

A thoughtful and creative solution to the adaptive reuse of the La Crosse County Administrative Center submitted by:



THREESIXTY^o
REAL ESTATE SOLUTIONS

Plan. Develop. Manage.

&

Borton
CONSTRUCTION

This thoughtful and creative solution by a qualified team will meet undersupplied market demands, add value to the neighboring uses, compliment and support the Historic downtown and add much needed tax base to the community and create a long term economically and environmental sustainable property.

We look forward to future discussions on this creative solution.

La Crosse County Administration Building Proposal

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La Crosse County Administration Building Proposal

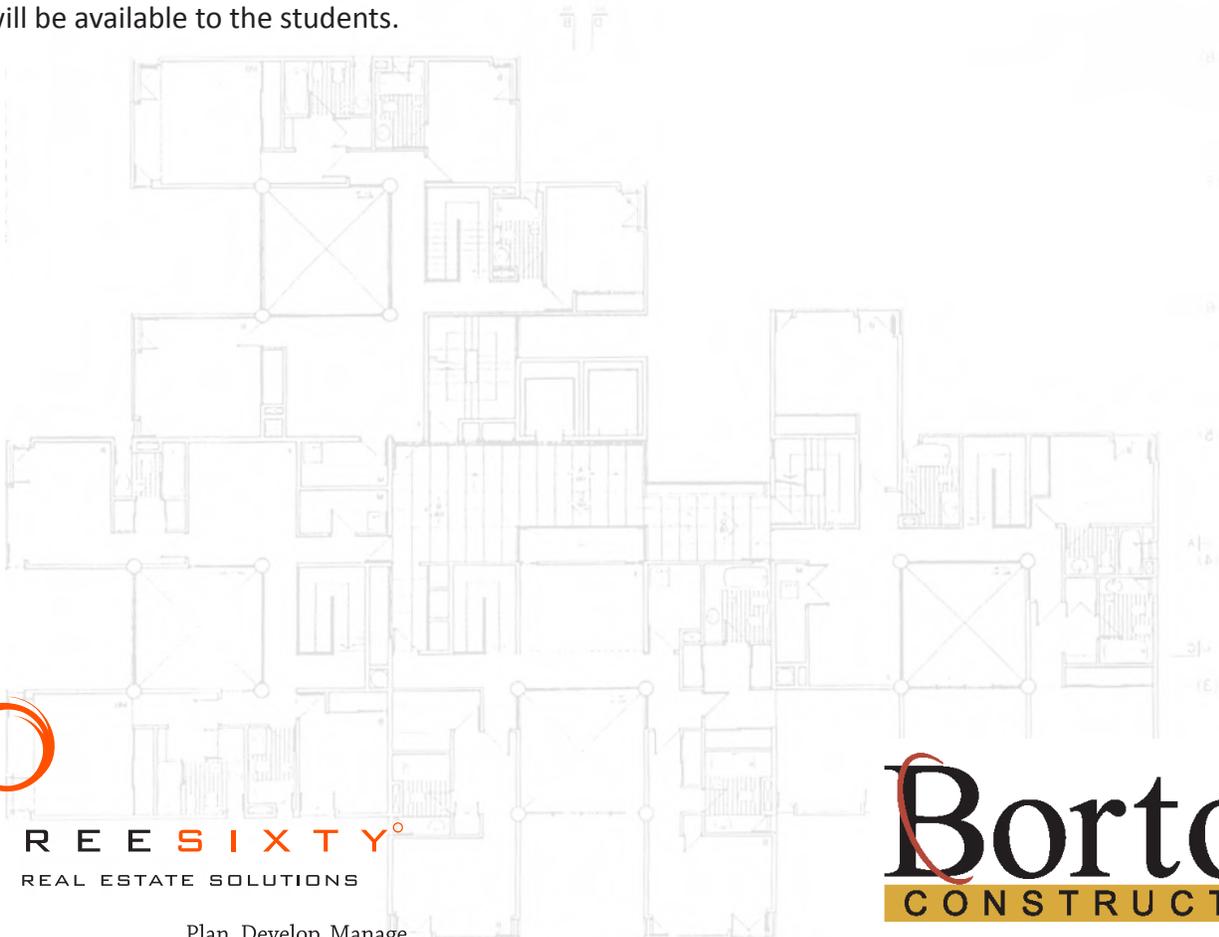
Section 3: Sustainability

Our proposal to convert the La Crosse County Administration building into student housing is highly sustainable in the fact that this building would most likely be demolished and turned into a surface parking lot if a reuse of this building couldn't be accomplished. Not only are we saving landfill space, we're prolonging the life of this building another 30-50 years. In addition, we will be installing new energy efficient plumbing, heating, and electrical systems. As part of the plumbing system we would propose to install a solar preheat hot water system similar to the system installed at the Candlewood Suites hotel. The solar hot water system, along with other energy efficient design initiatives, have reduced our energy consumption by one-third at the La Crosse Candlewood compared to other hotels in the Kinseth portfolio.

We'll be working with HSR Architects and Focus on Energy to determine the best new roof and window systems to enhance performance and reduce energy consumption. This is a well constructed building but was built at a time when energy consumption wasn't considered in designing of the shell. We'll need to increase the R-value of the walls, windows, and roof as we retrofit the building for student housing.

Due to the current layout of the building, we would propose an outdoor patio area located on the southern half of the building. This amenity will enhance the students experience and promote a healthier environment. Additionally, natural vegetation will be incorporated for building aesthetics and environmental benefits.

From the operations side of being sustainable, Three Sixty Real Estate Solutions has a transportation policy (see attachment A) to encourage students not bring their cars to school. We'll encourage bicycle usage by having storage in the basement along with additional parking racks outside. As standard procedure a recycling area will be available to the students.



La Crosse County Administration Building Proposal

Section 4: Qualifications -Proposer Information and Letter of Introduction

4.1 On behalf of Three Sixty Real Estate Solutions (Marvin Wanders) and Borton Construction, Inc. (Paul Borsheim) we are pleased to submit our proposal to convert the existing La Crosse County Administration Building into a student housing residence hall. We have reviewed the existing drawings, toured the facility, and prepared a suite design which would allow us to construct a two hundred and six bed facility with expandability to two hundred and seventy. We are anticipating project costs of \$10.6 million dollars with an estimated tax value of approximately \$6.8 million dollars or about \$198 thousand dollars in annual tax revenue.

The managing members, Marvin and Paul, have collaborated on numerous projects including Three Rivers Plaza, Candlewood Suites, Holmen Square, and the US Fish and Wildlife Office/ Lab located in Onalaska. Our combined expertise in student housing, design, finance, construction, and development provides us the experience we would need to successfully complete this project.

We are prepared to move this project ahead as a private development. However, in our discussions with Michael Pieper, Vice President of Finance & Operations at Western Technical College, we see the need and desire from Western to look at this project as a collaboration between the private and public sector. We have discussed an arrangement with Western similar to the agreement used on their first residence hall. Currently, Western has over three hundred and fifty students on their housing waiting list. In their recent referendum, Western included a line item to add a residence hall on campus. Western has expressed an interest to us to move the conversation forward. Their only concern is the timing, which we believe can be handled by our involvement in the design, budgeting, and redevelopment of this site. As a private developer, we'll end up spending our time and efforts getting this project moved forward as Western concentrates on their numerous other projects. Our proposed schedule is in line with Western's timeline for occupancy of the residence hall.

Our discussions with Mayor Tim Kabat and City Planner Larry Kirch indicate support of this adaptive reuse of this property and adding it to the tax rolls. In addition, we reviewed the potential need for additional La Crosse Police Department parking at the north end of our property along with turning the east parking lot into a courtyard feature. The City has needs with evidence storage that could be located in our basement. In our review of the site with the City, we became aware that this site is in the downtown parking district and does not fall under normal parking stall requirements for student housing. However, we will still need to make plans for students who wish to bring a vehicle. We've already had discussions with Western to utilize their parking which could accommodate these cars. If not, we would propose some additional stalls be added to a parking ramp if the County builds a new Administrative Center on Lot C.

This project is a win- win situation for all parties involved because:

La Crosse County – receives \$250,000 for their current building that is oversized and outdated. By redeveloping this site the County saves roughly \$2.2 million in asbestos abatement, demolition, and new parking lot costs. Not only will County residents be better served in a new facility, taxpayers will also see results in lower staffing and building costs.

Western Technical College – provides a quality, safe living experience for students for an underserved population. Western will save space on campus for future projects and reduce the amount of referendum dollars spent. This project would also reduce staff time required to bring an additional student housing project on-line.

La Crosse County Administration Building Proposal

City of La Crosse – in addition to the added tax base and parking, this project would increase the density and stop the sprawl of rental units into single family neighborhoods.

Three Sixty Real Estate Solutions/ Borton Construction Development Team – this project would continue our desire for local redevelopment projects in the downtown La Crosse area. We’ve already redeveloped sixteen acres along Copeland Avenue and see this project as an excellent opportunity to enhance the downtown area. Marvin’s main business is residential and student rentals and Paul’s is commercial construction. This project will provide tax base, add jobs, and create revenue for both entities.

The proposer information is as follows:

4.1 A&B Three Sixty Real Estate Solutions
Mr. Marvin Wanders, President
119 North 19th St.
La Crosse, WI 54601
608-782-7363
Marvin@threesixty.bz

Borton Construction, Inc.
Mr. Paul Borsheim, President
2 Copeland Ave. Suite 201
La Crosse, WI 54603
608-779-0400
PaulBorsheim@bortonconstruction.com

4.1 C Ownership Structure

The yet to be named entity will be structured as a Limited Partnership with a principle place of business being in La Crosse, Wisconsin and the Partnership shall commence and run for fifty years. This Partnership will be structured as a single purpose entity with the sole interest being the long term sustainability and success of the asset. The General Partner will be a limited liability company consisting of two members being Paul Borsheim and Marvin Wanders. The Partnership will be under the exclusive and full control of the General Partner.

The remaining ownership interest of the Partnership shall be made up of Limited Partners. These Partners are “Limited” in responsibility to their initial capital contribution to the Partnership, unless otherwise defined in Limited Partnership Agreement. Both Paul Borsheim and Marvin Wanders or a closely held entity will have an ownership interest in a Limited Partner shares with all the exact same rights and responsibility of other limited Partners. Such interest will represent approximately 30% of the Limited Partnership interest. The remaining limited partners will be local resident to our area, of which most are small business owners or professionals with a vested interest in the long term success of our community.

4.1 D Adaptive reuse of the current County Administration building into a student housing residence hall.

4.1 E References

- a. Mike Keil- Member in Three Rivers Plaza. Phone #608-386-4537.
- b. Bruce Kineth- Member and Operator for Candlewood Suites. Phone #319-626-8327.
- c. Dale Walter- President Bremer Bank. Phone # 608-386-4668 (see attachment B - letter)

La Crosse County Administration Building Proposal

4.2 Relevant Experience

Marvin Wanders is owner and operator of Three Sixty Real Estate Solutions (see attachment C - professional resume') with over five hundred rental properties located in La Crosse, Appleton, and Marinette. Most of these properties are student housing projects. Included is the Three Sixty Portfolio where you will see that adaptive re-use is a common theme of Three Sixty Real Estate Solutions. Our past experience in adaptive reuse is perfectly suited for repositioning the County Administrative building. Three Sixty understands the residential customer needs and community impact, to properly position this building for long term success. Additionally, being involved in adaptive re-use conversion to residential and student housing has given Three Sixty valued experience in asbestos, fuel tanks, and other hazardous materials are a common occurrence in adaptive reuse.

Borton Construction, Inc. has designed and constructed both the Candlewood Suites and The Landings, 44 unit condominiums, located at Three Rivers Plaza. In addition, Borton Construction has completed numerous student housing remodeling projects at Viterbo University. Borton has worked on over seventy projects at Universities and Technical Colleges throughout the Midwest. In Paul's twenty four year career, he has personally managed over \$150 million dollars worth of construction. Besides Three Rivers Plaza, we've developed East Bluff Center located on Hwy 16, and own and operate multiple properties in Holmen and La Crosse. Attached is Borton Construction's marketing brochure to expound upon our credentials.

4.3 Organization and Key Personnel

a. & b. The yet to be named entity will be structured as a Limited Partnership with a principle place of business being in La Crosse, Wisconsin and the Partnership shall commence and run for fifty years. This Partnership will be structured as a single purpose entity with the sole interest being the long term sustainability and success of the asset. The General Partner will be a limited liability company consisting of two members being Paul Borsheim and Marvin Wanders. The Partnership will be under the exclusive and full control of the General Partner.

The remaining ownership interest of the Partnership shall be made up of Limited Partners. These Partners are "Limited" in responsibility to their initial capital contribution to the Partnership, unless otherwise defined in Limited Partnership Agreement. Both Paul Borsheim and Marvin Wanders or a closely held entity will have an ownership interest in a Limited Partner shares with all the exact same rights and responsibility of other limited Partners. Such interest will represent approximately 30% of the Limited Partnership interest. The remaining limited partners will be local residents to our area, of which most are small business owners or professionals with a vested interest in the long term success of our community.

c. Three Sixty will setup the entity and secure the financing while Borton Construction will be in charge of the design and construction. Upon completion, Three Sixty will be the property manager and operate the facility by handling the accounting, maintenance, etc. To assist us in these matters we would engage Mary Jo Werner (see attachment D), Wipfli, on the accounting and tax preparation and Kevin Roop (see attachment E), Hale Skemp, to setup the entity and negotiate the development agreement. Kurt Schroeder AIA, HSR Architects (see attachment F) will assist in the planning and design. See the attached resumes of our team.

La Crosse County Administration Building Proposal

Section 5: Proposed Use of Administrative Center Property

5.1 The redevelopment of the building will be primarily for student housing. We have designed a plan for two hundred and six beds with the ability to go to two hundred and seventy. We will also have some additional space in the basement that we will rent out for storage.

5.2 The project would be held privately and thus taxable. We anticipate the assessed value around \$6.8 million. Depending upon if the City or County needed storage space in the basement, that will determine if the basement storage would be exempt or not.

5.3 Our proposed use is very fitting with the downtown landscape. Being adjacent to Western will allow the students easy access during the long winter months to their classes and dining opportunities. Discussing the project with the City of La Crosse, the Mayor and City Planner are supportive of this reuse and feel it is appropriate. We would anticipate negotiating the north parking lot to the City of La Crosse and converting the east parking into a courtyard or landscaped area. In addition, we are planning on creating a new east entrance, site lighting upgrades, additional landscaping, ground signage, and adding a dumpster/ recycling area. We anticipate costs of \$315 thousand dollars for these improvements.

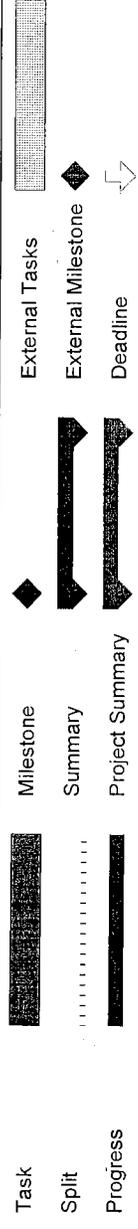
5.4 Timeline

See attached Schedule



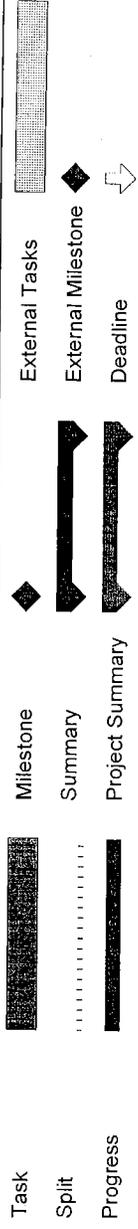
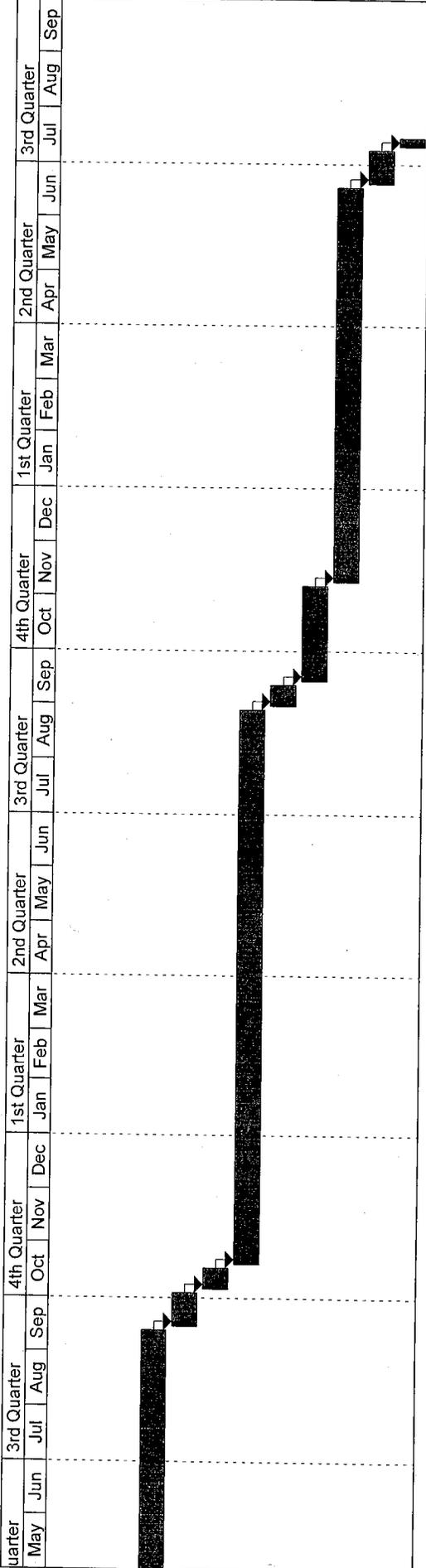
Student Housing Proposal - County Administration Building

ID	Task Name	Duration	Start	Finish	3rd Quarter			4th Quarter			1st Quarter			2nd Apr
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
1	Acceptance of proposal	1 day?	Thu 7/18/13	Thu 7/18/13										
2	Negotiations	126 days	Fri 7/19/13	Fri 1/10/14										
3	RFP & selection for architect on the new County Administration Building	20 days	Mon 1/13/14	Fri 2/7/14										
4	Design for new Administration Building	155 days	Mon 2/10/14	Fri 9/12/14										
5	Bidding of new Administration Building	15 days	Mon 9/15/14	Fri 10/3/14										
6	Award of contract	10 days	Mon 10/6/14	Fri 10/17/14										
7	Construction start - completion	225 days	Mon 10/20/14	Fri 8/28/15										
8	Relocate County Employees into new Building	10 days	Mon 8/31/15	Fri 9/11/15										
9	Asbestos abatement/ demolition of existing county Building	40 days	Mon 9/14/15	Fri 11/6/15										
10	Remodeling of existing building into Student Housing	160 days	Mon 11/9/15	Fri 6/17/16										
11	Move-in furniture	15 days	Mon 6/20/16	Fri 7/8/16										
12	Student move-in	5 days	Mon 7/11/16	Fri 7/15/16										



Project: CountyAdminRFPSchedule
Date: Thu 5/30/13

Student Housing Proposal - County Administration Building



Project: CountyAdminRFP Schedule
Date: Thu 5/30/13

La Crosse County Administration Building Proposal

Section 8: Proposed Purchase Price

See attached form.



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Section 8

Purchase of Administrative Center

Proposed Purchase Price

\$250,000⁰⁰ Two Hundred AND Fifty Thousand⁰⁰

Explanation of Other Net Value of Proposal (i.e. tax base, jobs creation, etc)

ADDED TAX BASE OF \$6.8 Million

Jobs- Design, Construction, MANAGING

Sustainable- extend the life of this building Another 30-50 years.
(attach additional sheet if necessary)

End of RFP Document



100 N 6th Street, Suite A
La Crosse, Wisconsin 54601

June 11, 2013

Mr. Paul Borsheim, President
Borton Construction, Inc.
2 Copeland Ave.
La Crosse, WI 54601

RE: Reference

Dear Paul,

Per your request, this letter is to serve as a reference for your RFP submission on the La Crosse County building.

I have worked with the company for over 10 years at my prior employer and known the principals prior to that time. Borton has handled its banking affairs as agreed and is a highly valued relationship.

During my tenure at my prior employer, I also have been involved and worked with the company on numerous development opportunities. Not only are they a quality builder, but a responsible developer. Of particular note was the Northside Development project containing Festival Foods, retail and commercial tenants as well as condominiums. The due diligence and completion times were thoughtful and timely.

We would hope that you would give Borton Construction and their partners consideration on the County Administration project. Should you have any questions, please do not hesitate to contact me at 608-386-4668.

Sincerely,

A handwritten signature in blue ink that reads "Dale A. Walter". The signature is written in a cursive, flowing style.

Dale A. Walter
President, Bremer Bank-La Crosse

Marvin Wanders – Professional Real Estate Experience

Personal History:

Mr. Marvin Wanders is the owner of Three Sixty Real Estate Solutions, LLC which oversees all the day to day business operations of multiple ownership entities in which Mr. Wanders is involved. This dynamic organization plans, develops, and manages real estate holdings from brownfields to repositioning of multi-family communities.

In addition to overseeing Three Sixty Real Estate Solutions business operations, Mr. Wanders is active in the La Crosse community. He has also served on many community committees and non-profit boards.

Currently, Mr. Wanders engages in one of his fondest pursuits of healthy outdoor recreation by serving as Volunteer Executive Director of Outdoor Recreation Alliance of the Seven Rivers Region Inc.

Mr. Wanders resides in La Crosse with his wife Michelle and their three daughters.

Professional History:

Professionally, Marvin started in the real estate business while attending the University of Wisconsin-La Crosse. This early experience was in the dual role of maintenance and management of a small property. He later went on to co-manage a 233-unit tax credit property in the La Crosse area. After 10 months on the property, he was promoted to Regional Manager, overseeing 761 units. Marvin served in the Regional Manager capacity for two years before joining the Property Management Team. The Team was responsible for an 1800 unit portfolio, which contained approximately 1500 tax credit units.

In 1999, Marvin joined Home Apartment Development of La Crosse in the capacity of the Corporate Supervisor. In this role he was responsible for an 1100 unit portfolio in three states and reported directly to the owner.

Education:

B.S. University of Wisconsin-La Crosse

Real Estate Companies Owned Individually:

School House Properties, LLC

This company acquires, repositions, and holds student housing related properties. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

Cedar Hills Multi-family Properties, LLC

This company acquires, repositions, and holds multi-family properties. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real

Marvin Wanders – Professional Real Estate Experience

Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

Three Sixty Real Estate Solutions, LLC

Is a professional property management firm that focuses on the day to day operations, as well as the long term asset management, development and repositioning of Wanders' owned properties and/or partnership properties. Three Sixty Real Estate Solutions, LLC general contracts and/or supervises many of the interior and tenant build outs that we completed at the various LLCs.

Dunlap LLC

This company has acquired four historic buildings known as Dunlap Square in Marinette, WI that were formerly a Section 42 Redevelopment. The property consisted of 92 residential units and 35,000 square feet of office and retail space in the historic community center. This redevelopment to a market rate property has proven very successful to meet the demand generator of a 5.4 Billion Dollar Department of Defense contract to build ten Littoral Battleships over a ten year period.

7th & Cass, LLC

As managing partner this company is acquiring/assembling a high traffic count redevelopment area for future development. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

School House Holdings, LLC

This is a single purpose entity owning 26 units at 1414 Pine Street, La Crosse and 625 North 12th Street, La Crosse. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

LKE, LLC

This company holds special long term hold assets of the Wanders family. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

Partnership Real Estate Companies:

Northside Development of La Crosse, LLC

The Three Rivers Plaza is a 23 million dollar redevelopment project. It took an 11-acre Brownfield site in downtown La Crosse and turned it into an Urban Living Center. This project includes a grocery store, retail center, 45,000 square feet of office and 44 condominium residences. Contributions included: day to day operations, assistance in leasing vacant space and lead the pre-sale of the condominiums. Key player in arranging financing with the city, conduit funding source M&I Banks and acquired permanent funding source Goldman Sacs (included renegotiating the development agreement to meet the requirements of all three entities).

Marvin Wanders – Professional Real Estate Experience

1st and Main, LLC

Co-owner of Holmen Square Shopping Center, as well as a building in historic district of downtown La Crosse. At Holmen Square worked with redevelopment team to reposition thirty-year old, five acre facility into a thriving community retail and office complex. Included in the reposition of this property was the addition of a new 3,600 square foot multi-tenant building and a 5,000 square foot restaurant. This included working directly with the Village of Holmen leaders as well as a neighboring big box tenant to communicate and build support for our vision with the facility.

2nd & Main, LLC

As an active partner in the company, acquired and repositioned traditional industrial and warehouse building into a mixed-use project. This LLC additionally owns a historic building in La Crosse, as well as a hotel converted to apartments (that was purchased for future redevelopment).

NSD Hotel Associates, LLC

As an active partner in this company, acquired land and development a 92 room Candlewood Suites in Downtown La Crosse, WI in 2009-2010, this entity is an SPE.

State & West, LLC

As an active partner in this company, this company acquires, repositions, and holds student housing related properties. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

Elm & East, LLC

This company acquires, repositions, and holds multi-family properties in La Crosse and Onalaska. Actively involved in the acquisition, financing, financial analysis and forecasting of said properties. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

Appleton 48, LLC

This SPE Company acquired a bank held 48 unit multi-family property in Appleton, Wisconsin, which was repositioned under the leadership of Three Sixty Real Estate Solutions, LLC. Marvin Wanders serves as the General Partner and was actively involved in the acquisition, financing, financial analysis and forecasting, construction management and stabilization process of said asset. Three Sixty Real Estate Solutions, LLC currently addresses all day to day management and maintenance operations.

MARY JO WERNER, JD, CPA, CFF

Certified Public Accountant licensed in the state of Wisconsin since 1987; Attorney licensed in the state of Wisconsin since 1984; Certified in Financial Forensics since 2010. Specialization in consulting and advising small to medium sized businesses with income tax and business matters. Also possesses expertise in litigation support and IRS tax controversy cases. Tax partner with Wipfli LLP, 23rd largest accounting firm in the United States.

Received the Public Service Award from Wisconsin Association of Homicide Investigators in year 2013 for work performed in the Eric Koula case. Received the Volunteer of the Year award from President Obama in year 2012. Recipient of the YWCA Outstanding Professional Women – Business Division.

Currently serves on the boards for the following: Gundersen Foundation Board; University of Wisconsin – La Crosse Chancellor's Advisory Council; Aquinas Catholic Schools Foundation Board; La Crosse Tribune Editorial Board; Viterbo University President's Society; and Kiwanis.

Formerly committee member of La Crosse County Economic Development Committee and former past chair of the La Crosse Chamber of Commerce and Family and Children's Center.

KEVIN J. ROOP

N2688 Potato Ridge Road
La Crosse, Wisconsin 54601
(H) (608) 796-2644 (W) (608) 784-3540
kjr@haleskemp.com

EXPERIENCE:

Hale, Skemp, Hanson, Skemp & Sleik

Attorney - April 1994 to Present

General civil practice specializing in the areas of business law, estate planning, real estate, health law, intellectual property law, and probate. Principal activities involve providing legal counsel to closely held corporations, limited liabilities companies and partnerships.

Honeywell Inc. - Office of General Counsel

Attorney - May 1992 to April 1994

Law Clerk - January 1990 to May 1992

Reach Award 1993.

Operations Counsel - Space & Aviation Control

Responsible for providing legal support to the Military Avionics Division and Commercial Flight System Group Executive Management Teams. Activities include legal research, writing and counsel in the areas of commercial transactions, government contracts, employment law, intellectual property law, litigation and corporate compliance; and negotiating and drafting commercial contracts including technology acquisition and exchange agreements, product licensing agreements, joint ventures and teaming arrangements.

Corporate Counsel - International & Export Control

Responsible for providing legal support to the International Law and Export Control corporate functions. Activities include legal research, writing and counsel in the areas of International Law and Export Administration; negotiating and drafting technical assistance agreements, manufacturing license agreements, TALS agreements and representation agreements; and conducting corporate investigations.

Law Clerk - Military Avionics Systems Group

Legal research and writing in the area of government contracts, developing and presenting management briefings and discovery management for complex commercial litigation.

Best and Flanagan

Law Clerk - May 1991 to August 1991

Legal research and writing in the areas of Litigation, Corporations, Health Law, Bankruptcy, Real Estate, Family Law, and Taxation.

Riverside Medical Center - 2020 Adolescent Receiving Center

Chemical Dependency Counselor - March 1985 to January 1990

Finalist - Minnesota Chemical Dependency Professional of the Year, 1988. Crisis intervention, family, individual, and assessment and referral counseling. Teamed with Juvenile Probation, Family and Children's Services, and Juvenile Court in developing and implementing aftercare plans.

EDUCATION

WILLIAM MITCHELL COLLEGE OF LAW

Juris Doctor January 1992 - CUM LAUDE
Admitted to practice in Minnesota and Wisconsin

WINONA STATE UNIVERSITY

Bachelor of Arts, Sociology, 1985
Dean's List, 1983 - 1985

COMMUNITY ACTIVITIES

Great Rivers United Way Board of Directors, 2002-2008
President, 2006

Gertrude Salzer Gordon Children's Museum Board of Directors, 2002 - 2010

WTC Paralegal Advisory Committee, 2005 - Present

Mayo Clinic Health System - Franciscan Healthcare, Inc.,
Institutional Review Board, 2003 - 2012

Aquinas High School Foundation Board, 2004 - Present

Boy Scouts - Gateway Area Council - Board of Directors,
2004 - 2008

Central High School Tennis Coach, 1999 - 2007

Aquinas High School Tennis Coach, 2005 - Present

La Crosse Chamber of Commerce Board - 2012 - Present

Resume

Kurt G. Schroeder, AIA
Chief Operating Officer,
Architect

Education

Bachelor of Architecture,
1980
University of Minnesota

Registration

1984
Architect in Wisconsin and
Minnesota

Experience

33 years of experience
22 years with HSR

Representative Projects

University of Wisconsin - LaCrosse, LaCrosse, Wisconsin

- Handicapped accessibility
- Fine Arts Recital Hall improvements

Western Wisconsin Technical College, LaCrosse, Wisconsin

- Book Store remodeling
- Student Center remodeling
- Kumm Food Service remodeling and expansion
- Coleman Center remodeling
- Kumm 4th Floor and 2nd Floor remodeling
- Coleman Center IMC
- CCTC addition
- Diversity Center
- 2010 Masterplan study
- Black River Falls Campus addition and remodeling

Oakwood Village East, Madison, Wisconsin

40 bed skilled nursing facility included apartments, alzheimers housing and assisted living

Morrow Memorial Home, Sparta, Wisconsin

Renovate 20 existing nursing home beds into a dementia care area

Gundersen Lutheran, Spring Grove, Minnesota

Tweeten Lutheran Home office space

LaCrosse County, West Salem, Wisconsin

Lakeview Health Center Campus

Housing Authority of the City of LaCrosse, LaCrosse, Wisconsin

Stokke Tower Laundry Facility

Gundersen Health System, LaCrosse, Wisconsin

New Behavioral Health Clinic

Gundersen Health System

Onalaska, Wisconsin

New 251,000 sf, 5-story clinic

Black River Memorial Hospital, Black River Falls, Wisconsin

\$18 million addition and remodeling project

Ho-Chunk Nation, Black River Falls

New 36,000 sf single story Healthcare Facility

Veterans Administration Medical Center, Tomah, Wisconsin

- Phase I and II renovation, 80,000 sf for skilled nursing facility
 - Phase I renovation for psychiatric care
 - Building 403 3rd Floor renovation
 - Building 400 3rd-4th Floors VAVs
 - Building 403 2nd Floor remodeling
 - Pharmacy relocation
 - PM-RS consolidation/remodeling
 - Urgent Care expansion
-
- 

■ College/University Dorm Experience



DIVISION OF FACILITIES DEVELOPMENT
UW-Stout North Campus Masterplan

EDGEWOOD COLLEGE
Student Apartments

UNIVERSITY OF WISCONSIN - MILWAUKEE
Sandburg Hall Study



UNIVERSITY OF WISCONSIN - PARKSIDE, Racine
On Campus Housing Development

VITERBO COLLEGE
Rose Terrace Student Housing

VITERBO COLLEGE
Sleeping Dormitories, Marian Hall

WISCONSIN INDIANHEAD TECHNICAL INSTITUTE
Rice Lake Campus



WISCONSIN STATE UNIVERSITY, Eau Claire
Student Residence

WISCONSIN STATE UNIVERSITY, Platteville
Boeble Hall Remodel

WISCONSIN STATE UNIVERSITY, Stevens Point
Dormitory

WISCONSIN STATE UNIVERSITY, PLATTEVILLE
Doudna Hall Renovation



WESTERN WISCONSIN TECHNICAL INSTITUTE
YMCA Conversion to Student Housing



Leadership in Energy & Environmental Design (LEED)



WTC LaCrosse Student Union



WTC LaCrosse Student Book Store

The Leadership in Energy and Environmental Design (LEED) Green Building System is the nationally accepted benchmark for the design, construction and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

HSR Associates supports Leadership in Energy and Environmental Design (LEED) and our accredited professionals will help educate HSR clients about how to integrate sustainable design solutions into their projects. HSR's long term goal is to incorporate sustainable design into everyday practice. The LEED Green Building Rating System is a voluntary, consensus based national standard for developing high performance, sustainable buildings. LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, material selection and indoor environmental quality.

LEED Silver Certified projects completed by HSR Associates, Inc.



Gundersen Health Services New LaCrescent Clinic



WTC Black River Falls Campus



Gundersen Health Services New Behavioral Health Hospital



WTC LaCrosse Lunda Center