



METROPOLITAN PLACE CONDOMINIUMS REQUEST FOR PROPOSAL

Interior Common Area Property Improvement Project
December 15, 2023



COVER LETTER

Monique Clements
Committee Chair
333 W. Mifflin St.
C/ O Sara Phillips, Founders3
Madison, WI 53703
847.691.8516
lissmonique@yahoo.com

December 15, 2023

RE: REQUEST FOR PROPOSAL, DESIGN / DECORATING OF COMMON AREAS

Ms. Clements:

Strang is excited to present our design proposal for the Metropolitan Place Interior Commons Area Property Improvement Project. Our enthusiasm for this project stems from your vision to create a warm, inviting, and upscale environment that is welcoming to your residents and their guests. At Strang, we specialize in designing spaces where people not only thrive but truly **prosper**.

Our team will guide you through every step of your project to ensure a solution that exceeds your expectations, that is our commitment to you. Your project designers are known for their ability to design distinctive spaces with beautiful vistas, and we will do no less for you! You have a legacy of unmatched experience for your residents and our team looks forward to creating that unmatched experience you and your residents. The more we learn about your project, the more excitement our team has to reinvigorate your space for years to come.

Leading your project will be Constance Nankee, Project Manager and Cindy Schuett, lead Interior Designer. Constance brings a wealth of knowledge, with her at the helm, you can trust that your project will be

expertly managed from inception to completion. Cindy Schuett has a vast network of high end design solutions and will lead your project utilizing our tried and tested **Listen, Discover, Design** approach to develop recommendations. This collaborative strategy ensures that you are not only involved but are active **co-creators** of your design.

To facilitate transparent communication, regularly scheduled touch points will, keep you informed and engaged throughout the project from kick-off to the final deliverable. Our team is dedicated to understanding your desires as we contribute to the success of your interior commons area property improvement project. The Strang team is confident that our combination of expertise, commitment to excellence, and collaborative approach will produce a space that not only meets but exceeds your expectations.

Thank you for considering Strang for this important project. We look forward to the possibility of working together and turning your vision into a reality.

Sincerely,



Erica Ostendorf Mullins, WRID, ASID
Executive Vice President | Director of Interior Design
608.720.1836
eostendorfmullins@strang-inc.com

STRANG'S BACKGROUND

OUR SERVICES

- Architecture
- Mechanical, electrical, plumbing engineering
- Interior design
- Master planning
- Construction administration
- Audio/visual design
- Low voltage design
- Sustainable design
- LEED building design
- WELL certification
- Controls
- Building condition assessments

STRANG INC

Since 1935, Strang has evolved into a leading interdisciplinary firm featuring interior design, architectural, engineering, and planning services. Our commitment to clients nurtures long-standing relationships across various industries and scales.

For over 88 years, Strang's comprehensive services have created impactful designs to numerous residential, mixed-use, and commercial facilities throughout the nation. Our extensive portfolio includes millions of square feet of both new construction and renovation projects.

Our integrated, client-focused approach to design drives our team, and is what makes us unique and successful. We are passionate problem solvers. We thrive by working together as an integrated, interdisciplinary team, solving problems together. We are motivated by challenging and complex projects and solving problems for our clients.

WI Business License #: 433-11

FEIN #: 39-1096294



Strang Offices - Madison and Waukesha Common Spaces

INTERIOR DESIGN SERVICES

- Interior program development and workplace strategy
- Renovation planning
- Interior design concept development
- Interior materials and finish selection
- Branding of the interior environment
- Furniture selection and furniture bidding
- Interior architectural detailing
- Building and accessibility code reviews and compliance
- WELL and LEED compliant consulting, design, and administration
- Ergonomic assessments



YOUR EXPERTS IN INTERIOR DESIGN

Every space tells its own story. We can help you tell your story the way you want it to be told—from the moment Metropolitan Place residents walk through the door to the moment they leave. In designing interiors, our goal is to inspire and mirror the identities and values of our clients through the environment. We immerse ourselves in understanding your specific needs, history, and the overall atmosphere to ensure a harmonious balance between artistic expression and functional, pragmatic design.

Strang is uniquely positioned to guide you through the transformation of your space. We excel in incorporating branded elements, environmental graphics, and establishing effective way-finding systems to enhance the overall design and experience.

Drawing inspiration from the idea that "we become products of our environment," we believe intelligent, creative, and functional spaces have the potential to evoke these qualities in their inhabitants. Recognizing the impact of well-designed interiors on the wellness and productivity of occupants, our design solutions utilize space, color, materials, energy, and light as strategic tools to create healthy environments that enhance the well-being of your residents.

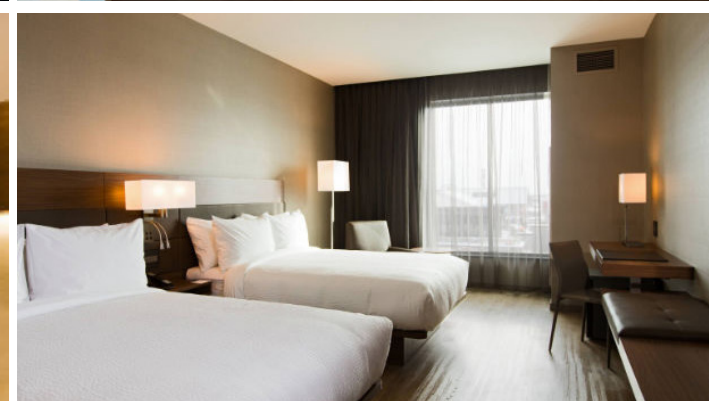
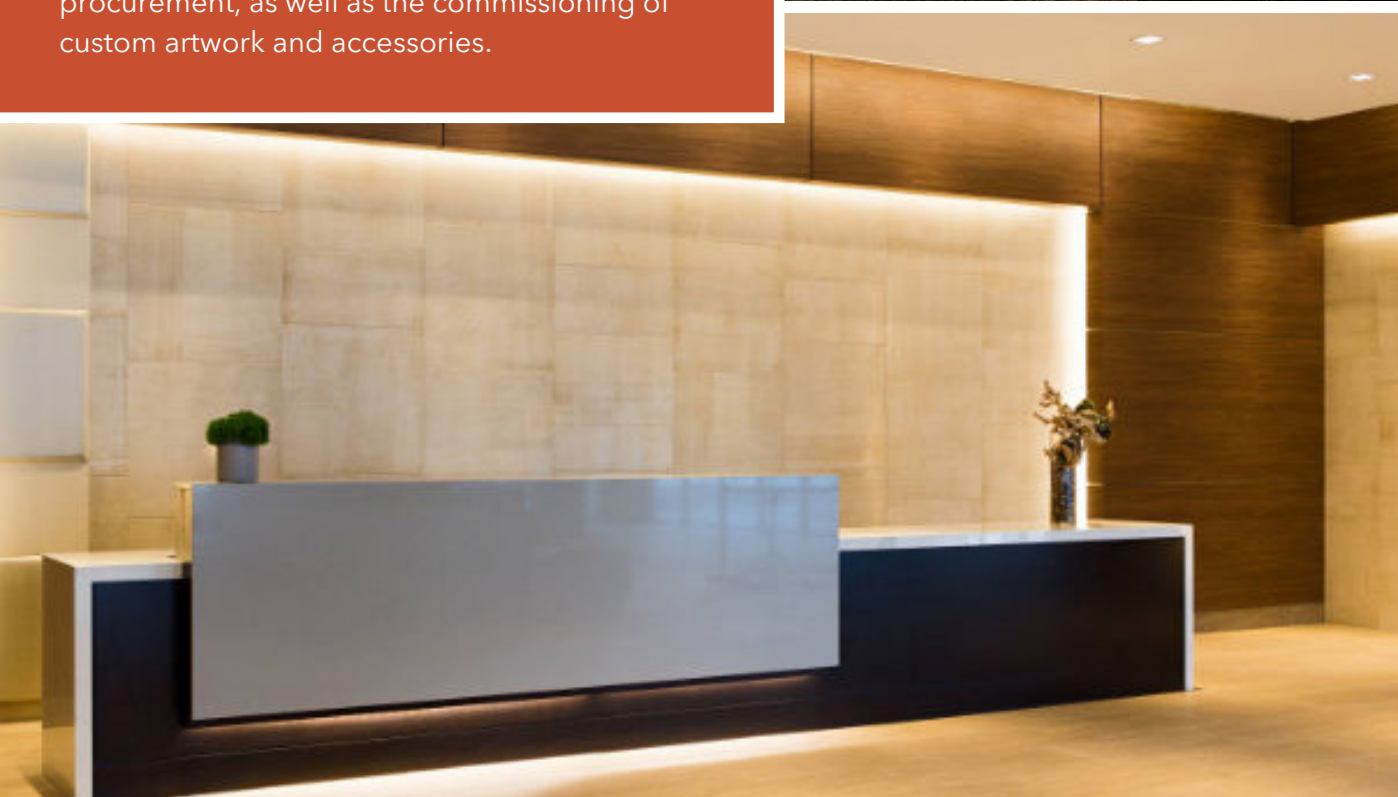


Related Work

AC Hotel at Liberty Center Cincinnati, OH

This lifestyle hotel is designed for the conscious traveler offering a stylish, cosmopolitan feel. This hotel is ideal for both business and leisure travelers who want to experience an urban premier and comfortable environment. The 130 room hotel is part of the Liberty Center mixed-use development .

Strang provided this project's interior design services. The scope of work included interior planning, finish selection, furniture selection and procurement, as well as the commissioning of custom artwork and accessories.



RELEVANCE TO YOUR PROJECT

- Modern, timeless, distinctive design that reflects the culture and values of the brand while appealing to its target audience.
- Welcoming, clean, and comfortable spaces that are durable to withstand high-use transient travelers.

Summit Credit Headquarters & Branches

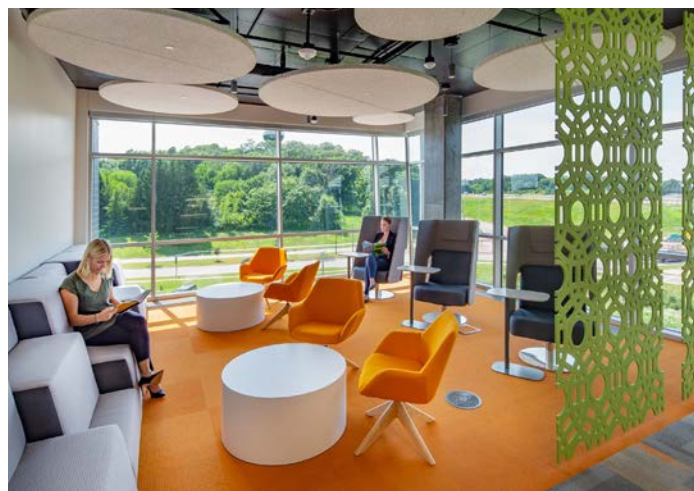
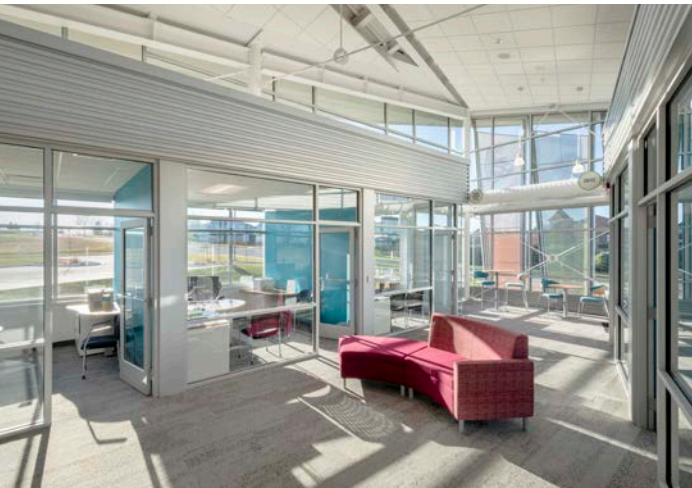
VARIOUS LOCATIONS, WISCONSIN

Strang's work with Summit ranges more than three decades and is representative of one of the many long-term relationships we have developed with clients. Strang has provided, and continues to provide, integrated design services for Summit at the headquarters building and multiple branch locations throughout the state.

Summits design are uniquely theirs – you know you are at Summit from the moment you see the building to the moment you walk in the door.

Their spaces utilize fun and inspirational colors, graphics, and lighting, that directly tie back to their brand.

Durability, health, and wellness is also a pivotal component to a Summit space. The materials selected for the interior environment are designed to withstand constant traffic and harsh Wisconsin winters. Health and wellness is highlighted with bright, neutral lighting, a lively fitness and yoga studio, and plenty of views to the outdoors.



RELEVANCE TO YOUR PROJECT

- Welcoming design that draws you in and creates a memorable experience.
- Experiential design enhanced through the use of inexpensive yet distinct and durable, materials.
- Community spaces that enhance the well-being of its occupants.

Downtown Grand Hotel

Las Vegas, NV

The Downtown Grand Hotel & Casino Las Vegas is located near Fremont Street and offers a quiet respite from the Las Vegas Strip. In 2020 the hospitality space footprint was expanded by over 250,000 square feet with the addition of The Gallery Tower comprised of seven guest-room floors with 495 new rooms.

With an emphasis on providing a boutique hotel experience for the modern traveler, this project was driven by contemporary architecture and a focus on impactful artwork. Playing off the unique, quirky, eclectic vibe already established at the Downtown Grand, the concept for the new tower and additional guest-room offerings was to blend retro appeal with a modern aesthetic. The new Downtown Grand is a place where fun and nostalgia meets clean and sophisticated design.

The scope of the work included interior design services, interior planning, art direction, and specification of all furniture, fixtures, and equipment. As this hotel is not part of a larger corporation, the project team used this freedom to develop a unique design concept free from brand standards.



RELEVANCE TO PROJECT

- Modern, locally-influenced interior design aligned with exterior architecture.
- Dynamic public corridor design to activate long, expansive space.

Organizational Chart

Erica Ostendorf Mullins,
NCIDQ, WRID, ASID
Principal In Charge



As the Principal-in-Charge, Erica leads her teams with effective communication to ensure alignment between all project team members and the project goals.

Erica is a proven leader and advocate for her clients before, during, and after design. She is detail oriented with a focus on providing full, cohesive, design concepts that seamlessly support users of the spaces she designs.

Erica believes design is about the end user's experience in a space, and she is dedicated to elevating that experience to the highest potential. She is dedicated to elevating the experience of design and construction for her clients to make sure the process is smooth, inspiring, and most importantly, fun.

Constance Nankee,
NCIDQ, WRID, WELL AP, ASID
Project Manager



As your project manager, Constance, will be the central point of contact throughout your project. She anticipates obstacles and seizes opportunities to build project momentum,

achieves consensus, maintains budgets and schedules. She monitors activities, deliverables, and decisions assuring your project moves smoothly and nothing is overlooked.

Constance has over 20 years of experience as a successful interior designer which helps her evaluate projects effectively as they move through each phase of design to completion. She is dedicated to elevating spaces to encompass memorable experiences for users. Her vast project experience provides great insight into items so many overlook. She is especially talented in creating designs that elevate the health and wellness of its users.

Cindy Schuett,
NCIDQ, WRID, IIDA
Interior Designer



Cindy has a portfolio of highly-detailed, beautiful, efficient interior spaces. She embraces client collaboration and engagement to create dynamic spatial experiences

that support and inspire all who enter. Her design sensibilities and eye for sustainable materiality bring interest and energy to her projects while being sensitive to a project's overall impact on the earth. Cindy's holistic approach to design considers all aspects of the user experience. Interior design is more than finishes, lighting, and furniture; everything from space planning to signage to millwork detailing and vertical circulation can contribute to a thoughtful, functional, integrated space.

Cindy coordinates with architecture and engineering staff to deliver an integrated design solution indicative of Strang's Design Synchronicity.

FINANCIAL INFORMATION

State whether the Respondent or its parent company (if any) has ever filed for bankruptcy or any form of reorganization under the Bankruptcy Code.

Strang has never filed for bankruptcy or any form of reorganization.

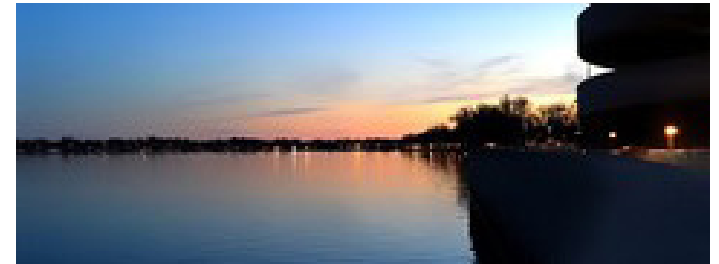
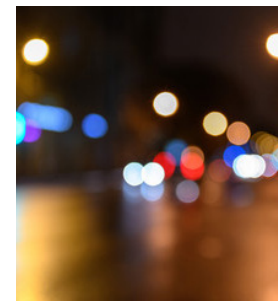


State whether the Respondent or its parent company (if any) has ever received any sanctions or is currently under investigation by any regulatory or governmental body.

Strang has never received any sanctions and is not currently under investigation.



PROPOSED OUTCOME



Mood board & inspiration photos

DESIGN CONCEPT

Elevating Urban Living Through Serendipitous Interactions

We understand your goal is to refresh, not reconstruct, your existing spaces. The Metropolitan Place building has a solid foundation to build upon and evolve into a durable, inviting, upscale, and modern solution.

Your condominium building is not only a collection of private residences, but also a nexus of social energy. Our design concept will focus on fostering these serendipitous interactions in key intersection areas throughout the building.

Madison's unique blend of collegiate charm, lakeside beauty, and dynamic urban culture are the inspiration for our design philosophy. Our design vision seeks to create spaces that will resonate with the city's character and align with the existing building architecture at Metropolitan Place.

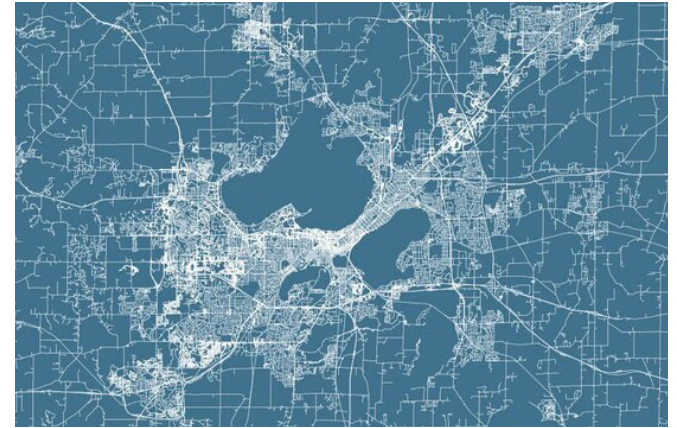
UPDATES & AESTHETICS

Aesthetically, our proposal is centered around refinement and cohesion of the new and existing finish palettes, employing smart use of the budget to retain certain finishes, and elevating spaces by integrating complementary finish materials that excel at durability.

Updated aesthetics have the power to encourage more use of these spaces and aid in retaining ownership and HOA fees. Additional focus for the updated design will include maintainable finishes for ease of both cleaning and longevity.

With everyday use of common spaces, commercial-grade carpet tiles and resilient flooring allows easy replacement in sections as needed. This minimizes the need for space-wide flooring replacement, thereby mitigating future costs.

Durable wall coverings and/or paint can also serve as focal points in the design. These protective wall coverings can enhance and activate spaces for added visual interest. A quality paint allows for easy touch-up while creating a focal point in less-traveled areas.



Mood board & inspiration photos

AREA IMPACT

Imagine a heat map of each building indicating paths of travel with the most-traveled areas in red, private units in blue, and a gradient of orange-yellow-green in between (example above.) The red indicates the areas with the highest impact and durability demands. Typically, these areas require the most aesthetic impact, and therefore warrant more budget allocation. This organizational strategy can help your association prioritize project phase implementation and the levels of budget allocation.

DESTINATION SPACES

Common spaces offer the opportunity to become destination spaces. They are not just a mail room, but a space that users can look forward to interacting with. These spaces can be social magnets within the building further promoting a sense of community among residents.

Elevator lobbies are transformed into inviting hubs, where neighbors can exchange greetings. Beyond its function, the mail room can evolve into a community bulletin board and a place for conversation. Whether it's a cozy library where neighbors can quietly unwind, an exercise room where fitness enthusiasts can raise their heart rates, or small conversation areas that

foster casual connection, each area is thoughtfully conceived as a unique, personalized destination. Timeless color palettes and hospitality-driven furniture arrangements will further enhance this welcoming environment. Additionally, bold accents inspired by the local area and community can serve as conversation starters, further promoting connection among residents. Our interior design strategy also acts as a guide for residents, signaling transition points from public to private areas.

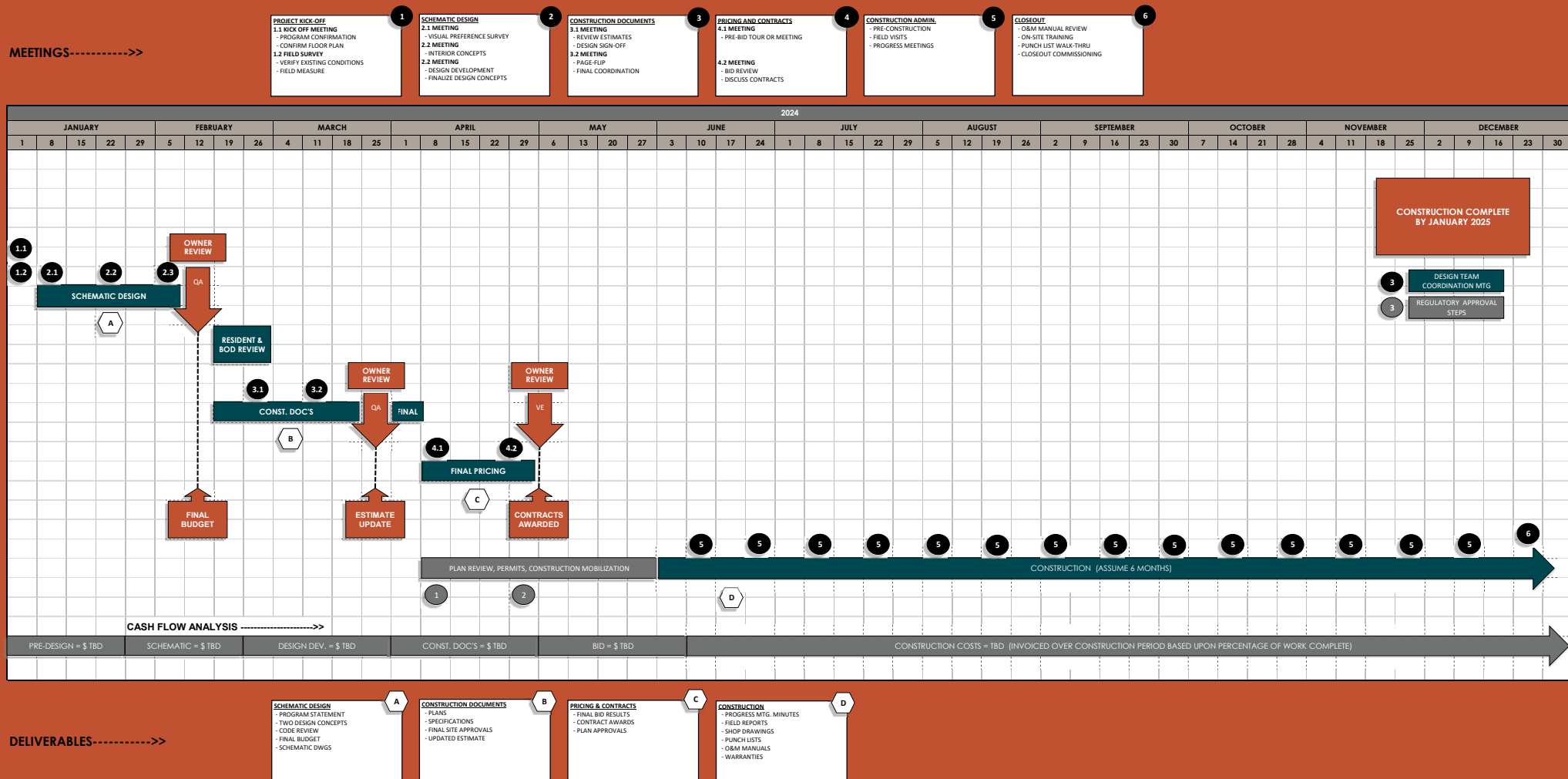
OUR CITY COMMUNITY

Madison can feel like a big city, but the magic of urban living lies in the unexpected connections that can arise in shared spaces. Any city can feel like local community. There is a reason residents choose Metropolitan Place Condominiums, as they seek to immerse themselves in dynamic city life, while also maintaining a refuge of solace within the walls of their home and extended shared spaces.

Our goal is to create an environment where you and your residents can experience the best of both worlds – the thrill of downtown Madison's vibrancy and the comfort of a friendly residential community.

Suggested Timeline

**Metropolitan Place Condominiums - Interior Common Area Improvement
Work Plan - Updated: December 2023**



DESCRIPTION OF SERVICES PROVIDED



DESIGN APPROACH

Our approach is tried and true. We call it **Design Synchronicity**. It simply is having our interior designers, planners, architects, and engineers all under one roof, working seamlessly together. This cross-functional configuration ensures that the best, creative thinking rises to the top.

Together, our entire team unifies to identify client input, explore opportunities or challenges, and only then considers design direction. We keep everyone – especially you our client – involved from beginning to end. One project. One team. That's **Design Synchronicity**.

DESIGN PROCESS

Strang applies our proprietary **Listen-Discover-Design** project development process to ensure stakeholders actively participate in conceptualizing their project goals.

LISTEN: Our team starts by asking the right questions for a thorough understanding of your objectives. We first observe and record the specifics of your existing building. By conducting a series of visioning sessions, we collect your various thoughts and strategies. These workshops engage key stakeholders in evaluating what is important for your future success.



DISCOVER: Understanding your entire facility needs is of top priority. Here, we identify deficiencies, constraints, and opportunities while keeping stakeholders involved throughout the process. Together we define the vision. This top-down, approach requires that together, we evaluate your needs and core values. We discuss and advise, until together we discover the right design solution.

DESIGN: Lastly, we evaluate multiple solutions to meet your needs. By employing an evidence-based design approach, we make design decisions that consider construction, operational, and life-cycle costs, as well as an analysis of the environmental impact of alternatives.

In summary, the Strang team works with you at every step of the way to develop a plan that will enhance the design and longevity of your space.

On the next page, is a detailed breakdown of Strang's proven design process from preliminary design, to design finalization, to construction. Each column lists examples of services provided during these stages.

STRANG'S PROVEN PROCESS





DESIGN PHASE SERVICES

Materials & Furniture Selection

Acting as a liaison between the Association and furniture dealers, Strang will help guide you to understand the furniture and materials selection process, bidding responses, and overall final selection. Because we are not affiliated with any vendors, we can solicit multiple proposals for your specific furniture package. Our unbiased eyes help you to analyze the bids for any gaps, oversights, and maintenance of the overall design intent.

Through the furniture and materials procurement process, your final design intent is held strong and executed to every aspect of the final space. Once design goals are established, they remain at the forefront of design decisions. This ensures that the final design and materials selections work in smooth cohesion.

Our team listens to your needs and provides guidance with your best interests in mind!



Construction Documents

We create a comprehensive **Quality Assurance/Quality Control (QA/QC)** plan to oversee continuity of the project documents, roles, and responsibilities from beginning to end. These steps achieve a systems basis of design. In addition, QA/QC reviews will be conducted at each project phase to ensure quality sets of documents and execution in the field.

Strang's proprietary program, **RADAR** – Rapid Avoidance Detection and Resolution, assists construction administrators and project managers to detect, mitigate, or avoid project concerns altogether. The real value of this tool is that we have captured and categorized the sequence of events that lead to challenges. That information enables us to anticipate and eliminate potential concerns before they occur. Problem avoidance skills beat problem solving skills every time. Fewer "challenges" = greater value, quicker time to complete, and lower costs.



Budget Planning

With Strang's cost-conscious planning approach, your budget remains at the forefront of our minds. At your project's very beginning, we will develop a comprehensive, detailed budget that will best support your specific goals and strategic plans. A detailed cost estimate is enclosed in this proposal. This can be used to evaluate and prioritize systems, components, and design.

At Strang, the scope established at contract signing will be the only fee you see. We stand behind this number throughout the project. If additional services are requested, we can provide additional scope increases as you see fit.

Strang has a large body of historic cost resource information that can be referred to early in the concept phases with discussions on how projects represented by this history are similar and different from other residential projects. After estimates are revised, and all parties agree that the estimates and scopes are synchronized, value adjustment work sessions take place.

At this time, the project team looks for areas of heavy costs and identifies components where reductions may take place.

Each total project budget is itemized into very specific categories. Every design discipline and trade on the project will have an itemized budget to work within. These "design-to" budgets help keep team members focused on the budget and "best value" top of mind. The process is especially effective in finding additional value in streamlined construction techniques, simplified assembly, and alternative phasing approaches. All of which can lead to reduced labor costs and early completion.

Successful budget management is an integral part of a successful design. Our team has a track record of meeting or beating budget expectations – which begins with candid conversations, realistic expectations, and continual monitoring.



Schedule Planning

Our team will share an initial project schedule allowing opportunities for stakeholders to provide input and make project decisions. We have included a preliminary schedule that includes project design, budget, and scope requirements.

The project schedule/work plan is a “living” document that will be reviewed and updated at each project meeting. This detailed work plan is integrated into the schedule to identify workshop dates, primary agenda topics, deliverables, regulatory processes, quality review periods, and review & approval dates.

The **Project Dashboard** contains all primary information that is to be shared with the team including:

- Total project budget
- Contract amounts
- Meeting agendas and minutes
- Work plan
- Cost estimates
- Requests for Information
- Supplemental Instructions
- Change orders
- Submittal logs
- Punch lists



All the most pertinent project information is stored and kept current in this central resource. It is made available for all authorized team members along with the most recent project drawings on the project website.

Beyond these tools, our culture is based upon communicating with our clients regularly and often. This all-inclusive approach increases project ownership and collaboration across all parties, which will aid in completing deadlines.

BID PROCESS CONSULTATION

During the bid consultation phase, Strang plays a pivotal role in guiding you through the intricate process of selecting your general contractor. By leveraging our expertise, we can assist you in evaluating bids and making an informed decisions. We facilitate effective communication between you and the potential contractors to ensure a seamless transition from conceptual design to practical execution of the project.



CONSTRUCTION MANAGEMENT

Strang's work does not end when the design has been completed. Our services are available at every step of your project – from pre-design through construction to occupancy. Our construction administration experts oversee every phase of your project, verifying design intent is met.

Strang's construction administrators are the team's problem solvers, and their role includes reviewing submittal packages, approving change orders, reviewing pay applications, responding to contractor questions, building code compliance, and final punch lists. They will conduct periodic site visits to keep track of progress and help resolve any design issues that may arise.

During the bidding phase of your project, your project manager will facilitate an in-depth pre-bid conference and site tour to inform bidders of critical project areas. Experience with this detailed presentation has resulted in better pricing and enhanced understanding of our client's projects.

Construction administration helps deliver peace of mind throughout your project's entire process. Our construction administration services include:

- Design/programming review
- Bidding
- Run progress meetings
- Submittal review
- Respond to RFIs
- Evaluate changes
- Field reports and surveys
- Contractor communication

IN SUMMARY

For **88 years**, Strang has offered a fresh vision and innovative design solutions. Our **client-focused approach** is centered on designing the most beautiful and functional facility that meets your needs.

Clients have entrusted us with their goals, visions, and yes, their budgets. When we accept that responsibility, our role extends well beyond traditional planning, programming, and design. Our team becomes a proactive catalyst for your growth, stewards of your mission and vision, and champions of your program.

COST PROPOSAL SUMMARY & DETAIL



ATTACHMENT "A"

12/5/2023

Metropolitan Place Condominiums

TBD

Fee Calculation

		Total Hours
TASK DESCRIPTION (# Denotes Leadership Team/Key Stakeholder Meetings)		
Schematic Design (6 Weeks)		
Project Set-up (<i>Budgets, Schedule, etc.</i>)		2
Review of Owner Provided Programmatic Data		2
Review of Owner Provided Building Drawings		2
Site Visits to Evaluate/Photograph Existing Conditions		20
# Meetings with Owner		14
Coordination Meetings with Consultants/Design Team		18
Design Concepts		20
Furniture Concepts		8
Preliminary Code/Regulatory Review		2
Prepare Conceptual Estimates of the Cost of the Work		8
Project Management/Coordination of disciplines		10
Principal-In-Charge Oversight		4
Presentation Renderings		10
Schematic Design Drawings		20
Schematic Design Totals ----->>		140
		20,128
Construction Documents (6 weeks)		
# Meetings with Owner		12
Coordination Meetings with Consultants/Design Team		16
Finalize Finish Selections		24
Finalize Equipment Manifest Development		2
Finalize Construction Details		20
Outline Specifications		10
Finalize City/Agency Approval Processes		2
Prepare Estimates of the Cost of the Work		12
Project Management/Coordination of disciplines		12
Principal-In-Charge Oversight		4
Construction Document Drawings		80
Construction Document Totals ----->>		194
		26,559



Metropolitan Place Condominiums
TBD

Fee Calculation

		Total Hours
TASK DESCRIPTION (# Denotes Leadership Team/Key Stakeholder Meetings)		
Bidding/Negotiation (4 weeks)		
<u>Architectural</u>		
Coordinate Preselected Contractors Interview*		1
Facilitate Pre-Bid Tour		2
Prepare Addenda & Review Product Substitutions		2
Answer Bidder telephone inquiries during bidding		2
Bid Opening & Review		2
Facilitate Preparation of Owner/Contractor Agreement		1
	Hours Subtotals	10
	Fee Subtotals	\$1,470
Construction Administration		
<u>Architectural Hours</u>		
Pre-Construction Meeting		2
Construction Field Visits (4 site visits @ 2 hours ea + reports)		10
Construction Progress Meetings (6 Meetings @ 1 hours ea + minutes)		10
Respond to RFI's		12
Review/Stamp Architectural Submittals		12
Prepare Supplemental Instructions		12
Review Contractor Pay Requests		2
Final Punchlist		4
Submit State Compliance Statement		1
Principal-In-Charge Oversight		6
Construction Administration Totals----->>		71
		10,495
Project Totals		
Total Project Hours ----->>		415
Total Project Design Fees ----->>		\$58,652
<u>Estimated Costs Not Included</u>		
Prepare base drawings if CAD is not avaiable from owner. Billed Hourly.		\$6,000

LICENSING & BONDING

NO. 433 - II

The State of Wisconsin
Department of Safety and Professional Services
EXAMINING BOARD OF ARCHITECTS, LANDSCAPE ARCHITECTS, PROFESSIONAL ENGINEERS,
DESIGNERS, AND PROFESSIONAL LAND SURVEYORS

Hereby certifies that

STRANG INC

has complied with the provisions of Section 443.08, Wisconsin Statutes and is hereby issued this

ARCHITECTURAL OR ENGINEERING CORP - CERTIFICATE OF AUTHORIZATION

in the State of Wisconsin in accordance with Wisconsin Law

on the 9th day of August in the year 1968.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin

Examining Board of Architects, Landscape Architects, Professional Engineers, Designers, and Professional Land Surveyors

has caused this certificate to be issued under

the seal of the Department of Safety and Professional Services



Dawn B. Linn
DPS Secretary

Roshew Szymanski
Chairperson

Tim F. [Signature]
Secretary

This certificate was printed on the 6th day of May in the year 2019

INSURANCE



STRAIN-01

VOSBR1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/2/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Baer Insurance Services, Inc. 9701 Brader Way, Suite 101 Middleton, WI 53562	CONTACT NAME:	
	PHONE (A/C, No, Ext): (608) 830-5800	FAX (A/C, No): (608) 830-5877
	E-MAIL ADDRESS: baer@baerinsurance.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Hartford Underwriters Insurance Company	NAIC # 30104
	INSURER B: The Hartford - Rated by Multiple Companies	00914
INSURED Strang, Inc. 811 East Washington Ave, Suite 200 Madison, WI 53703	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			83SBAAAX2Y6Z	6/1/2023	6/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			83SBAAAX2Y6Z	6/1/2023	6/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			83SBAAAX2Y6Z	6/1/2023	6/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	83WBCAT1ZE1	7/19/2022	7/19/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Strang Inc
811 East Washington Ave, Suite 200
Madison, WI 53703

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Alamy Pro-Bedworth

REFERENCES

Summit Credit Union

STRANG DESIGNER

Constance Nankee

ADDRESS

1709 Landmark Drive, Cottage Grove, WI 53527

CONTACT PERSON

Jeremy Eppler

VP Risk Management & Facilities

608.243.5000 x 4407

jeremy.eppler@summitcreditunion.com



National Guardian Life

STRANG DESIGNER

Erica Ostendorf Mullins

ADDRESS

2 E. Gilman St., Madison, WI 53703

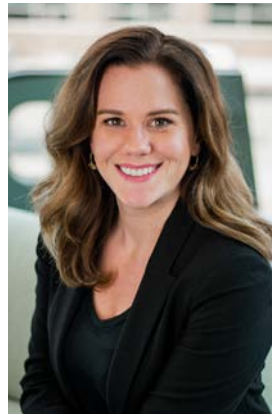
CONTACT PERSON

Jessica Gran

Chief of Staff & CMO

608.220.1581

jagrann@nglic.com



Iowa State University

STRANG DESIGNER

Cindy Schuett

ADDRESS

1850 Christensen Dr, Ames, IA 50011

CONTACT PERSON

Dan Solem

515.707.1976

dan.solem@weitz.com





STRANG

Architecture | Engineering | Interior Design | Master Planning

MADISON REGIONAL OFFICE

811 East Washington Avenue, Suite 200
Madison, WI 53703
608.276.9200

MILWAUKEE REGIONAL OFFICE

W238N1610 Busse Road, Suite 102
Waukesha, WI 53188
262.875.6760

strang-inc.com