



December 29, 2014

City of Wauwatosa  
Purchasing Department  
7725 W. North Avenue  
Wauwatosa, WI 53213

RE: Echelon Residential Apartment Development  
Proposal for Third Party Peer Review and Inspection

Thank you for the opportunity to submit my proposal to work with the City of Wauwatosa on the Echelon Development. I believe I am uniquely qualified for the work as described in your Request for Proposal.

- I have 39 years of construction experience.
- I worked for the Village of Whitefish Bay on a very similar project called Beaumont Place. The Village owns the public parking in the complex and had Mannedge work with the developer during the design of the plans and specifications to insure the building was being designed and later built to the highest standards. During the construction I performed the peer review and inspections of the parking structure portion of the project.
- A significant part of my business is reviewing draw requests for financial institutions. Currently I am reviewing over \$50 million dollars and over 500 apartment units in and around the greater Milwaukee area.
- As a sole proprietor when you hire Mannedge, you hire John Mann and all of my experience.

I look forward to working with your team on this project.

Respectfully submitted,  
MANNEDGE CONSULTING, LLC

A handwritten signature in black ink, appearing to read "John D. Mann", is written over a horizontal line.

JOHN D. MANN

## **Request for Proposals**

### **Architectural / Engineering Services**

#### **Third Party Peer Review and Inspection For:**

## **Echelon Residential Apartment Development**

**December 29, 2014**

#### **Description of Firm:**

- Mannedge Consulting, LLC is an owner's representative consulting firm started in 2006.
- John Mann is the sole proprietor of the firm. There are no other employees.
- The office address is:
  - 2606 West Lake Park Court
  - Mequon, WI 53092
  - 262-643-4041
  - [john@mannedge.com](mailto:john@mannedge.com)
- John Mann will answer all questions.

#### **Project Approach:**

- Mannedge Consulting will complete a review of the contract documents to make sure that Wauwatosa's interests are met. On other projects I have attended design meetings when the parking structure was being discussed.
  - The review will specifically look for the design to meet long term construction standards.
  - A review of the estimates to make sure they are within the norms of other projects being built in the area.
- A great deal of the project as described will be on an "on call" basis.
  - Each month when the draw request is ready I will inspect the project for compliance with the request of funds and the anticipated schedule. This inspection and report is typically completed within 2-5 days of the request.
  - I am available for other duties as requested by Wauwatosa.

**Experience of the Staff:** (A resume is attached. Bullet points below.)

- John Mann is a graduate of the University of Wisconsin – Milwaukee School of Architecture.
- John Mann worked for the Jansen Construction companies from 1975 to 2006 as an estimator, project manager and eventually the Chief Operating Officer.
- In 2006 John Mann started Mannedge Consulting as an owner's representative consulting company. A part of that consulting has included third party draw request bank inspections.
  - Representative clients on the owner's representative side have included:
    - U.S. Bank downtown Milwaukee parking structure
    - Village of Bayside communication center.
    - Village of Whitefish Bay DPW building.
    - Town of Delafield new fire department and town hall building.
  - Representative clients on the bank inspections include:
    - Johnson Bank
    - Town Bank
    - Anchor Bank
    - First Business Bank
    - Pyramax Bank
    - Village of Whitefish Bay, Beaumont Place

**Similar Work:** (See attachment)

- The most relevant project that is similar to this project is the Beaumont Place project in Whitefish Bay. This project is very similar to Echelon in many ways. The project is being developed by Mandel. A piece of the parking structure is being owned by the Village. On this project I participated in design meetings with the architect and Mandel representing the Village to make sure the parking structure was being designed to standards that met the Village's expectations. During the construction I reviewed the construction draws of the parking structure portion of the project. I did not review requests during the construction of the apartments.
- Since opening the consulting business I have worked for Bayside, Whitefish Bay, Delafield and the North Shore Fire Department as an owner's representative.
- My third party inspection current work load is as follows:
  - 199 apartments, 18.5 million in Waukesha.
  - 144 apartments, 15.3 million in Menomonee Falls.
  - 88 apartments, 8.7 million in Pleasant Prairie.
  - 75 apartments, 8.3 million in New Berlin.

**Coinciding Wauwatosa Projects:** - None

## Fee Schedule:

- Preconstruction Review: - \$2,500
- Draw request inspection fee: - \$850/request including a written report.
  - 17 inspections x \$850 = \$14,450.
- Construction Savings Report: - This is impossible to estimate. Depending on what is provided by the developer it could be as little as \$1,000. If major research and auditing the books of the contractor and developer are needed, the cost could skyrocket. I suggest we leave this out of the agreement until we better understand the work necessary.
- Water main pay applications: - \$500/request including a written report.
- Miscellaneous meetings: - \$225/hour.
- Reimbursables: None anticipated.

## References:

- Village of Whitefish Bay
  - Steve Sheiffer – [S.Sheiffer@wfbvillage.org](mailto:S.Sheiffer@wfbvillage.org)
- Village of Bayside
  - Andy Pederson – [apederson@bayside-wi.gov](mailto:apederson@bayside-wi.gov)
- Mandel Group
  - Bob Monnat – [rbmonnat@mandelgroup.com](mailto:rbmonnat@mandelgroup.com)
- Town Bank
  - John Johannes – [jjohannes@townbank.us](mailto:jjohannes@townbank.us)

## John D. Mann

### Owner's Representative

#### *Education:*

Bachelor of Architecture,  
University of Wisconsin-Milwaukee

#### *Years Experience:*

39 years

8 years Mannedge Consulting

31 years Jansen Construction  
Estimator, project manager, chief  
operating officer

John Mann is the president of Mannedge Consulting.

Mannedge has two distinct focuses. The first is a service to banks and municipalities providing draw request inspections. Inspections have ranged from apartments, hotels, industrial and commercial work. Typical services include monthly pay request inspections but have also included weekly visits to projects where the lending institution is concerned about a project where more inspections are required.

The second focus is that of an owner's representative. John is a highly skilled owner's representative who has successfully managed projects to ensure that they are completed on time and on budget. An example of this is the US Bank parking structure which was closed in the summer of 2010 and had a goal of opening in time for Summerfest the following summer. Under John's supervision, the certificate of occupancy was issued two days before Summerfest began. Also, every institutional project with which John has been associated with during his three decades in the business has opened on time and on budget.

John brings a diverse background of building types:

- US Bank Parking Deck Replacement – 7 level downtown parking deck, \$16,000,000
- TCI – 66,000 s.f. industrial building, Germantown
- Gauthier Biomedical – 80,000 s.f. industrial building, Grafton
- Village of Whitefish Bay – 41,000 s.f. DPW building.
- Village of Bayside Communication Center
- Gray & Associates – 160 person law firm building rehab, \$3,000,000
- 5600 N. Lake Drive – Mixed-use development with luxury condominiums over bank retail space.
- 1522 On The Lake – Nineteen story 95 two and three bedroom units and penthouse luxury condominium
- Forest Ridge Housing – 112 unit senior housing project.
- Veterans Administration Regional Office – 102,747 s.f. 3 story office building, \$11,000,000
- Strong Capital Management Corp. – 174,000 s.f. world-class office and parking structure built in 10 months, \$25,000,000
- Stark Investments – 60,000 s.f. remodel of an existing office building for a state-of-the-art hedge fund office and data center
- Whitefish Bay Schools – Cumberland, Richards, and the High School remodeling completed over two years. The Middle School was another project completed under separate contract.
- Pewaukee School District – Project 1: 78,365 s.f. stand-alone new elementary school grades 4-6. Project 2: 21,268 s.f. high school science addition
- Milwaukee School of Engineering: - 5 story apartment style dormitory addition
- Fiserv – 120,000 s.f. three story brick veneer corporate headquarters in Brookfield



Village of Whitefish Bay  
5300 North Marlborough Blvd.  
Whitefish Bay, WI 53217

Draw Request Review  
**Beaumont Place LLC**  
Village of Whitefish Bay

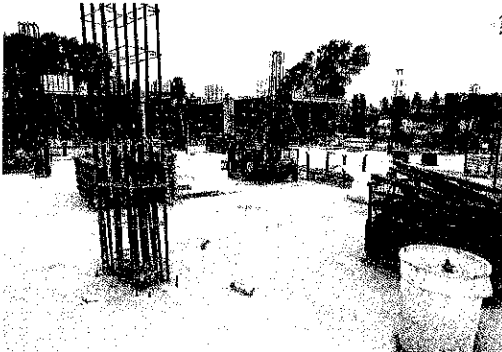
Job Site Visit: June 23, 2014

On Grade Parking

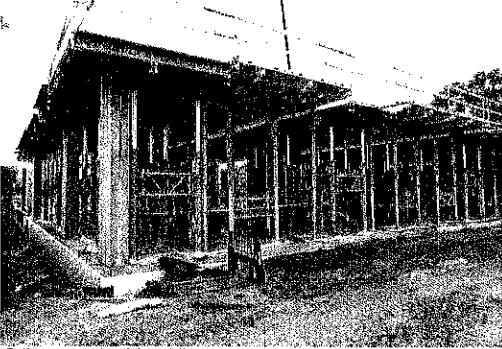
**General Information:**

Contractor: VJS Construction Services  
Greenfire Management Services

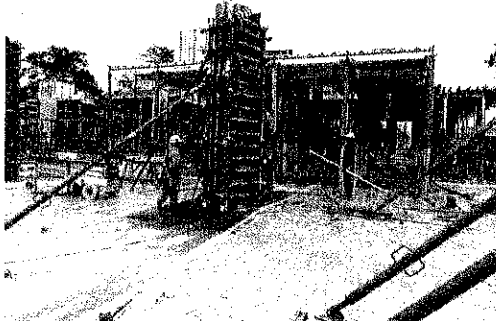
Total Contract Amount	\$	1,620,000.00
Total Earned to Date	\$	311,985.18
Application #1 5/31/14	\$	280,786.66
Approved:	\$	280,786.66
Balance to finish.	\$	1,339,213.34
Percent Complete		19%
Sufficient funds to complete:		



Looking towards the SE



SE corner looking NW



Looking towards the NE



Slab surface cracks

1. Basement foundations and grade level slab are completed.
2. First floor columns and second floor deck are being formed.
3. There is some surface cracking that should be reviewed by the architect and engineer for long term durability.
4. I have reviewed the request prepared by VJS for Division 3 Concrete. The amount being drawn is approved.
5. The total amount of the draw is per formula with the Village.

**John D. Mann**  
MannEdge Consulting, LLC



Village of Whitefish Bay  
5300 North Marlborough Blvd.  
Whitefish Bay, WI 53217

Draw Request Review  
**Beaumont Place LLC**  
Village of Whitefish Bay

Job Site Visit: July 30, 2014

On Grade Parking

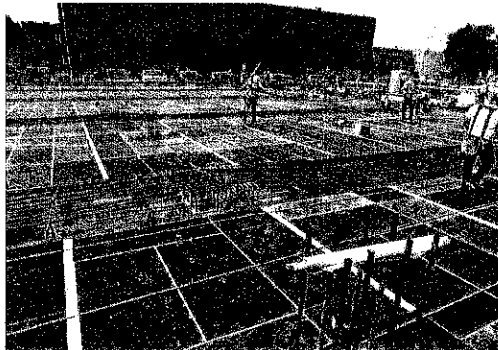
**General Information:**

Contractor: VJS Construction Services  
Greenfire Management Services

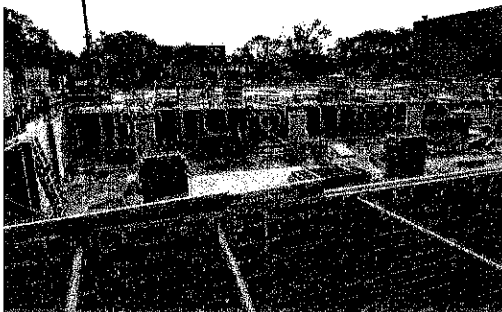
Total Contract Amount	\$	1,620,000.00
Total Earned to Date	\$	583,118.59
Application #2 6/30/14	\$	302,331.93
Approved:	\$	302,331.93
Balance to finish.	\$	1,036,881.41
Percent Complete		36%
Sufficient funds to complete:		



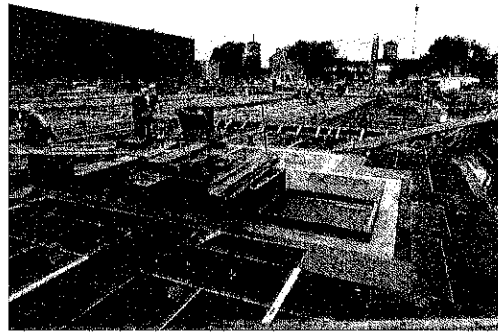
Building C - being prepared for sealer.



Building B - Setting reinforcing



Building B - looking east



Building B - looking west

1. Building C structural concrete work is substantially completed.
2. Building B - on grade deck is formed and reinforcing is going in.
3. Good progress was made in the last 30 days.
4. I have reviewed the request prepared by VJS for Division 3 Concrete. The amount being drawn is approved.
5. The total amount of the draw is per formula with the Village.

**John D. Mann**  
MannEdge Consulting, LLC