



Themes

Enhancing Project Value Every Step of the Way

Our approach to project quality goes beyond just reviewing documents at the end of the Construction Document phase. It fosters early alignment, prioritizes ongoing collaboration and promotes continuous improvement throughout all project phases. We offer an ongoing, tailored Plan-Do-Check-Act approach to quality.

ACT

We adjust our approach and implement the best solution, and replan with this as the new standard.

PLAN

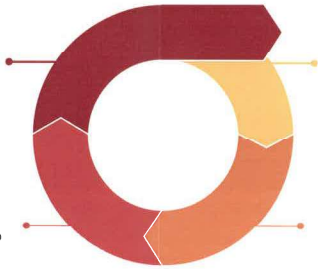
We define what a successful project means to you, and map out our work, schedule, and pull plan to achieve it.

CHECK

We study our results, and look for the greatest value outcomes compared to expectations.

DO

We execute, test and document possible solutions.



Quality

Our approach to quality is rooted in experience, collaboration, and continuous improvement. With decades of practice in complex projects like courts, communications, law enforcement, and jails, our team has honed its expertise through consistency and frequency. Our construction administrators excel at solving problems, advocating for owners, and delivering timely solutions.

Quality begins early and remains constant. As the only Wisconsin-headquartered A/E member of the LEAN Construction Institute, we prioritize collaboration and transparency with trade partners. Using tools like Pull Plans, we ensure efficient information exchange and deliverables, fostering better communication and outcomes.

Our team's collective knowledge, built through years of working together, is our greatest asset. While we leverage advanced tools like BIM clash detection and regular coordination meetings, the foundation of our success lies in the expertise and trust we've cultivated.

Budget

Transparency is the cornerstone of effective budgeting. Informed decisions require a clear understanding of costs and trade-offs. To ensure confident budget management, we emphasize:

- **Early Collaboration:** Engaging the Construction Manager early allows us to address anomalies and explore solutions before major commitments are made.
- **Contingency Planning:** Contingencies account for unforeseen needs during estimating, design, and construction phases.
- **Dynamic Budgeting:** Budgets evolve and require discipline, creativity, and foresight to adapt to changes while maintaining confidence and clarity.

We recognize the diverse stakeholders involved—taxpayers, board members, staff, and operational teams—and value their perspectives. Understanding that this is your money, not ours, we approach every decision with caution, prudence, and respect for the public trust.

Approval

The design process involves input from a wide range of stakeholders, many of whom may be new to building projects. To ensure alignment and clarity, we will:

- Facilitate public listening sessions with accessible, visual assets like 3D graphics and fly-throughs.
- Implement a phased approval process to manage expectations and build trust.
- Conduct detailed reviews with user groups to confirm alignment on systems, design, and configuration.

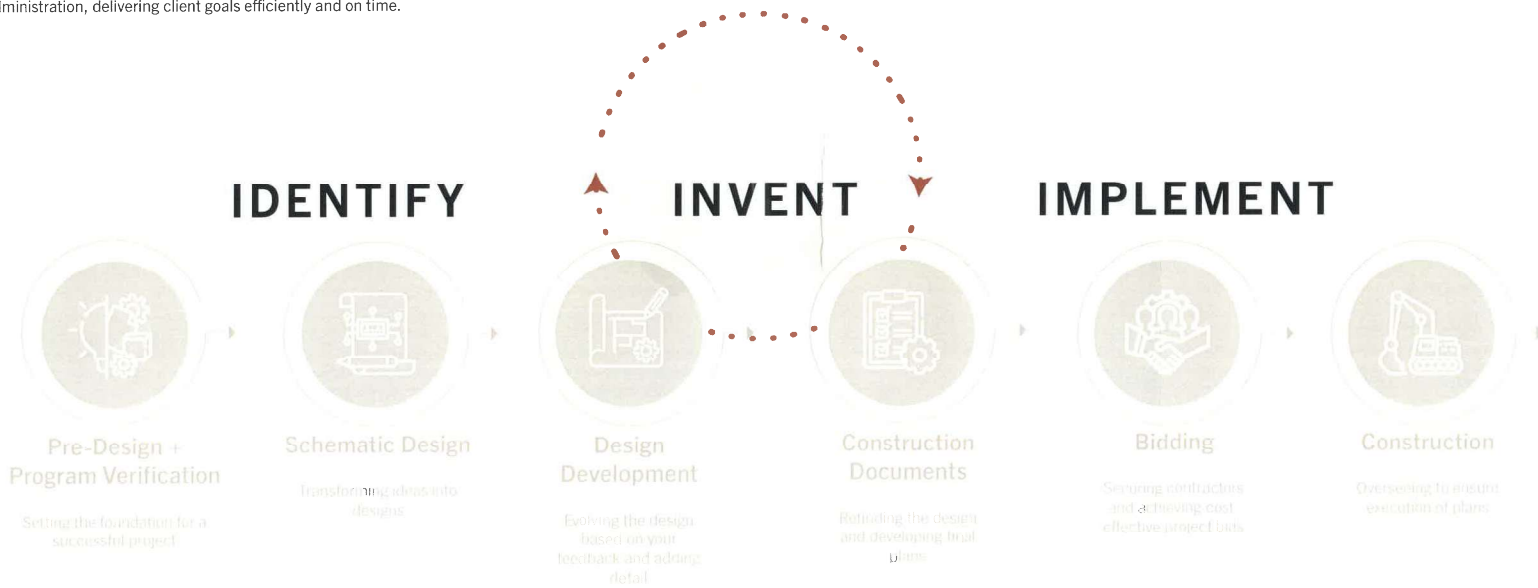
Key stakeholders include the Department of Corrections, Wisconsin Circuit Court Administrator, local jurisdictions, building staff, service users, taxpayers, and decision-makers. Consistent messaging and clear communication will be critical to navigating this diverse input.

This project represents a significant investment and an opportunity to shape the future of justice in your county. It's an honorable mission, and we are excited to help you realize this vision.

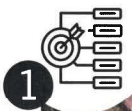
Proposal Narrative

Strategies and Methodologies for Service Delivery

At Venture Architects, we achieve success through a structured, iterative process built on identification, invention, and implementation. Our journey starts with establishing a solid foundation in the 'IDENTIFY' phase, advances through collaborative refinement in the 'INVENT' phase, and concludes with precise execution in the 'IMPLEMENT' phase. By prioritizing stakeholder collaboration, continuous feedback, and detailed oversight, we ensure every project transitions smoothly from pre-design to construction administration, delivering client goals efficiently and on time.



We are committed to creating a solution that meets your specific needs.



Pre-Design + Program Verification

Week #1



Goals:

The first phase emphasizes planning and data analysis. Without a clear pathway to the objective, competition and lack of consensus can hinder progress. During this phase, our goal is to establish clarity of purpose, mutual respect for the time required to complete the task, and a comprehensive understanding of the Owner's decision-making process, constituencies, and objectives.

Processes:

- Mission statement
- Team time acceptance
- Final program
- Draft budget
- Staffing plan
- Inmate population plan
- Systems discussion
- Construction manager
- Owner availability
- Department of Corrections engagement
- District Court IV Administrator engagement
- Meetings – with client every two weeks (on stage)
– with design team to prepare, react and create - every other week (off stage)
- Outside consultants for: geotechnical, survey, environmental
- Local approval process

Outcomes:

- Final Program
- Pull Plan
- Budget Target
- Calendar for subsequent phases
- Our teammate, Just Us Service Group will:
Develop a historical database using mathematical analysis to forecast inmate population and jail bed requirements. This database integrates historical data with operational scenarios, offering insights into past jail usage and trends across key metrics such as admissions, average and peak populations, length of stay, and jail bed days consumed by specific groups.

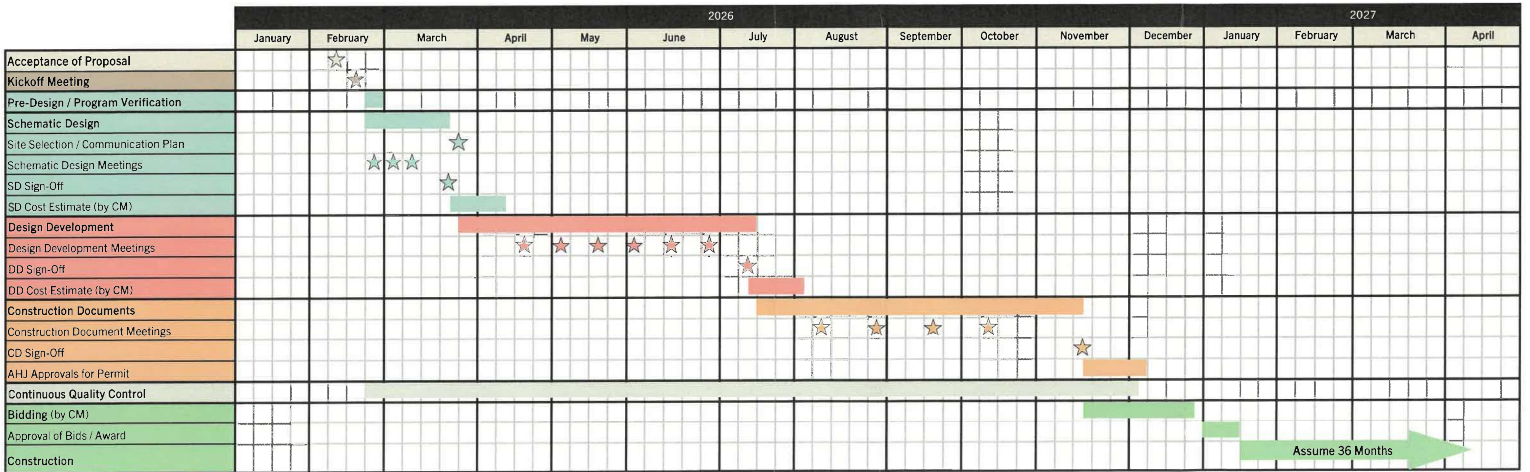
Why does it matter?

The team will define a trajectory that ensures progress and bypasses inefficiency. This is the most expensive tool the County will furnish its employees in the goal of Justice. There is no more important design task for us or this community.

Schedule

FOND DU LAC JUSTICE CENTER

Because Venture Architects has been working with Fond du Lac County on the Jail Study, we know we can complete the design phase in an efficient manner that will ultimately save Fond du Lac County time and money.



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