

North Bay, WI
312.925.0907

Chicago, IL
312.219.8334

Columbus, OH
614.705.1531

Grand Rapids, MI
616.500.0941

Indianapolis, IN
727.914.9893

Scottsdale, AZ
520.352.7360

St. Petersburg, FL
317.610.3400

OWNERSHIP

Tom Poulos
CEO /
Managing Principal

Frank Parisi
President /
Managing Principal

Andrew Dogan
COO /
Managing Principal

Mark Bushhouse
Managing Principal

Scott Morlock
Principal

Tedd Stromswold
Principal

Andrew Caputo
Associate Principal

Marc Rohde
Associate Principal

Rocco Castellano
Associate Principal

Joe Humann
Associate Principal

Andreas Symeonides
Associate Principal

THE WILLIAMS MISSION STATEMENT

Williams Architects strives to create exceptional design solutions to inspire the way people live, learn, heal, work and play through the creative blending of human needs, environmental stewardship, functional value, science and art that embodies the spirit of architecture.

OUR DESIGN PHILOSOPHY

As a client-oriented firm, **Williams Architects** is committed to developing a thorough understanding of our clients and their project needs. We express a commitment to architectural design that emphasizes economy and efficiency, durability and imagination of design with patron appeal and satisfaction while establishing a visual project identity that reflects and respects our clients' personality.



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

AT INSPIRE COMMUNITY

FIRM DESCRIPTION

Williams Architects is a national design, architecture, engineering and planning firm. Established 52 years ago, we have built a solid reputation and our firm is ready to take on new design challenges in order to achieve creative, cogent and inspired architectural solutions! We collaborate to produce designs that enrich people's lives, and assist communities, agencies and organizations succeed.

We have programmed and / or designed over **\$4 billion in sports / recreation facilities and over 375 aquatic facilities** for private and public clients nationwide, including park districts, municipalities, local government agencies, public institutions, and private corporations.

Throughout all phases of each project, our **senior management remains personally involved**, which allows us to bring the more than 150 years of combined hands-on experience they represent to every facility. Our commitment to personalized, quality service is evidenced by our exceptionally high number of repeat customers. We value and cherish the long-standing community-centric relationships we have with numerous recreation, sports & aquatic agencies both public and private.

FAST FACTS

As a leader in recreational / aquatic design, we pledge to be the stewards of your vision and will make your priorities our priorities and ensure we are a partner with you every step of the way. Our services include:

Architectural Planning & Design (*Interiors, Estimating, Sustainable Design*)
Outlining the layout, structure, dimensions, materials, techniques, and procedures for the construction or renovation of a facility

Public Engagement

Involving members of the public in the agenda-setting, decision-making, and policy-forming activities of organizations undergoing development

Grant Assistance

Aiding clients in the application for government funds to contribute to the necessary capital to provide enhancements to better serve their communities

Feasibility Studies

Assessing the practicality of current (or proposed) facilities and spaces

Facility Needs & Assessments

Identifying areas within your facilities in need of improvement and utilizing the collected data to inform changes

Comprehensive Plans

Assisting communities prioritize their goals and aspirations for development

Master Planning

Developing spaces to best balance and harmonize all elements of the environment for long-term use

Capital Funding / Bond Initiatives

Assisting communities to raise the necessary funds to fuel their activities and achieve their objectives



KEY PERSONNEL

ORG CHART

Williams Architects performs all of the architectural design / planning, interior design, project coordination and construction administration work in-house. We retain specialized consultants and engineers to assist as needed on our projects. We have long-standing, excellent relationships with the consultants noted below and rely on them to provide the quality of services expected of our firm. We will work with the City of Berlin in the final review and selection of the below noted consulting firms and consider your additional consultant suggestions.

CLIENT



PROJECT TEAM



FRANK PARISI
PRINCIPAL-IN-CHARGE



ANDREAS SYMEONIDES
PROJECT MANAGER



JULIA SURIANO
PROJECT ARCHITECT

EXTENDED CONSULTANT TEAM



AQUATIC ENGINEER



BRADLEY MALLON
PROJECT DIRECTOR



MIRANDA CHRISTIANSON
DIRECTOR OF PRODUCTION

CONFLUENCE

LAND PLANNER & LANDSCAPE ARCHITECT



TERRY BERKBUEGLER
PRINCIPAL



CRAIG SONCRANT
PROJECT MANAGER



TED VUCHINICH
LANDSCAPE DESIGNER



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse



FRANK PARISI

AIA, NCARB, LEED AP BD+C

PRESIDENT / MANAGING PRINCIPAL / PRINCIPAL-IN-CHARGE

Frank joined Williams Architects in 2000 and was named President in 2024 after serving as Principal and Managing Principal. As co-leader of the Recreational Market Sector, he brings deep expertise in community recreation design and a hands-on approach to project delivery. A LEED® Accredited Professional, Frank also leads the firm's Sustainable Design Studio, applying sustainable strategies across all projects.

EDUCATION:

University of Illinois Chicago
Bachelor of Architecture in Structures

34 YEARS INDUSTRY EXPERIENCE

ARCHITECTURAL LICENSURES:

4 STATES ILLINOIS, INDIANA,
IOWA, WISCONSIN

Wisconsin Licensed Architect (NO. 13361 - 5)

MEMBERSHIPS/AFFILIATIONS:

AIA Northeast Chapter (Member)
Capital Devel. Board Certified Project Manager
Carol Stream Parks Foundation (President)
Carol Stream Plan Commission / Zoning Board of Appeals (Chairman)
IDPH Pre-qualified Swimming Facility Architect
Illinois Parks & Recreation Association
LEED Accredited Professional
Nat'l Council of Architectural Registration Boards
Midwest Institute of Park Executives (MIPE) (Member)

CONTACT INFO:

FRANK PARISI, AIA, NCARB, LEED AP BD+C
President / Managing Principal

CORPORATE HEADQUARTERS
One Pierce Place, Suite 550W
Itasca, IL 60143

D: 630.344.1035 / M: 630.386.6261
E: fparisi@williams-architects.com

COMPARABLE PROJECT EXPERIENCE:

Milwaukee, County Parks, WI - County-wide Aquatics Study
Barrington Park District, IL - Kraken Cove at Langendorf Park
Belvidere Park District, IL - Aquatics Conceptual Design
Carmel Clay Parks & Recreation Department, IN - The Monon Center; Monon Outdoor Aquatics Expansion; West Park Development; Waterpark Lap Pool Renovation
Cary Park District, IL - Sunburst Bay Aquatic Center
Elk Grove Park District, IL - Pavilion Indoor & Outdoor Aquatics; Rainbow Falls Waterpark; Monument Sign, Funhouse and Kiddie Pool Replacement
Four Lakes Snow & Sports, IL - Pool Renovation
Frankfort Park District, IL - Commissioners Park Splash Pad Renovation; Borg Werner Referendum
Geneva Park District, IL - Sunset Pool Bathhouse Renovation
Glen Ellyn Park District, IL - Maryknoll Splash Pad Vault Renovation
Highland Park, Park District of, IL - Hidden Creek Aquapark
Hinsdale, Village of, IL - Children's Activity Pool Replacement
Iowa City, City of, IA - Recreational Facilities and Programs Master Plans; City Park Pool Facility Condition Assessment and Conceptual Design; City Park Pool Replacement
Lisle Park District, IL - Sea Lion Aquatics Facility Assessment
Lockport Park District, IL - Splash Park at Heritage Falls Water Park; Pool Liners at Heritage Falls; Chancy Pool Liner & Slide
Memorial Park District, IL - Adventure Bay Conceptual Study
Mokena Park District, IL - Yunker Park Splash Barn
Naperville Park District, IL - Centennial Beach Redevelopment; Centennial Beach Bathhouse & Site Improvements
Oregon Park District, IL - Indoor Pool Improvements
Orland Park, Village of, IL - Centennial Park Aquatic Center Facility Assessment
Palos Heights Park District, IL - Pool Improvements
Prospect Heights Park District, IL - Recreation Center; Community Center & Pool Feasibility Study
Racine Unified School District, WI - Indoor Aquatic Center
Schaumburg Park District, IL - Wading Pool and Renovation; Meineke Splashpad & Pool Renovations; Water Works Lobby Renovation
Sterling Park District, IL - Duis Rec Center Outdoor Pool Conceptual Design; Indoor Pool Existing Conditions Report
Woodhaven Lakes Association, IL - Pool 2 Renovation
Woodridge Park District, IL - Cypress Cove Lazy River Expansion





ANDREAS SYMEONIDES

AIA, NCARB
ASSOCIATE PRINCIPAL



Andreas joined Williams Architects in 2018, and brings over 15 years of diverse experience in master planning, new construction, and renovations. He is committed to delivering tailored strategies that meet each client's project needs. His collaborative approach ensures thoughtful, efficient solutions from concept through completion.

EDUCATION:

University of Illinois Urbana-Champaign
Master of Architecture
Bachelor of Science in Architectural Studies

16 YEARS INDUSTRY
EXPERIENCE

ARCHITECTURAL LICENSURES:

Illinois Licensed Architect (#001.023567)

MEMBERSHIPS/AFFILIATIONS:

AIA Northeast Chapter (Member)
AIA Illinois (Board Member 2018; Young
Architects Regional Director 2018-2020)
Illinois Green Alliance (Member)
Nat'l Council of Architectural Registration Boards

COMPARABLE PROJECT EXPERIENCE:

Barrington Park District, IL - Langendorf Pool Renovation; Aqualusion Pool Renovation
Batavia Park District, IL - Roofing Projects; Civic Center HVAC Improvements; Quarry Drain Replacement Bidding, Peg Bond Center Roof Replacement
Berkeley Park District, IL - Community Recreation Center
Berkeley Public Library, IL - Grant Assistance
Bloomington Park District, IL - Johnston Recreation Center Renovation; Johnston Recreation Center Administration Space Renovation; Old Town Park Improvements
Bloomington Parks & Recreation Department, IL - O'Neil Park & Pool Improvements
Cary Park District, IL - Preschool ADA Renovations
Centerville, City of/Washington Park District, OH - New Maintenance Facility
Champaign Park District, IL - Facilities Strategic Plan
Chicago Park District, IL - Gately Indoor Track & Field Facility
Chicago State University, IL - Jacoby Dickens Center (Aquatic) Renovation; Locker Room Renovation
Crystal Lake Park District, IL - Maintenance Facility Re-use
Frankfort Park District, IL - Recreation Center Referendum Services
Geneva Park District, IL - Peck Farm Toilets; Wheeler Park Admin / Concession Building
Glen Ellyn Park District, IL - Maryknoll Splash Pad Vault Renovation
Glenview Park District, IL - Community Ice Center; Glenview Park Golf Comp. Stdy
Hickory Hills Park District, IL - Cynthia Neal Center Renovation & Expansion
Highland Park, Park District of, IL - Danny Cuniff Ceramics Studio Renovation
Highland Park Recreation Center, IL - Locker Room Remodeling
Hinsdale, Village of Parks & Rec. Department, IL - Community Swimming Pool
Indianapolis, City of, IN - Aquatic Systems Repair
Iowa City, City of, IA - City Park Pool
Lake County Forest Preserve District, IL - Lakewood Maintenance
Lambs Farm, IL - Farmyard Development
Lisle Park District, IL - Vehicle & Equipment Storage Facility; Train Depot Station
Macon County Conservation District, IL - Timber Frame Barn Renovation
Oswegoland Park District, IL - Aquatic Facilities Study
Park Forest, Village of, IL - Aquatic Center Feasibility Study
Plainfield Park District, IL - Recreation Administration Building; Comprehensive Master Plan
Racine Unified School District, WI - Indoor Aquatic Center
Salt Creek Park District, IL - Rose Park Administration Center
Schaumburg Park District, IL - Handlon Renovation; Sport Center Lobby Renovation
Sioux Falls, City of, SD - Frank Olson Community Recreation Center
South Barrington Park District, IL - Dunteman Park Design
Villa Park, Village of Parks & Recreation Department, IL - Villa Park Rec. Center
Westerville, City of, OH - Community Center Expansion
Wheaton Park District, IL - Community Center Interior Renovation Phase III





JULIA C. SURIANO

NCARB

PROJECT ARCHITECT / AQUATIC DESIGNER

Julia joined Williams Architects after graduating from the Illinois Institute of Technology in May 2017. Since joining Williams, Julia has completed her licensure and has worked on a variety of project types from multi-million-dollar field houses, ice arenas, and natatoriums to smaller-scale interior renovations. Julia enjoys collaborating on teams and utilizing her computer modeling expertise to create innovative design solutions.

EDUCATION:

Illinois Institute of Technology Chicago
Professional Bachelor of Architecture

8 YEARS INDUSTRY
EXPERIENCE

ARCHITECTURAL LICENSURES:

Illinois Licensed Architect (#001.025115)

MEMBERSHIPS/AFFILIATIONS:

Nat'l Council of Architectural Registration Boards
IDPH Pre-Qualified Swimming Facility Architect

COMPARABLE PROJECT EXPERIENCE:

Bartlett Park District, IL - Aquatic Center Conceptual Improvement Plan; Comprehensive Master & Strategic Plan
Batavia Park District, IL - Quarry Master Plan
Belvidere Park District, IL - Aquatics Conceptual Design
Bloomington Parks & Rec. Department, IL - O'Neil Park & Pool Improvements
Brownsburg, Town of, IN - Aquatic Center Study; Lincolnwood Park Rec & Aquatic Feasibility Study
Channahon Park District, IL - Tomahawk Aquatic Facility
Carmel Clay Parks & Recreation Department, IN - Waterpark Lap Pool Renovation
Cary Park District, IL - Sunburst Bay Aquatic Center
Chicago Park District, IL - Gately Indoor Track & Field Facility
Columbus, City of, Dept. of Recreation & Parks, OH - Glenwood & Windsor Swimming Pool Replacements
Dundee Township Park District, IL - Rakow Center Lockers
Elk Grove Park District, IL - Pavilion Fitness Conceptual Design
Forest Park, Park District of, IL - Roos Property Redevelopment
Four Lakes Snow & Sports, IL - Pool Renovation
Frankfort Park District, IL - Commissioners Park Splash Pad Renovation; Borg Werner Referendum
Glen Ellyn Park District, IL - Maryknoll Splash Pad Vault Renovation
Glenview Park District, IL - Community Ice Center; Glenview Park Golf Club Comprehensive Study
Highland Park, Park District of, IL - Hidden Creek Aquapark
Hinsdale, Village of, IL - Children's Activity Pool Replacement
Homewood Flossmoor Park District, IL - Ice Rink Renovation
Iowa City, City of, IA - Recreational Facilities and Programs Master Plan; City Park Pool Replacement
Lisle Park District, IL - Community Center Pre-Referendum Services
Lockport Park District, IL - Splash Park at Heritage Falls Water Park; Pool Liner at Heritage Falls & Challenger Fitness; Chaney Pool Liner & Slide
Manhattan Park District, IL - Hansen Community Center; Round Barn Farm
Memorial Park District, IL - Adventure Bay Conceptual Study
Morton Grove Park District, IL - Harrier Pool Renovation
Naperville Park District, IL - Indoor Recreation Space Needs Assessment
Oregon Park District, IL - Indoor Pool Improvements
Park Forest, Village of, IL - Aquatic Center Feasibility Study
Prospect Heights Park District, IL - Community Center & Pool Feasibility Study
Racine Unified School District, WI - Indoor Aquatic Center
Racine County, WI - Ice Center Feasibility Study
Salt Creek Park District, IL - Rose Park Administration
Schaumburg Park District, IL - Meineke Renovation; CRC Renovation; Jerry Handon Administration Renovation; District-Wide Facility Assessment; Water Works Lobby Renovation; Golf Club Starter Shed
Vigo County, IN - Recreation Facilities Study
Warrenville Park District, IL - Fitness NOW Expansion
Wheaton Park District, IL - Memorial Park Outdoor Amphitheater



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WATER TECHNOLOGY, INC.

FIRM OVERVIEW

The WTI team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics. Together, we combine our talents to develop original, aquatic facilities from concept to reality. In addition, WTI maintains solid relationships with other consultants and contractors and continues to set the standards in the aquatic industry across the United States and around the world.

PHILOSOPHY

Water Technology, Inc.'s (WTI) creative energy and passion embraces the philosophy that aquatic recreation completes communities and makes them a better place to live.



COMPANY DETAILS

- Established in 1983
- Largest Aquatic Design Firm in North America, Staff of 60+
- Quality Control Implementation
- Collaborative Team Process
- International Portfolio
- Specialized Aquatic Professionals on Staff:
 - Executive Team (5)
 - Project Development (10)
 - Project Manager/Engineer (22)
 - Licensed Architect (3)
 - Project Designer (4)
 - Mechanical Designer/BIM (7)
 - Technical Designer (4)
 - Administrative (5)



WTI ADVANTAGES

- Solution driven planning and philosophy
- Two-way sharing process between WTI and client
- Forward-looking designs that support dynamic community programs
- Revit / BIM Capabilities
- 150+ AQUATIC Projects Per Year
- Historical database of cost estimates and realistic timelines

EXTENSIVE PORTFOLIO

- Waterparks
- Resort and Hotel Pools
- Competition Pools
- Faith Based Community Centers
- Water Playgrounds
- Public Facilities
- Therapy and Wellness Pools
- Schools and Universities



HEADQUARTERS

100 Park Avenue
Beaver Dam, WI 53916
T. 920.887.7375

TEXAS

6200 North Beach Street
Suite 100
Haltom City, TX 76137
T. 682.708.7007

UK

8 Javes Park Courtyard
Ockley, Surrey RH5 5RR. UK





BRADLEY MALLON

PROJECT DIRECTOR

Brad Mallon serves as Project Director, bringing more than 25 years of experience with WTI supporting municipal and community-based projects. Based out of WTI's headquarters in Beaver Dam, Wisconsin, Brad is well positioned to represent and support clients throughout the Midwest, offering strong regional familiarity and accessibility.

His background in aquatic design and engineering, combined with senior-level project management experience, enables him to effectively guide municipalities through complex planning, design, and delivery processes. Brad works closely with public stakeholders, client leadership, and internal teams to ensure projects align with community goals, regulatory requirements, and budgetary constraints.

Brad offers a practical, hands-on approach to managing projects from early feasibility and programming through concept development. His detail-oriented leadership style and thorough understanding of WTI's internal processes create clarity, continuity, and confidence for municipal clients and project teams alike.

EDUCATION

Bachelor of Science | Mechanical Engineering
Alameda University

REGISTRATIONS

Certified Pool Contractor - Cherokee County, GA
NSPF Certified Pool / Spa Operator (**CPO**)

PROFESSIONAL AFFILIATIONS

International Association of Amusement Parks and Attractions (**IAAPA**)

World Waterpark Association (**WWA**)

Themed Entertainment Association (**TEA**)

FEATURED PROJECTS

Scott County Family YMCA
Davenport, IA

Bensenville Water Park
Bensenville, IL

YWCA Metropolitan Chicago
Chicago, IL

District 113 - Deerfield High School Pool
Deerfield, IL

Inwood Athletic Club
Joliet, IL

FMC Natatorium at Ty Warner Park
Oak Brook, IL

Augustana College Aquatic Center
Rock Island, IL

Heritage Park Family Aquatic Center
Wheeling, IL

Donner Aquatic Center Renovation
Columbus, IN

Kokomo Family Aquatic Center
Kokomo, IN

Immerse Spa at MGM Grand Detroit Casino
Detroit, MI

Livonia Community Recreation Center
Livonia, MI

Winona Family YMCA
Winona, MN

Leo H. Bender Community & Recreation Center
Broadview Heights, OH

Kenwood Country Club
Cincinnati, OH

North Orange Park Pool
Lewis Center, OH

South High School and YMCA Pool Design
Willoughby, OH

Germantown High School Pool
Germantown, WI

Colburn Pool
Green Bay, WI

Packers Team Operations HydroTherapy Pools
Green Bay, WI

Community Swimming Pool at Goodman Park
Madison, WI

UW Madison - Camp Randall Sports Center Replacement
Madison, WI

McFarland High School Pool
McFarland, WI

Jefferson Park Aquatic Facility
Menasha, WI

Verona High School Pool
Verona, WI

Mead Splash Pad
Wisconsin Rapids, WI



MIRANDA CHRISTIANSON

DIRECTOR OF PRODUCTION

Miranda joined WTI in 2016 and has since played an integral role in driving both project and team success. With a solid background in Revit and AutoCAD and nearly two decades of hands-on experience in technical design, she has grown into a leadership role where her passion for precision and process truly shines.

As WTI's Director of Production, Miranda leads the Production Team with a focus on delivering high-quality, accurate construction documents and ensuring timely design deliverables. Known for her collaborative spirit, Miranda thrives on cross-functional teams, often acting as the bridge between Technical Design, Project Management, Mechanical Design, and the Design Team.

Miranda is engaged throughout the project lifecycle, with a strong presence from Schematic Design through Construction Documents. Her detail-oriented mindset drives an understanding of how all the pieces come together to form a cohesive whole—an approach that consistently results in clear, coordinated, and buildable documentation. Her expertise in Revit and 3D design software remains instrumental in maintaining WTI's technical standards. Under her leadership, she not only manages teams and resources but also mentors staff, fostering a robust team dynamic and commitment to quality. A natural problem-solver with an eye for both the big picture and the smallest detail, Miranda brings clarity, structure, and guidance to every project, making her an invaluable asset across all project teams.

EDUCATION

Associate of Applied Science | Architectural Commercial Design

Northwood Technical College | Rice Lake, WI

FEATURED PROJECTS

Pot-Nets Community Seaside Recreation Facility

Long Neck, DE

Riverside Swim Club

Riverside, IL

Rock Island YWCA

Rock Island, IL

Romeoville Aquatic Center

Romeoville, IL

Kalamazoo College Natatorium Renovation

Kalamazoo, MI

Grand Hotel

Mackinac Island, MI

The Saginaw Chippewa Indian Tribe Community Center

Mount Pleasant, MI

Moores Park Pool

Lansing, MI

Bamboo Bay

Shoreview, MN

Blue Surf Bay

Blue Springs, MO

Excelsior Springs Indoor & Outdoor Community Center

Excelsior Springs, MO

Heckart Community Center

Sedalia, MO

City Lake Aquatic Center

High Point, NC

Nebraska Multi-Sport Complex

La Vista, NE

Kingsport Aquatic Center

Kingsport, TN

Cherry Park Pool

Weatherford, TX

Selah Aquatic Center

Selah, WA

Swan City Spray Pad

Beaver Dam, WI

VFW Aquatic Center

De Pere, WI

Evansville Aquatic Center at Larson Acres Park

Evansville, WI

Colburn Pool

Green Bay, WI

Soderholm Family Aquatic Center at the Nicholas

Recreation Center, University of Wisconsin - Madison

Madison, WI

Village of Randolph Community Pool

Randolph, WI

Woodman Aquatic Center

Richland Center, WI

Wisconsin Rapids Regional Aquatic Center

Wisconsin Rapids, WI

Witter Park Mead Splash Pad

Wisconsin Rapids, WI



WTIWORLD.COM

Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse





CONFLUENCE | FIRM PROFILE

WHO WE ARE

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 75+ includes 40 licensed landscape architects and AICP certified planners—and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in Alaska, Arkansas, California, Colorado, Connecticut, Georgia, Kansas, Idaho, Illinois, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, New Mexico, Nevada, North Dakota, Ohio, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Wisconsin, and Wyoming—and this list continues to grow to meet our clients' needs.

LOCATIONS

CHICAGO

325 W Huron Street, Suite 602
312.663.5494
thinkconfluence.com

Des Moines
Sioux Falls
Kansas City
Cedar Rapids

Minneapolis
Omaha
Fargo
Denver

WHAT WE DO

Simply stated—we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it's a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning and urban design across the Midwest, and we love what we do. *What can we do for you?*

HOW WE WORK

Our creative process is focused on collaboration and insightful interaction with our clients, consultants and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. From vision to completion, our team excels in collaborating to shape and achieve your "what's next"—while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our client's goals.



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

TERRY BERKBUEGLER, ASLA, PLA, LEED AP PRINCIPAL LANDSCAPE ARCHITECT

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Prairie Gateway Chapter

- Past President / 2002 to 2003
- President / 2001 to 2002
- Treasurer / 1998 to 2001

Association for Strategic Planning

US Green Building Council / Corporate Member

CURRENT + NOTABLE PROJECT EXPERIENCE

CARD Aquatic and Recreation Center / Chico, California
 Wheeling Family Aquatic Facility / Wheeling, Illinois
 Garden Rapids at the Big Pool / Garden City, Kansas
 Indian Trails Aquatic Center / Lenexa, Kansas
 Old Mill Park Playground + Splash Pad / Blue Springs, Missouri
 Outdoor Aquatics + Athletics Field Facilities Feasibility Study / Grandview, Missouri
 Olathe Community Center / Olathe, Kansas
 Lincolnwood Recreation Center and Aquatic Center Master Plan / Lincolnwood, Illinois
 Blue Springs Community Center / Blue Springs, Missouri
 Excelsior Springs Community Center / Excelsior Springs, Missouri
 Sedalia Community Center / Sedalia, Missouri
 Northland Regional Community Center Feasibility Study / Kansas City, Missouri
 Feasibility Study + Site Selection for New Recreation Center / Blue Springs, Missouri
 Raymore Community Center / Raymore, Missouri
 Wilder Bluff Park / Shawnee, Kansas
 Old Mill & Wilbur Young Park Improvement / Blue Springs, Missouri
 Parks & Recreation System Master Plan / Mission, Kansas
 2017 Kansas City Office Parklet / Kansas City, Missouri
 211 West Armour Outbuilding / Kansas City, Missouri
 38th and Jackson / Kansas City, Missouri
 39th Street Streetscape / Kansas City, Missouri
 Longview Tract Park + The Bay Outdoor Aquatics Facility / Kansas City, Missouri



Terry brings hard work, the pursuit of design excellence and a tireless commitment to client satisfaction to all of his projects. His direct and personal communication leads to strong relationships and successful projects while inspiring loyalty in so many of our clients.

PROFESSIONAL EXPERIENCE

33 Years of Experience

22 Years with Confluence

EDUCATION

Kansas State University, BA,
Landscape Architecture | 1992

PROFESSIONAL REGISTRATIONS

Licensed Professional
Landscape Architect:

- Illinois / 157.001823
- Kansas / #568
- Missouri / #179

CLARB Certified

LEED Accredited Professional

True Colors International Certified
Facilitator



OUR TEAM

CRAIG SONCRANT, ASLA, PLA PROJECT MANAGER

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects

- Illinois Chapter - Member / 1999 to Present
- Executive Committee & External Communications Chair / 2002 to 2006

The Magnificent Mile Association

- Member / 2023 to present

The Trade Collective / Evanston, Illinois

- Member / 2024 to present

PARKS + REC PROJECT EXPERIENCE

Goebelt Park, Rossi Park & G.G. Rowell Park Designs / Lincolnwood, Illinois
Recreation Center & Aquatic Center Feasibility Study / Lincolnwood, Illinois
Lake Meadows Central Park / Chicago, Illinois
Lucy Flower Park Playground Renovation / Chicago, Illinois
Heritage Park Redevelopment / Wheeling, Illinois *

Banning Lewis Ranch Parks (8 total) / Colorado Springs Colorado *

Soldier Field Sledding Hill Erosion Control / Chicago, Illinois *

Westborough at Easton Linear Open Space Buffer / Elk Grove, California *

Westborough at Easton Parks, Trails & Open Space Design / Elk Grove, California *

Elk Grove SE Area Plan Parks Design (14 total) / Elk Grove, California *

47th Street / Lakeshore Drive Pedestrian Overpass / Chicago, Illinois *

Jensen Park / Chicago, Illinois *

Tournament Park / Glenview, Illinois *

WATERFRONT & HARBOR DESIGN PROJECT EXPERIENCE

Wolf Point South (Salesforce Tower)
Halsted Landing at 700 West Chicago Avenue
Halsted Pointe at 901 North Halsted Street
R1VER One Michels Corporation Milwaukee Headquarters / Milwaukee, Wisconsin
The Mart River Park
110 North Wacker Drive
150 North Riverside
Wolf Point East
222 South Riverside
Wolf Point West
10, 20, and 30 South Wacker Drive

** work performed while employed by another firm*



Craig works on a variety of planning and landscape architecture projects where he employs his expertise in planning, master planning, site design, landscape design and detailing, and construction observation. Versed in many areas of landscape architecture, Craig is able to apply his skill set to the design process and offer unique and creative solutions that both benefit the project while meeting the client's goals and objectives.

PROFESSIONAL EXPERIENCE

27 years of Experience
16 years with Confluence

EDUCATION

The Ohio State University
Master of Landscape Architecture
1999

Xavier University
Bachelor of Science
Sport Management
1996

PROFESSIONAL REGISTRATIONS

Licensed Professional
Landscape Architect:

- Alabama / #929
- Illinois / #157 - 001481
- Indiana / #LA22200012
- Ohio / #LA-1601377
- Tennessee / #1177
- Utah / #12013713
- CLARB-Certified



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

TED VUCHINICH, ASLA

LANDSCAPE DESIGNER

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Prairie Gateway Chapter

CURRENT + NOTABLE PROJECT EXPERIENCE

Wheeling Family Aquatic Facility / Wheeling, Illinois
 CARD Aquatic and Recreation Center / Chico, California
 Henshaw Park / Chico, California
 Miller Park Master Plan / Bloomington, Illinois
 Lincolnwood Recreation Center and Aquatic Center Feasibility Study / Lincolnwood, Illinois
 Clearcreek Park Master Plan / Springboro, Ohio
 Goebelt, Rossi and G.G Rowell Park Design Services / Lincolnwood, Illinois
 Miller Park Master Plan / Bloomington, Illinois
 Princeton Village Year 02 / Glenview, Illinois
 Chicago Nature Sacred / Chicago, Illinois
 Kollar Pond / Streamwood, Illinois
 370 Kinzie Morgan Development / Chicago, Illinois
 1201 W Fulton / Chicago, Illinois
 30 N Lasalle Street / Chicago, Illinois
 HODC North Brook / Village of Northbrook, Illinois
 Point of the Mountain – Utah's 15 Minute Ecocity / Draper, Utah*
 Village of Palatine Downtown Public Realm Enhancements / Village of Palatine, Illinois*
 Main Street Place / Chicago, Illinois*
 Sterling Heights, North Van Dyke Avenue Redesign / Sterling Heights, Michigan*
 Ruby Hill Park / Denver, Colorado*
 UIUC Campus Landscape Master Plan / Urbana, Illinois*

**work performed while employed by another firm*



With a background in civil and environmental engineering, Ted is dedicated to a data-driven design process, with a particular interest in modeling site features to enhance human connections to nature.

PROFESSIONAL EXPERIENCE

5 Years of Experience
 1 Year with Confluence

EDUCATION

Lafayette College
 Bachelor of Science - B.S., Civil Engineering / 2019

University of Michigan
 Masters Degree, Landscape Architecture / 2023



SIMILAR

PROJECT EXPERIENCE

Williams Architects has extensive experience with Sports, Recreation & Aquatic facilities throughout the Nation, with a particular emphasis in the Midwest. We have had the pleasure of working on over 375 aquatic projects. Our experience ranges from Comprehensive Master Plans to Conceptual Design to Implementation, including renovations, additions and new construction.

A highlight of our aquatic experience includes work for:

Addison Park District, IL
Alief ISD, TX
Allentown, City of, PA
Ankeny, City of, IA
Appleton, City of, WI
Arlington Heights Park District, IL
Augustana College, IL
Barrington Park District, IL
Bartlett Park District, IL
Belvidere Park District, IL
Bettendorf, City of, IA
Beverly Country Club, IL
Bloomington Park District, IL
Bloomington, City of, IL
Bolingbrook Park District, IL
Brownsburg, Town of, IN
Buffalo Grove Park District, IL
Butterfield Park District, IL
Canton Park District, IL
Cape Coral, City of, FL
Carmel Parks & Recreation, IN
Carol Stream Park District, IL
Cary Park District, IL
Cedar Rapids, City of, IA

Champaign Park District, IL
Channahon Park District, IL
Chicago Park District, IL
Chicago Ridge Park District, IL
Chicago State University, IL
Clarendon Hills Park District, IL
College of the Mainland, TX
Collinsville, City of, IL
Columbia Association, MD
Columbus, City of, OH
Cress Creek Country Club, IL
Crystal Lake Park District, IL
Cumberland Green Co-Op, IL
Decatur County Parks, IN
Decatur Park District, IL
Deerfield Park District, IL
DeKalb Park District, IL
Des Moines, City of, IA
Des Plaines Park District, IL
District 214, Elk Grove, IL
Dundee Township Park District, IL
Dyersburg, City of, TN
Eastern Iowa Swimming Foundation, IA
Eastfield College, TX

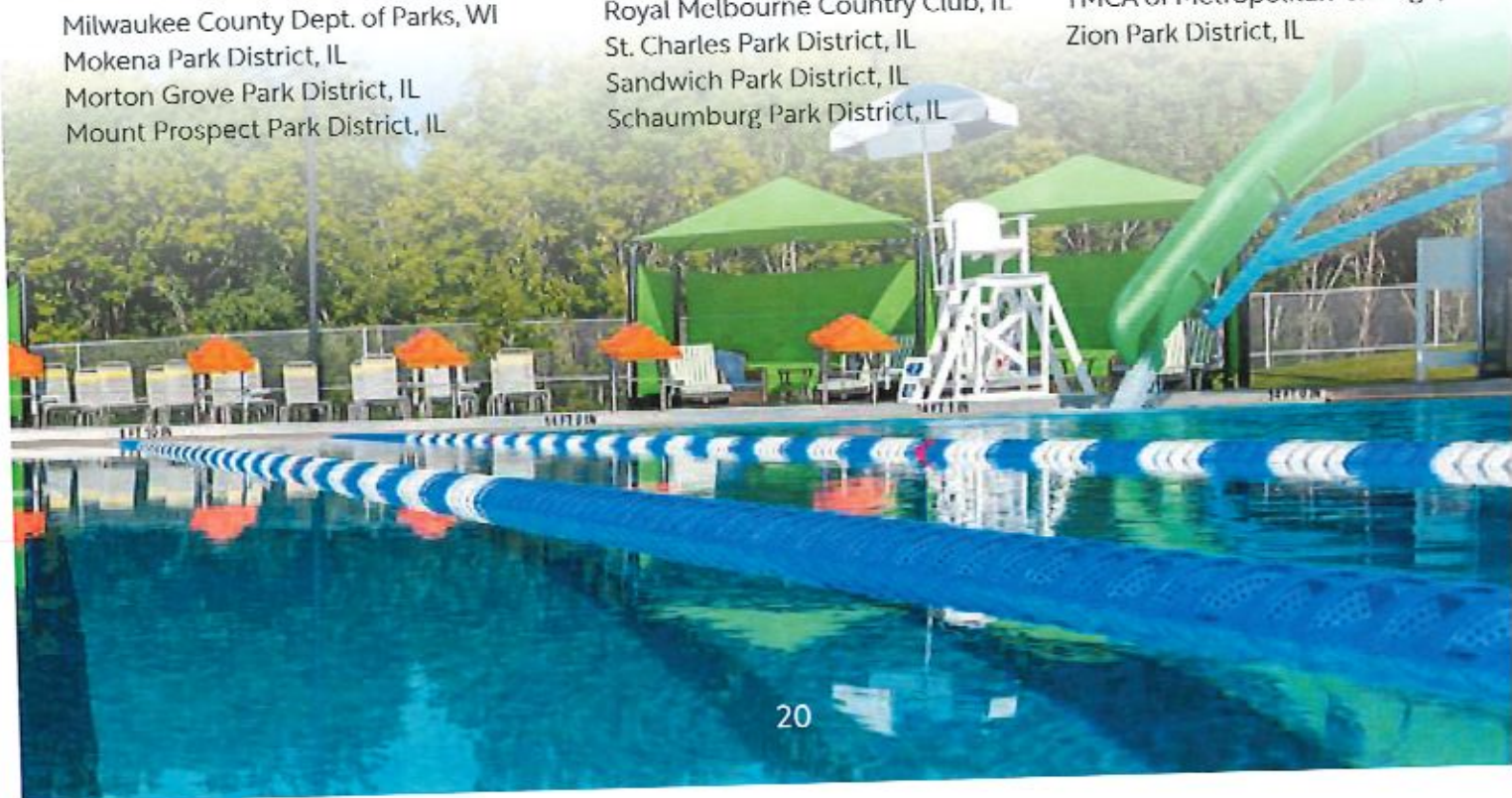
City of Eden Prairie, MN
Edgewood Valley Country Club, IL
Edina, City of, MN
Elgin, City of, IL
Elk Grove Park District, IL
Elmhurst Park District, IL
Elmwood Park, Village of, IL
Fishers, City of, IN
Forest Park, Park District of, IL
Forest Preserve District of Cook County, IL
Four Lakes Snow & Sport, IL
Fox Point HOA, IL
Fox Valley Park District, IL
Frankfort Park District, IL
Galena Territory Association, IL
Galesburg, City of, IL
Geneseo Park District, IL
Geneva Park District, IL
Glen Ellyn Park District, IL
Glenview Park District, IL
City of Grand Island, NE
Hawthorne Park District, IL
Hickory Hills Park District, IL
Park District of Highland Park, IL



Hillcrest Country Club, IL
 Village of Hinsdale, IL
 Hoffman Estates Park District, IL
 Huntley Venture, LLC/Ryland Homes, IL
 Indianapolis, City of, IN
 Intercontinental Hotel, IL
 Iowa City, City of, IA
 Itasca Park District, IL
 Joliet Park District, IL
 Kewanee Park District, IL
 LaGrange Field Club, IL
 Lake Bluff Park District, IL
 Lake Point Tower, IL
 Lamar ISD, TX
 Lancaster County Dept. of P&R, PA
 LaPorte Natatorium, TX
 Laredo ISD, TX
 Libertyville Parks & Recreation, IL
 Lincolnwood Park District, IL
 Lisle Park District, IL
 Lockport Township Park District, IL
 Macomb Park District, IL
 Maine South High School, IL
 Maple Grove Community Center, MN
 M-NCPPC, Prince George County, MD
 Maywood Park District, IL
 McHenry High School, IL
 Medinah Country Club, IL
 Memorial Park District, IL
 Mequon, City of, WI
 Michigan Shores Club, IL
 Mid America Developments, IL
 Midlothian Country Club, IL
 Milwaukee County Dept. of Parks, WI
 Mokena Park District, IL
 Morton Grove Park District, IL
 Mount Prospect Park District, IL

Mundelein Park District, IL
 Naperville Park District, IL
 Nelsonville Outdoor Pool, OH
 New Port Richey, City of, FL
 Normal, Town of, IL
 North Berwyn Park District, IL
 Northbrook Park District, IL
 North Putnam Schools, IN
 Oakbrook Terrace Park District, IL
 Oak Brook Park District, IL
 Oak Forest Park District, IL
 Oak Lawn Park District, IL
 Oak Park Country Club, IL
 Oak Park, Park District of, IL
 Ohio University-Zanesville, OH
 Olivet Nazarene University, IL
 Olympia Fields Country Club, IL
 Orange Township, OH
 Oregon Park District, IL
 Orland Park, Village of, IL
 Oswegoland Park District, IL
 Palatine Park District, IL
 Palmer House Hilton, IL
 Palos Heights, City of
 Park Forest, Village of, IL
 Peoria Park District, IL
 Quad Cities, IL
 Racine Unified School District, WI
 Richardson ISD, TX
 Ridgemoor Country Club, IL
 River Trails Park District, IL
 Riverside Swim Club Pool, IL
 Roselle Park District, IL
 Royal Melbourne Country Club, IL
 St. Charles Park District, IL
 Sandwich Park District, IL
 Schaumburg Park District, IL

Schiller Park, Village of, IL
 School District U-46, IL
 Sheridan Corporation, Wilmette, IL
 Sioux Falls, City of, SD
 Skokie Park District, IL
 South Elgin, Village of, IL
 St. Charles Park District, IL
 Sterling Park District, IL
 Streamwood Park District, IL
 Sun City - Huntley, IL
 Swim Labs
 Sycamore Park District, IL
 Troy, City of, MI
 Urbana Park & School District, IL
 Vernon Hills Park District, IL
 Villa Park, Village of, IL
 Virginia Beach, City of, VA
 Waukegan Park District, IL
 West Chicago Park District, IL
 West Cook YMCA, IL
 Western Springs Swim Club, IL
 Westerville, City of, OH
 Westmont Park District, IL
 Westmoreland Country Club, IL
 Wheaton College, IL
 Wheaton Park District, IL
 Wheeling Park District, IL
 Wilmette Park District, IL
 Winnetka Park District, IL
 Wood Dale, City of, IL
 Woodhaven Lakes Association, IL
 Woodridge Park District, IL
 Worthington, City of, OH
 YMCA of Metropolitan Chicago, IL
 Zion Park District, IL



IOWA CITY, IOWA

CITY PARK POOL



CLIENT REFERENCE

City of Iowa City
410 E. Washington Street
Iowa City, IA 52240

Juli Seydell Johnson
Director of Parks & Recreation
(319) 356-5104
JuJohnson@iowa-city.org

SIZE

897 Bathers

DURATION

2023- Est. 2026

DELIVERY METHOD

General Contractor

ROLE

Prime Architect

ESTIMATED COST

\$18 Million

FINAL

CONSTRUCTION COST

TBD

SERVICES PROVIDED

Master Plan/Feasibility Study

Pre-Design

Public Input/Comm. Eng.

Basic A&E Design Services

Construction Administration

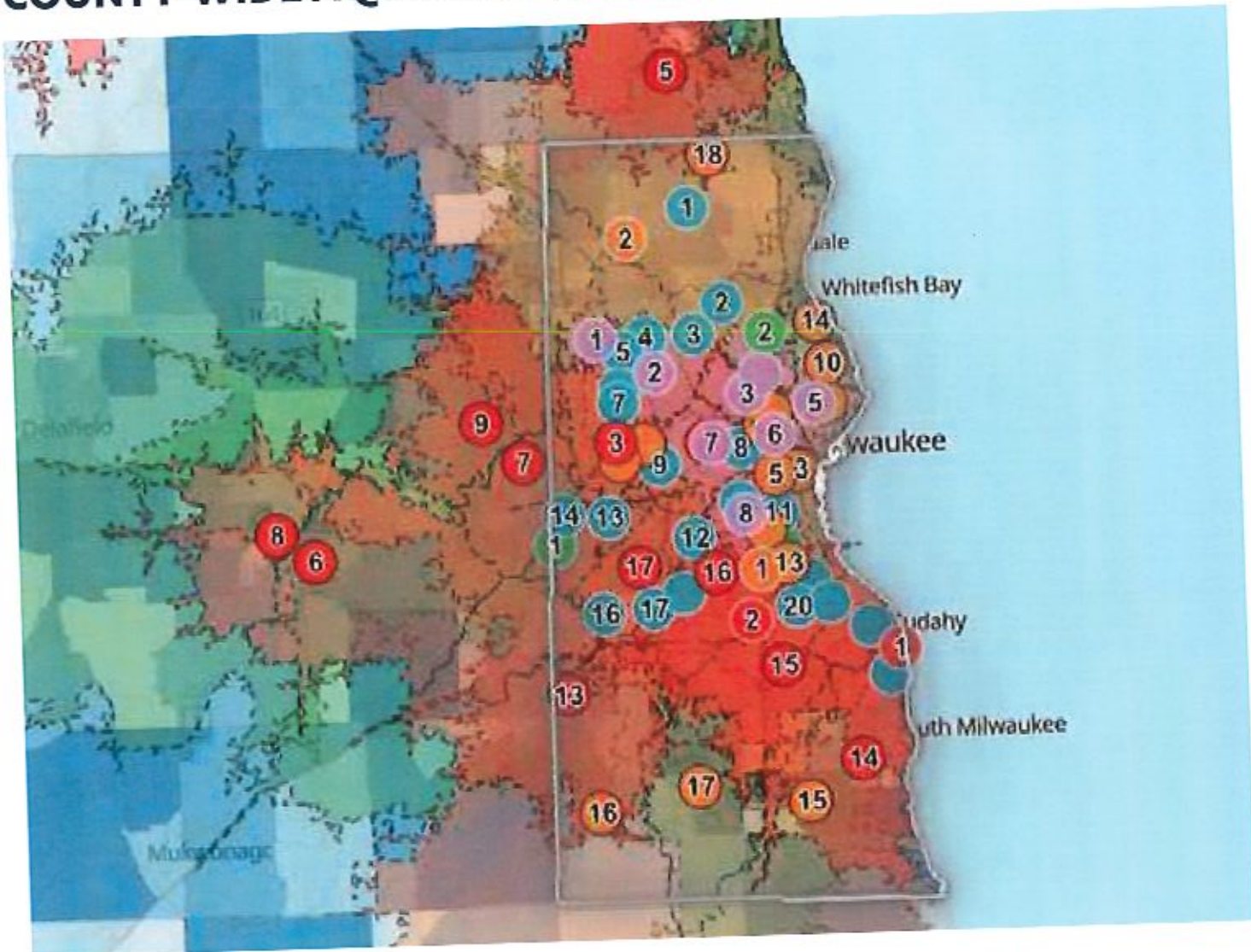
ABOUT THE PROJECT

After a successful Facility Condition Assessment and Conceptual Design Phase (with associated public input & statistically valid survey), the City of Iowa City engaged Williams Architects to continue with implementation of the conceptual design. The project includes a detached leisure pool, the lap lanes, enhanced 25-meter and/or the 50-meter lap swimming, other recreational features for young swimmers, new bathhouse, and filter building.



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

COUNTY-WIDE AQUATIC ASSESSMENT & FEASIBILITY STUDY



CLIENT REFERENCE

Milwaukee County Parks
9480 W. Watertown Plank Road
Wauwatosa, WI 53226

Sarah Toomsen, PLA, ASLA
Asst. Director of Planning
(414) 257-7389
sarah.toomsen@milwaukeecountywi.gov

SIZE

Varies

DURATION

2024-2025

DELIVERY METHOD

N/A

ROLE

Prime Architect

ESTIMATED COST

TBD

FINAL

CONSTRUCTION COST

TBD

ABOUT THE PROJECT

Milwaukee County Parks currently owns and operates two (2) indoor deep-well pools, three (3) outdoor aquatic parks, eight (8) outdoor pools, one (1) privately operated outdoor pool, seven (7) splashpads, twenty-five (25) wading pools, and several beaches that have been historically used for swimming. MCP has experienced a steady decline in funding and staffing, and an updated study is necessary for the department to plan for aquatic investments in the future.

Williams is working with the County on an analysis that considers existing conditions, public feedback, advancements in recreational trends, and the County's continually reduced financial capacity to plan for the future of Milwaukee County Parks Aquatics.

BARRINGTON, ILLINOIS

LANGENDORF POOL



CLIENT REFERENCE

Barrington Park District
235 Lions Drive
Barrington, IL 60010

Terry Jennings
Executive Director
(847) 381-0687
tjennings@
barringtonparkdistrict.org

SIZE

1,000 Bathers

DURATION

2022-2025

DELIVERY METHOD

Construction Manager
as Constructor

ROLE

Prime Architect

ESTIMATED COST

\$24,600,000

FINAL

CONSTRUCTION COST

\$24,345,933

SERVICES PROVIDED

Master Plan/Feasibility Study
Pre-Design
Public Input/Comm. Eng.
Basic A&E Design Services
Construction Administration

ABOUT THE PROJECT

After a successful referendum in April 2023, the Barrington Park District is proceeding with the replacement of the existing Aqualusion Pool into the new state-of-the-art Langendorf Pool. The new facility will include an Activity Pool, Deep Water Pool, Leisure Pool, Plunge Pool and Current Channel. In addition, a new Pickleball / Paddle Tennis complex with a warming shelter, renovation of the existing Bathhouse and improvements to the existing Gymnasium shall be constructed. The Project is currently under construction.



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

BLOOMINGTON, ILLINOIS

O'NEIL PARK & POOL



CLIENT REFERENCE

City of Bloomington
109 E. Olive Street
Bloomington, IL 61701

Eric Veal, Director of Parks,
Recreation & Cultural Arts
(309) 434-2260
eveal@cityblm.org

SIZE

818 Bathers

DURATION

2020-2024

DELIVERY METHOD

General Contractor

ROLE

Prime Architect

ESTIMATED COST

\$13,870,320

FINAL

CONSTRUCTION COST

\$13,610,320

SERVICES PROVIDED

Master Plan/Feasibility Study

Pre-Design

Public Input/Comm. Eng.

Basic A&E Design Services

Construction Administration

ABOUT THE PROJECT

After 45 years, the existing O'Neil Pool had outlived its operational expectancy by 20 years and had to be demolished. The Pool was an essential asset for the City of Bloomington and was replaced with a new state-of-the-art Pool. **To ensure the public's voice was heard, the City of Bloomington, with the Williams Architects team, conducted an intensive 1-day charrette to understand and gather public input and develop concept plan options.** The new facility includes a new bathhouse, filter building, 8-lane lap/diving pool, activity pool with zero-edge, lazy river, plunge pool, waterslide tower, and concessions deck. In addition to the Pool, O'Neil Park has several new amenities, including a new spray park and skate park.

CARY, ILLINOIS

SUNBURST BAY AQUATIC CENTER



CLIENT REFERENCE

Cary Park District
255 Briargate Road
Cary, IL 60013

Dan Jones
Executive Director
(847) 639-6100x102
djones@carypark.com

SIZE

1,000 Bathers

DURATION

2020-2022

DELIVERY METHOD

Construction Manager
as Constructor

ROLE

Prime Architect

ESTIMATED COST

\$11 Million
(Bid in Spring 2021)

FINAL

CONSTRUCTION COST

\$11.02 Million

SERVICES PROVIDED

Master Plan/Feasibility Study
Pre-Design
Public Input/Comm. Eng.
Basic A&E Design Services
Construction Administration

ABOUT THE PROJECT

Williams Architects and a local land planner assisted the Cary Park District with a Comprehensive Park Plan for Cary Grove Park. The goal of the plan was to determine what recreational / aquatic amenities could be integrated into the existing Park. As a result of the Study, the Cary Park District determined that a centrally located Aquatic Center would be the first project to be implemented. The Cary Grove Aquatic Park is currently in the Design Development phase and features an 8-lane, 25Y lap pool with attached deep water area containing diving boards and a drop slide. A separate zero-depth entry activity pool with water features and a current channel, along with separate water slides will provide plenty of fun for patrons of all ages.



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

MORTON GROVE, ILLINOIS

HARRER PARK POOL



CLIENT REFERENCE

Morton Grove Park District
6834 Dempster Street
Morton Grove, IL 60053

Jeffrey Wait
Executive Director
(847) 965-0383
jwait@mngparks.com

SIZE

1,000 Bathers

DURATION

2020-2022

DELIVERY METHOD

Construction Manager

ROLE

Prime Architect

ESTIMATED COST

\$10.5 Million
(Bid in Fall 2021)

FINAL

CONSTRUCTION COST

\$10 Million

SERVICES PROVIDED

Master Plan/Feasibility Study
Pre-Design
Public Input/Comm. Eng.
Basic A&E Design Services
Construction Administration

ABOUT THE PROJECT

Harrer Park Pool has well exceeded its expected life. The existing pool was deteriorating and Williams Architects / Aquatics assisted the Park District in investigating various options to ensure the residents of Morton Grove continue to have aquatic opportunities at Harrer Park.

The new Pool features a 6-lane, 50M pool, a deep water pool with diving boards and a drop slide, an Activity Pool with spray features, a Spray Play area with shade and two (2) water slides. The Project was completed and celebrated its grand opening on June 4, 2022.

COLUMBUS, OHIO

GLENWOOD POOL



CLIENT REFERENCE

City of Columbus, OH
1111 East Broad Street
Columbus, OH 43205

Jim Miller, Design &
Construction Division Mgr.
(614) 645-8941
jcmiller@columbus.gov

SIZE

425 Bathers

DURATION

2021-2023

DELIVERY METHOD

General Contractor

ROLE

Prime Architect

ESTIMATED COST

\$9,472,000

FINAL

CONSTRUCTION COST

\$9,919,828

SERVICES PROVIDED

Master Plan/Feasibility Study

Pre-Design

Public Input/Comm. Eng.

Basic A&E Design Services

Construction Administration

ABOUT THE PROJECT

The former Glenwood Pool had reached the end of its useful life and the City of Columbus's objective was to replace the existing pool with a new multi-feature facility. The City's new Glenwood Pool features a 6-lane (25 yard) Pool, a Diving Pool, Activity Pool with Zero-Entry Edge, Wading Pool, Plunge Pool, Waterslides and two 1M diving boards. A new Bathhouse with Men's and Women's Locker Rooms, Family Changing and Vending / Concession Deck completes the Center and provides plenty of fun for patrons of all ages.



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

COLUMBUS, OHIO

WINDSOR POOL



CLIENT REFERENCE

City of Columbus, OH
1111 East Broad Street
Columbus, OH 43205

Jim Miller, Design &
Construction Division Mgr.
(614) 645-8941
jcmiller@columbus.gov

SIZE

500 Bathers

DURATION

2021-2023

DELIVERY METHOD

General Contractor

ROLE

Prime Architect

ESTIMATED COST

\$6,956,000

FINAL

CONSTRUCTION COST

\$7,422,381

SERVICES PROVIDED

Master Plan/Feasibility Study

Pre-Design

Public Input/Comm. Eng.

Basic A&E Design Services

Construction Administration

ABOUT THE PROJECT

The former Windsor Pool had reached the end of its useful life and the City of Columbus's objective was to replace the existing pool with a new multi-feature facility, while maintaining the existing Bathhouse. The City's new Windsor Pool features an 8-lane (25 yard) Pool, Diving Pool, Activity Pool with Zero-Entry Edge, Plunge Pool, Waterslides and two 1M diving boards.

RECENT AQUATIC ASSESSMENTS & FEASIBILITY STUDIES



ABOUT THE PROJECT

The Village of Mequon is working with Williams Architects on a conceptual study of the aquatic complex with shared support buildings, Redbud Plaza and the City Hall ADA.

MEQUON COMMONS

PHASE ONE DEVELOPMENT EXISTING CONDITIONS / FACILITY ASSESSMENT

CLIENT REFERENCE

City of Mequon
10800 N. Industrial Drive
Mequon, WI 53092

Will Jones, City Administrator
(262) 236-2941

SERVICES PROVIDED

Feasibility Study

START DATE

2026

END DATE

2026

SIZE

850 Bathers

ROLE

Prime Architect



CITY PARK POOL

COMPREHENSIVE MASTER PLAN &
CITY PARK POOL AQUATICS FEASIBILITY STUDY

CLIENT REFERENCE

City of Iowa City
410 E. Washington Street
Iowa City, IA 52240

Juli Seydell Johnson
Director of Parks & Recreation
(319) 356-5104
JuJohnson@iowa-city.org

SERVICES PROVIDED

Existing Conditions Assessment
Facility Assessment Plan

START DATE

2021

END DATE

2022

ROLE

Prime Architect

ABOUT THE PROJECT

Williams Architects worked among a team of consultants to conduct the *City of Iowa City Recreation Facilities and Programs Comprehensive Master Plan* published in 2022. City Park Pool was among the evaluated amenities. Based on the consulting team's analyses, it was determined the 72-year-old City Park Pool needs to be renovated. Community feedback indicated a desire for amenities that would create a more accessible facility that meets a variety of aquatic needs—so long as the facility's original aesthetics and character are maintained. The preliminary conceptual drawing incorporates the expressed priorities and areas of importance, alongside operational, physical, and maintenance considerations. Following the Master Plan, Williams Architects was awarded the opportunity to work with the City in conducting extensive community and stakeholder engagement events. The City passed a vote for the replacement of City Park pool and awarded Williams a contract to provide full basic services for the project.



ATCHER ISLAND POOL

EXISTING CONDITIONS / FACILITY ASSESSMENT

CLIENT REFERENCE

Schaumburg Park District
235 E. Beech Drive
Schaumburg, IL 60193

Rob Ward
(847) 985-2115
rward@parkfun.com

SERVICES PROVIDED

Facility Conditions Assessment

START DATE

2021

END DATE

2021

SIZE

450 Bathers

ROLE

Prime Architect

ABOUT THE PROJECT

The Schaumburg Park District commissioned Williams Architects to provide a Facility Assessment of the Atcher Island Pool. The intent of the evaluation was to determine the overall condition of the facility's architectural systems inclusive of roofing, exterior elevation, interior finish and aquatic systems including filtration systems, pool vessels and features. The evaluation prioritized facility improvements, repair and recommendations to assist the district in preparing capital budgets.



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City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse

CONFLUENCE



CLEARCREEK PARK MASTER PLAN

Master planning in progress. Preferred plan and conceptual budgeting are scheduled for September 2026, with final plan and presentation anticipated in October 2026.

Confluence is working with the City of Springboro to develop a long-term vision for the expansion of Clearcreek Park, including 29 acres currently under City control and a potential future 44-acre acquisition. The master planning process integrates new recreational opportunities with the site's existing natural character, drainage patterns, wetlands, and established park system.

The emerging plan emphasizes self-directed, low-maintenance recreation and improved connectivity, including walking and biking trails, a bike park, children's adventure and nature play, gardens, water play and hydrology education, pond and wetland enhancements, shelters, gathering spaces, and preservation of existing buildings for flexible future use.

The planning effort will culminate in a preferred master plan, conceptual budget, and phased implementation strategy to guide the City's future investment in the park.

PROJECT DETAILS

Location

Springboro, Ohio

Client

City of Springboro

Size

73 acres

Reference

Chris Pozzuto
City Manager
Pozzuto@cityofspringboro.com
937.748.4343





MILLER PARK MASTER PLAN

Miller Park Master Plan proposes enhancements resulting from stakeholder input for this historic park in Bloomington, Illinois.

Three levels of development intensity were created with the key features desired including a naturalized lake edge, boardwalk, sensory garden, nature playground, shaded amphitheater, and permeable parking. Additional elements considered include a dog area, natural planting, native flowers, and park shelters.

The low-density concept proposes features including a memorial walk, expanded sidewalk network, realigned parking, enhanced train exhibit, and event lawn. Additional elements are a restored wall, renovated bandstand, naturalized planted edge, wildflower meadow trail, multi-use courts, and a dog park.

The medium-density concept adds features like a lakefront amphitheater, naturalized boulder edge, pavilion drop-off, and fishing pier structure while emphasizing a sensory garden and a promenade along the lakefront.

The high-density concept builds upon the previous concepts and introduces a hillside amphitheater and a tree promenade while retaining features like the memorial walk, expanded sidewalks, and natural playground. Alternate ideas for features include a pavilion drop-off for zoo parking and enhancements to Route 66 parking.

PROJECT DETAILS

Location

Bloomington, Illinois

Client

Mount Prospect Park District

Reference

David Lamb
Assistant Director
309.434.2260





LINCOLNWOOD RECREATION CENTER AND AQUATIC CENTER FEASIBILITY STUDY

Confluence led a multidisciplinary team to evaluate the feasibility of constructing a new community recreation center and either renovating or replacing the existing outdoor aquatic center for the Village of Lincolnwood.

Both facilities are situated in Proesel Park, Lincolnwood's "Central Park," a cherished green space at the heart of the community.

In addition to assessing the viability of these facilities, the team was tasked with developing a comprehensive master plan for Proesel Park. This plan prioritized the preservation and maintenance of existing ballfields and open spaces, while ensuring the continued ability to host Lincolnwood Fest, an important tradition and source of pride for residents.

Throughout the process, Confluence managed all aspects of the project, including robust community engagement, the development of site and park master plan concepts, and the coordination of the final summary report. The team presented conceptual designs and final feasibility recommendations to the Village Board for approval, ensuring alignment with community values and long-term goals.

PROJECT DETAILS

Location

Lincolnwood, Illinois

Client

Village of Lincolnwood

Size

N/A

Reference

Karen Hawk,
Director of Parks and Recreation
Village of Lincolnwood
847.745.4728
khawk@lwd.org





VILLAGE OF RANDOLPH COMMUNITY POOL RANDOLPH, WISCONSIN

The Village of Randolph, with the support of generous local business donations and pledged funds, proudly demonstrates its commitment to enhancing recreational opportunities and community wellness with a \$6.7 million investment in replacing its beloved public pool at Randolph Park. Originally built in 1964, the Randolph Community Pool has long served as a seasonal hub for aquatic fun, fitness, and community connection. Over the years, the Village has continually supported the original facility through upgrades and maintenance, ensuring a safe and enjoyable aquatic amenity for generations, but after decades of service, persistent mechanical issues and the limits of its aging infrastructure ultimately brought the pool to the end of its useful life.

Now, at the very same Randolph Park site, the original pool will make way for a new, modern aquatic facility designed to serve the community for generations to come. WTI is proud to deliver aquatic design and engineering services for this project, serving a rural community just a short distance from our office headquarters.

The new pool features a zero depth entry area, offering a welcoming space where little ones can play in shallow water and build confidence in the water. For older guests, the design slopes to a deeper swimming area with a diving board and six dedicated lap lanes, perfect for swim lessons, training, aquatic fitness, and recreational swimming.

Through consistent investment and community support, the Randolph Community Pool will remain a beloved community amenity and a testament to Randolph's dedication to public health, youth development, and quality of life.

AQUATIC AMENITIES

5,246 SF Lifestyle Pool
6-Lap Lanes
1-Meter Diving Board

Zero-Depth Entry

Basketball Hoops
Volleyball Net

PROJECT DETAILS

OWNER

Village of Randolph
248 W. Stroud St
Randolph, WI 53956

COMPLETED 2026

WEBSITE

randolphwis.com



WTIWORLD.COM



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse



EVANSVILLE AQUATIC CENTER

EVANSVILLE, WISCONSIN

The City of Evansville exemplified its commitment to enhancing the community's quality of life in revitalizing two key recreational spaces—Larson Acres Park and Leonard-Leota Park. The Evansville Aquatic Center replaces the aging municipal pool, and is now relocated to a 24-acre site, formerly West Side Park, now known as Larson Acres Park. Named in honor of Don and Virginia Larson, local community members whose family farmed the land for decades and played a pivotal role in supporting park improvement projects. The vibrant aquatic center quickly became a cherished Evansville centerpiece.

Opened the same summer, at Leonard-Leota Park, a state-of-the-art Spray Pad also serves the Evansville Community. WTI worked alongside the prime architect, who led the master planning and design for this dual park upgrade. WTI provided aquatic planning, design, and engineering services for both the Aquatic Center and Spray Pad.

The Evansville Aquatic Center features one multi-purpose body of water, providing aquatic recreation, play, competition, and leisure. The zero-depth-entry splash and play area invites and promotes play for little ones and their parents or guardians. Deeper water connects this play area to the circular activity pool; basketball hoops anchor this space, and guests may find themselves competing here for hours. Open water provides endless opportunities for recreational play. The current channel offers aerobic programming opportunities such as resistance walking, as well as provides a space for guests looking to relax and leisurely float. The six-lane, 25-yard competition pool is ideal for lap swimming, swim practice, and meets. In addition to diving blocks, an aquatic climbing wall is also located in this space. Completing the aquatic offering is a waterslide tower, featuring two body slides terminating into runouts.

AQUATIC AMENITIES

8,917 SF Lifestyle Pool
180 LF Current Channel
Zero-Depth Entry
Play Structure, Water Table
Aquatic Climbing Wall
Basketball Hoops

Water Slide Complex

6-Lane, 25-Yard Competition Pool
Starting Blocks



PROJECT DETAILS

OWNER

City of Evansville
31 S Madison St.
P.O. Box 529
Evansville, WI 53536

COMPLETED
2024

AWARDS / FEATURES

Aquatic Design Portfolio
Athletic Business, 2025

WEBSITE

evansvillewi.gov



VFW AQUATIC CENTER

DE PERE, WISCONSIN

After several years, the original VFW pool in DePere suffered from extensive amounts of damage and the City of DePere began searching for funds for a new aquatic center. The city received an abundance of support. "The referendum passed overwhelmingly, so we are here for the community wants. We're here for the quality of life. The community said this is a need for us" says Marty Kosobucki, Director of Parks, Recreation, and Forestry. Plans for the new aquatic center had been in the works for 5-years before coming to full fruition.

WTI was hired alongside the architect of record to assess the existing aquatic facility and incorporate feedback into the design from key stakeholders which was gathered through public meetings and interviews. Several renderings and budgets were prepared and presented before the City approved the final rendering and budget.

Groundbreaking for the \$7.14 Million aquatic facility took place in July of 2020. Despite the COVID-19 Pandemic, the project stayed on track with little to no delays. By June of 2021, the final touches were being put in place and the aquatic center opened to the public on Saturday, June 12th, just in time for some summer fun.

The 5,300 SF VFW Pool is the perfect beat-the-heat summer destination. It is equipped with a lap pool, a zero-depth entry leisure pool, diving boards, climbing wall, basketball hoop, water walk, drop slides, and a tot area for the little ones. In addition, it features a 6,150 SF bathhouse with bathrooms and changing rooms, office and guard spaces, first aid, entry lobby, meeting rooms, and concessions. There is truly something for everyone to enjoy at this family-friendly aquatic destination located on the west side of the city.

AQUATIC AMENITIES

5,300 SF Lifestyle Pool
6 Lanes, 25-Meter
Diving Boards
Activity Zone
Water Walk
Drop Slide
Water Basketball
Climbing Wall
Underwater Bench Seating

1,800 SF Wading Pool
Zero Depth Entry
Play Structure
Interactive Water Features

Body Slides with Runouts

PROJECT DETAILS

OWNER

City of De Pere
925 S. Sixth Street
De Pere, WI 54115

COMPLETED 2021

AWARDS / FEATURES

Outstanding Facility
Design & Renovation
Wisconsin Park and
Recreation Association, 2021

WEBSITE deperewi.gov



WTIWORLD.COM



Williams Architects' Response to
City of Berlin - RFP
Berlin Aquatic Center - Pool Facility Reuse





BYRNES AQUATIC CENTER WATERLOO, IOWA

Originally constructed in 1980, the beloved Byrnes Park Pool was a treasured community amenity for over 40 years. After closing temporarily in 2019 due to a leak, the city recognized the opportunity to reimagine aquatics at Byrnes Park. Partnering with a feasibility consultant and WTI, an in-depth evaluation was conducted in 2020 revealing structural and mechanical challenges with the existing 50-meter pool. Following community input and careful planning, the vision for a new, accessible aquatic center came to life. With a total budget of \$6.5 million secured through grants and donations, WTI led full aquatic planning, design, and engineering alongside the architect and project team to replace the aging pool with a modern, family-friendly destination.

The new Lifestyle Pool offers a wide variety of features designed to guests of all ages and abilities. The zero-depth entry play area includes interactive spray features and connects seamlessly to a circular body of water anchored by basketball hoops—allowing guests to take their shot from anywhere in the pool. Adjacent to this area is a four-lane lap pool with a deep end and a 1-meter diving board, as well as a small current channel ideal for both resistance and assisted walking. For thrill-seekers, a winding body slide carries guests down before splashing into the dedicated splashdown pool. Shaded deck and seating areas complement the aquatic amenities, creating a comfortable environment for relaxation and community gathering.

The Byrnes Aquatic Center stands as a testament to community collaboration and a strong commitment to equitable access to aquatic recreation. The facility represents an important milestone for the Waterloo community, providing a modern gathering place designed to serve families for generations to come.

AQUATIC AMENITIES

- 7,199 SF Lifestyle Pool
- 4-Lap Lanes
- Zero-Depth Entry
- Current Channel
- 1-Meter Diving Board
- Basketball Hoops

Water Slide

PROJECT DETAILS

OWNER

City Of Waterloo, IA
715 Mulberry St
Waterloo, IA 50703

COMPLETED 2025

AWARDS / FEATURES

Aquatic Design Portfolio
Athletic Business, 2026

WEBSITE

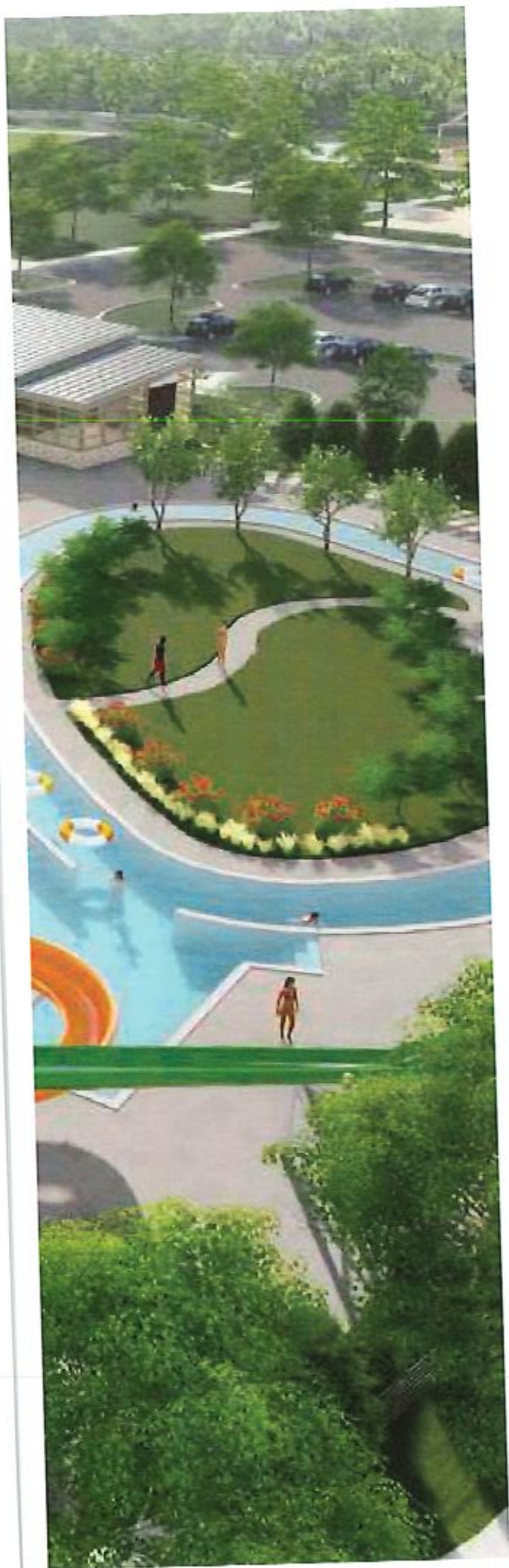
cvsportsplex.org



WTIWORLD.COM







TECHNICAL SOLUTION

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TECHNICAL SOLUTION

PROJECT UNDERSTANDING

The future of the Berlin Aquatic Center represents an important opportunity for the City to reconsider how this existing community asset can best serve Berlin residents. Originally constructed in 1992, the facility includes a pool vessel with zero-depth entry, slide plunge area, six 25-yard lap lanes, diving well, deck areas, bathhouse, mechanical facilities, and supporting site infrastructure. With the facility closed for the 2026 season and existing pool infrastructure experiencing deterioration, the City is seeking a practical and forward-looking strategy for the property's future.

We understand that the City is intentionally keeping the range of possibilities open. The preferred solution may include continued aquatic use through revitalization, a splash pad or reduced-footprint aquatic facility, a non-aquatic recreation or civic use, or an alternative use supported by nonprofit or private ownership. Our role is to help the City understand the opportunities, limitations, costs, operational implications, and community benefits associated with these potential directions and establish a clear basis for decision-making.

Our approach will build upon the City's available documentation, including the existing as-builts, the 2024 evaluation of the outdoor swimming pool facility, utility information, and preliminary site/easement information, while recognizing that existing conditions must ultimately be verified.

The successful outcome is not simply a preferred concept, but a realistic understanding of what the site can become, how it can function, what it may cost, and how it can continue to serve as a community asset over time. Each concept will therefore be evaluated against the City's stated priorities for public safety, code compliance, accessibility, sustainability, resilience, cost-effectiveness, long-term operations and maintenance, and minimizing impacts to the surrounding neighborhood.



TECHNICAL APPROACH

Our approach combines community engagement, facility and site understanding, conceptual planning, and feasibility evaluation to give the City a clear picture of the most viable futures for the Berlin Aquatic Center site.

Existing Conditions & Opportunity Assessment

We will begin by reviewing available documentation and meeting with City representatives to understand the existing facility, known deficiencies, current and historic operations, community needs, and City priorities. Available as-built information, the 2024 existing facility evaluation, utility information, and preliminary site/easement documentation will provide the foundation for our assessment, while recognizing that existing conditions will be verified as part of the feasibility process.

Our assessment will identify the physical, operational, regulatory, and site opportunities and constraints that should inform future use of the property. This will include consideration of the existing pool vessel and supporting facilities, site circulation and access, utilities, zoning/land use, accessibility, safety, sustainability, neighborhood impacts, and potential property division and utility easement requirements.

This initial assessment will establish the framework for evaluating both aquatic and non-aquatic reuse opportunities and will help identify which alternatives are realistically achievable within the site's physical and regulatory context.

Community Engagement

Community input will be an integral component of the feasibility process. Our engagement approach will provide residents, stakeholders, and community groups with understandable, visual information about the existing facility and potential futures for the site, creating meaningful opportunities to react, prioritize, and provide feedback before a preferred direction is established.

We anticipate a two-touchpoint engagement process. The first engagement activity will establish a broad understanding of community priorities, programming interests, and expectations for the property. Depending on the City's preferences, this may take the form of an open house, on-site engagement at a community event, or an online survey. Participants will be introduced to existing conditions and a range of potential futures, from revitalized aquatic uses to alternative recreation or civic opportunities.

Following this initial input, we will synthesize recurring themes and community priorities into guiding criteria for concept development. Initial concepts will then be reviewed with City staff and stakeholders before being presented through a second community engagement activity. This second touchpoint will allow residents to react to the concepts, identify strengths and concerns, and provide input that can be incorporated into the refinement of the preferred direction.

Throughout the process, we will document feedback, identify areas of consensus and trade-off, and demonstrate how community input influences the concepts and final recommendation. This approach creates a transparent process while ensuring that the feasibility study remains both community-informed and fiscally responsible.

Conceptual Design & Feasibility

With the existing conditions, opportunities, and community priorities established, we will translate the findings into conceptual alternatives representing viable futures for the Berlin Aquatic Center site. Consistent with the RFP, alternatives may explore:

- Continued aquatic use or revitalization of the existing facility
- Reduced-footprint aquatic amenities or splash pad conversion
- Non-aquatic recreation or civic uses
- Other compatible public uses
- Nonprofit ownership and operation
- Private ownership and operation

Each alternative will be developed to a conceptual level sufficient to communicate the proposed program, site organization, user experience, community benefit, and operational approach. Concepts will illustrate the relationship of proposed uses to existing site assets, circulation, utilities, open space, and surrounding context.

We will establish a clear set of design criteria and evaluation metrics with the City so that each alternative can be evaluated consistently. Criteria will address community benefit, program value, capital investment, operational sustainability, maintenance requirements, revenue potential where applicable, accessibility, safety, sustainability, constructability, regulatory considerations, phasing, and long-term lifecycle implications. Rather than assuming that continued aquatic use is



the preferred outcome, we will objectively evaluate the relative advantages, challenges, and trade-offs of each potential direction. Where appropriate, successful elements from multiple alternatives can be combined into a refined preferred concept.

Preferred Concept / Direction

Following concept development and community review, we will facilitate a collaborative evaluation with City leadership and stakeholders. An evaluation matrix will allow alternatives to be compared against consistent criteria and will clearly identify the strengths, challenges, costs, operational implications, and long-term opportunities associated with each.

The evaluation will help the City understand not only what can be developed, but how each option would function, what it may cost, and how it could be sustained over time.

The preferred direction will be refined based on City and community input and will form the basis of the final feasibility recommendations.

Concept-Level Implementation Framework

The final feasibility recommendations will provide the City with a practical roadmap for moving forward. The study will identify the preferred concept, phasing considerations, probable capital costs, operational and maintenance implications, preliminary schedule, and potential funding or partnership structures where applicable.

The final report will bring these findings together into a clear decision-making document that can be used by City leadership and the community to determine the next steps for the property.



METHODS, STANDARDS, AND INNOVATIONS

Our feasibility process combines technical analysis, community engagement, conceptual planning, and operational evaluation to develop practical and implementable options for the Berlin Aquatic Center site.

Methods

- Review of existing facility evaluations, as-built documentation, utility information, and available site information
- Existing conditions, opportunities, and constraints assessment
- City staff and stakeholder discussions
- Two-phase community engagement and feedback process
- Development of guiding community and design priorities
- Conceptual programming and site planning
- Development of alternative aquatic, recreation, civic, and ownership models
- Design criteria and evaluation matrix development
Comparative evaluation of capital costs, operations, maintenance, revenue potential, and community benefit
- 10- and 20-year operational and lifecycle considerations
- Phasing, implementation, and constructability evaluation
- Funding and partnership framework exploration

Standards

Concepts will be evaluated against applicable regulations, standards, and best practices appropriate to the feasibility level of the study, including:

- ADA and applicable accessibility requirements
Applicable zoning and land-use regulations
- Public safety and applicable building and aquatic facility code considerations
- Site access and circulation requirements
- Sustainability and resilience principles
- Operational efficiency and maintainability
- Long-term lifecycle and asset-management considerations
- Utility and infrastructure constraints
- Neighborhood compatibility and construction/disruption considerations

The intent at this stage is to identify significant regulatory or technical considerations that could affect feasibility, cost, or implementation (not to advance the concepts into detailed engineering, permitting, or construction documentation.)

Innovations

The City has an opportunity to think beyond a traditional "renovate or replace" decision. Our process will explore the full range of viable futures for the property and evaluate each based on its ability to create long-term community value.

Our innovative approach incorporates:

- **Multiple Future Scenarios:** Testing aquatic, non-aquatic, civic, nonprofit, and private ownership/operating models rather than presuming a single solution.
- **Community-Informed Concept Development:** Using early public input to establish priorities before design direction is finalized.
- **Interactive Visual Engagement:** Presenting concepts in an accessible, graphic format that allows residents to understand and react to potential changes.
- **Concept Ranking & Prioritization:** Using consistent evaluation criteria to make trade-offs visible and support transparent decision-making.
- **Lifecycle Thinking:** Considering not only initial capital investment, but also 10- and 20-year operations, maintenance, and lifecycle implications.
- **Flexible Implementation:** Identifying opportunities for phasing, partnerships, and adaptable development strategies that allow the City to respond to future needs and funding opportunities.

This approach allows the City to make an informed decision based on more than initial cost. It provides a framework for weighing community value, operational sustainability, financial feasibility, physical constraints, and long-term stewardship in determining the best future for the Berlin Aquatic Center site.





SCHEDULE



PROJECT

SCHEDULE & ASSUMPTIONS

Our ability to meet demanding project schedules is grounded in collaboration, clear expectations, and proactive management. From the outset, we coordinate closely with the client, sub-consultants, and project stakeholders to establish a realistic timeline and shared understanding of responsibilities and milestones. This early alignment ensures each phase of planning and design progresses efficiently and with minimal disruption.

Internally, we balance staffing and project workloads to maintain consistent service and responsiveness. By managing a mix of project types, from planning through construction administration, we sustain continuity in staffing and avoid schedule disruptions.

Central to our approach are Williams Architects' proprietary **Box Matrix Schedule** and the **Preliminary Project Schedule**. Developed with the Client and our consultant team, these tools define project activities, meetings, deliverables, and responsibilities while outlining the overall project timeline and key milestones. Regularly reviewed and updated, they provide a clear framework for communication, accountability, and progress tracking.

We are prepared to begin work immediately upon authorization to proceed. Based on the proposed scope of services, we anticipate the following work plan and schedule. **Please note, we are targeting a four (4) to five (5) month completion time.**



PHASE	SERVICES
Project initiation & Due Diligence (1 Weeks)	Kickoff; confirm goals and decision criteria; work plan; data collection and review; stakeholder mapping
Community Engagement (4 Weeks)	Develop engagement materials; Initial public engagement, gather community priorities and programming interests, synthesize input into guiding priorities
Conceptual Alternatives Development (4 Weeks)	Develop aquatic and non-aquatic alternatives, Develop conceptual programming and site plans; evaluate operational / ownership scenarios; preliminary cost and O&M considerations
City Review & Concept Refinement (2 Weeks)	Review alternatives with City staff / stakeholders; apply evaluation criteria; refine concepts based on City and community priorities
Community Engagement Follow-Up (2 Weeks)	Present refined alternatives; gather public feedback; document preferences, concerns, and trade-offs
Preferred Direction & Feasibility Evaluation (2 Weeks)	Evaluate alternatives and community feedback; identify preferred concept/direction; refine program, site organization, operations, and phasing; develop probable cost and lifecycle/ O&M framework
Final Concept Report & Recommendations (4 Weeks)	Final conceptual plans; cost and operational analysis; implementation/phasing considerations; funding / partnership considerations; final report and presentation to City
TOTAL DURATION	4 to 5 MONTHS

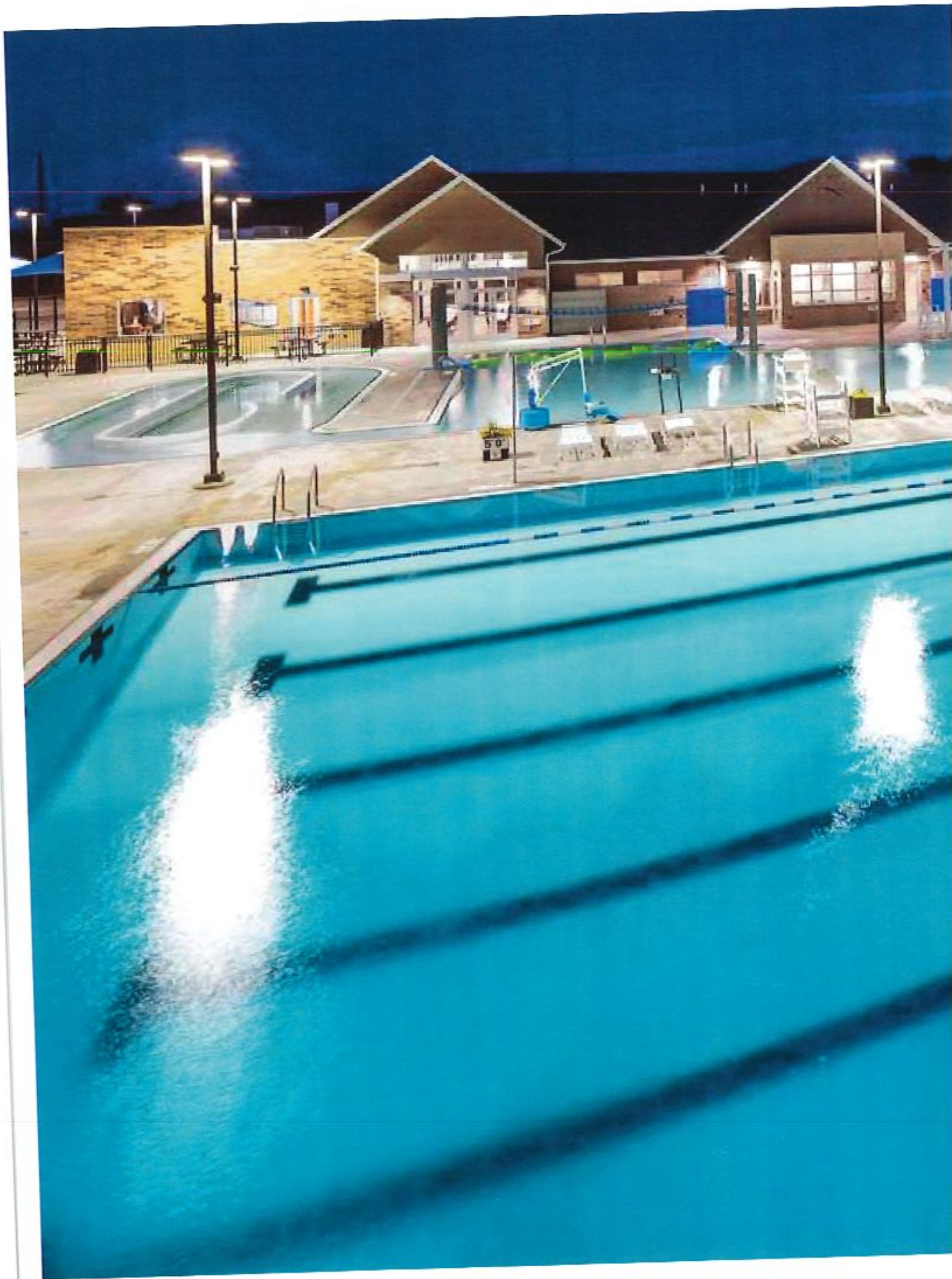
ASSUMPTIONS

The schedule is based on the following assumptions:

- Notice to Proceed occurs approximately November 1, 2026, consistent with the City's anticipated schedule.
- The City will provide available existing documentation, including as-builts, the 2024 facility evaluation, utility information, and site/easement information at project initiation. City staff and key stakeholders will be available for scheduled meetings and timely review of interim concepts.
- Two primary community engagement activities are anticipated.
- Community engagement may be conducted through an open house, community event, online survey, or similar format, based on coordination with the City.
- Public input will be incorporated into the conceptual alternatives and preferred direction but will not constitute a statistically valid community survey unless separately authorized. Conceptual drawings and cost opinions will be developed at a feasibility/conceptual level, not as construction documents or permit documents.
- Detailed engineering, permitting, regulatory approvals, construction documentation, bidding, and construction administration are not included in this proposed scope.
- The schedule assumes normal City review periods and no extended delays associated with public meetings, approvals, or additional studies.

WEATHER / SEASONALITY

Because the proposed services are primarily planning, engagement, and conceptual design, weather is not anticipated to materially affect the overall project schedule. Site observations will be coordinated to maximize access and visibility of existing conditions. Public engagement activities will be scheduled in coordination with the City to maximize community participation and avoid major seasonal conflicts.





PRICE PROPOSAL & FORMS

PRICE

PROPOSAL & FORMS

8. Pricing Forms

Note: Williams Architects' proposal is limited to Community Engagement and Conceptual Design / Feasibility services. Pricing below reflects that scope. Items associated with design development, construction documentation, and permitting are identified as excluded and are available as optional additional services if desired by the City.

Reuse (Concept-Level)

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE
1	Concept design & report (community engagement + conceptual alternatives + feasibility evaluation + final report)	Not-To-Exceed	1	\$77,000.00
2	30% drawings & cost model	-	-	NOT INCLUDED
3	Permitting path outline	-	-	NOT INCLUDED
	TOTAL NOT-TO-EXCEED FEE			\$77,000.00

Lump-sum, not-to-exceed fee inclusive of Williams Architects, Water Technology, Inc., and Confluence for the scope described in the Technical Solution.

Schedule of Values

Fee is allocated across the seven phases in our proposed schedule.

• Project Initiation & Due Diligence	
• Community Engagement	
• Conceptual Alternatives Development	
• City Review & Concept Refinement	
• Community Engagement Follow-Up	
• Preferred Direction & Feasibility Evaluation	
• Final Concept Report & Recommendation	\$75,000.00
Sub-Total	\$ 2,000.00
• Reimbursable Expenses	\$77,000.00
Total	

Hourly Rate Sheet

Hourly rates for the Williams Architects Project Team are provided on the following page. Hourly rates apply only to additional services authorized in writing beyond the lump-sum scope.

Markups, Contingency, Allowances & Escalation

Overhead & Profit: Included in the lump-sum fee.

Bonds: Not Applicable.

Insurance: Cost for the limits defined in our sample policy are included in the fee.

Contingency: None

Allowances: None

Escalation: Not applicable; fee is fixed for a project completing within the 4-5 month schedule assuming Notice to Proceed on or about November 1, 2026.

Fee valid 120 days from the September 14, 2026 submission date.

The RFP requests 10- and 20-year lifecycle and O&M cost estimates. These are produced as deliverables within the feasibility study (see Technical Solution), developed at a conceptual/planning level for each alternative to support the City's decision-making, and are included in the lump-sum fee above rather than priced as a separate line item: They are order-of-magnitude projections, not guaranteed operating budgets.

Exclusions

Detailed engineering, construction documents, permitting/plan review, bidding, and construction administration; statistically valid survey (unless separately authorized); geotechnical, environmental/hazmat testing, and topographic survey; agency fees.



Managing Principal	\$ 281.00/Hour	Project Technician II	\$ 79.00/Hour
Senior Principal	\$ 260.00/Hour	Project Technician I	\$ 61.00/Hour
Principal	\$ 253.00/Hour	Aquatic Engineer II	\$ 240.00/Hour
Associate Principal	\$ 251.00/Hour	Aquatic Engineer I	\$ 184.00/Hour
Senior Associate/Senior Project Mgr.	\$ 251.00/Hour	Director of Marketing	\$ 225.00/Hour
Associate / Project Manager	\$ 228.00/Hour	Marketing Coordinator	\$ 163.00/Hour
Architect III	\$ 202.00/Hour	Accounting	\$ 216.00/Hour
Architect II	\$ 187.00/Hour	Secretarial	\$ 152.00/Hour
Architect I	\$ 167.00/Hour	Clerical	\$ 108.00/Hour
Senior Project Coordinator II	\$ 202.00/Hour	Director of Interior Design	\$ 204.00/Hour
Senior Project Coordinator I	\$ 187.00/Hour	Interior Designer V	\$ 160.00/Hour
Project Coordinator IV	\$ 152.00/Hour	Interior Designer IV	\$ 134.00/Hour
Project Coordinator III	\$ 140.00/Hour	Interior Designer III	\$ 104.00/Hour
Project Coordinator II	\$ 118.00/Hour	Interior Designer II	\$ 88.00/Hour
Project Coordinator I	\$ 104.00/Hour	Interior Designer I	\$ 61.00/Hour



Principal / Director	\$250.00/Hour
Project Manager / Engineer	\$185.00/Hour
Creative Studio	\$160.00/Hour
Project Design	\$145.00/Hour
Mechanical Design	\$170.00/Hour
Technical Design	\$105.00/Hour
Administrative	\$ 75.00/Hour

CONFLUENCE

Senior Principal	\$ 175.00 - \$ 275.00/Hour
Principal	\$ 160.00 - \$ 250.00/Hour
Associate Principal	\$ 140.00 - \$ 200.00/Hour
Associate	\$ 115.00 - \$ 185.00/Hour
Senior Project Manager	\$ 105.00 - \$ 165.00/Hour
Project Manager	\$ 95.00 - \$ 145.00/Hour
Senior Landscape Architect	\$ 95.00 - \$ 185.00/Hour
Landscape Architect	\$ 85.00 - \$ 135.00/Hour
Senior Project Planner	\$ 95.00 - \$ 145.00/Hour
Planner II	\$ 85.00 - \$ 135.00/Hour
Planner I	\$ 75.00 - \$ 125.00/Hour
Landscape Architect in-Training / Landscape Designer	\$ 75.00 - \$ 125.00/Hour
Landscape Architect Intern / Landscape Designer	\$ 65.00 - \$ 100.00/Hour
Draftsperson	\$ 55.00 - \$ 100.00/Hour
Graphic Designer	\$ 75.00 - \$ 115.00/Hour
Clerical / System Staff	\$ 75.00 - \$ 135.00/Hour



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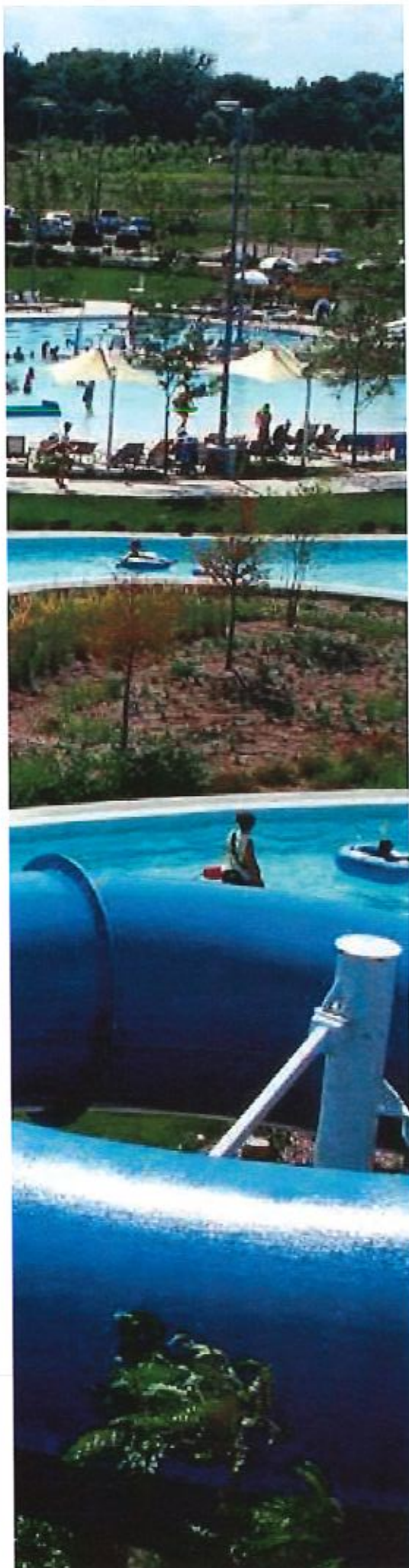
13. Submission Certification

By submitting a proposal, the Offeror certifies it has examined the RFP, site, and conditions; that the proposal is made without collusion; and that it will comply with all applicable laws and regulations.

Signature (to be included with Price Forms)

Firm/Organization: Williams Architects
Authorized Representative: Frank Parisi 
Title: President
Date: 14 September 2026
Email/Phone: 630.344.1035 / fparisi@williams-architects.com





THE WILLIAMS TEAM ADVANTAGE



THE WILLIAMS

TEAM ADVANTAGE

What separates the Williams Architects Team from its competitors is our in-depth understanding of what it takes to do a project of this type and our hands-on approach by our highly experienced team members. We are recognized experts in Aquatic / Recreational Planning and Design. Our team is comprised of experienced and talented staff who are dedicated to fully achieving your goals. The awards that our projects receive and the references from our clients are a testament to our success.

We understand the importance of seeking a skilled professional team with a quick response, cost control, solid project management, and personal service. The Williams Architects Team incorporates all these attributes into our projects by providing in-house planning, architecture, and construction estimating services that are accurate, practical, functional, cost-effective, schedule sensitive, and visually attractive.

We are confident that we can offer the City of Berlin the services, creativity, attention to detail,

and communication / engagement with staff required to deliver a successful project outcome. We believe that our skills are a good fit for this Project. As indicated in our response to your request for proposals, our experience is extensive and demonstrates a track record of highly successful projects.

We express a commitment to architectural design that emphasizes economy and efficiency, durability and creativity, and client satisfaction. We are a client-oriented team, committed to developing a thorough understanding of our clients and their project needs. We will provide a design solution that establishes a visual identity in harmony with the environmental context of your project that reflects and respects the character of the Berlin Community.

Thank you for considering the Williams Architects Team as your partner on this Project.





Architecture • Planning • Aquatics • Interiors

www.williams-architects.com