

# Request for Proposal

for the purchase of tax parcel #17-50265-10  
1307 16<sup>th</sup> Street South, La Crosse , WI 54601

## Proposed Purchase Price:

\$ 348,000

## Qualification Statement:

Throughout my years as a dedicated school principal, I have had the privilege of spearheading numerous initiatives aimed at fostering the development of our students. Our most recent significant project entailed the implementation of a comprehensive pre-school for 3 and 4 year-olds. This endeavor required strategic planning, collaboration with school, church and local leaders, and extensive professional development to ensure success.

My team and I had to navigate budgetary constraints and adjust to unforeseen circumstances including the pandemic. In overcoming these challenges, I have honed invaluable skills in adaptive leadership, communication, and creative problem-solving. It is with great enthusiasm that I approach each new challenge, eager to leverage my experience and expertise in fostering various educational experiences for both students and staff alike.

## Proposed Use for the Property/Enhancement of the Neighborhood:

Introducing a **high-quality daycare facility** to the neighborhood would bring immense benefits to the community by meeting the pressing need for reliable and accessible childcare options. Our proposed **daycare center** aims to provide a safe, nurturing environment where children can learn, grow, and develop essential social skills under the guidance of experienced and passionate caregivers. In addition to fulfilling this critical demand, our daycare facility will offer various educational programs tailored to children of different age groups while promoting their cognitive, physical, and emotional development. We intend to host community events, workshops, and parent support groups, fostering a sense of camaraderie among families and neighbors while equipping them with valuable resources and knowledge.

Our center will also contribute to the local economy by creating new job opportunities for qualified educators and support staff. By enhancing the neighborhood's livability, we believe our daycare facility will not only serve the current community but also attract new families and professionals seeking a family-friendly environment in which to settle down and thrive. Our proposed daycare center will create a lasting, positive impact on the community for generations to come.

### **Repurposing the Building:**

Our proposal involves repurposing the local library into a much-needed daycare facility for our community. However, meeting the proposal deadline has proven challenging due to the high demand for contractors in our area, which has impeded the timely development of detailed plans and specifications for this project. Despite these hurdles, we have created a preliminary floor plan that showcases the reimagined space, transforming the former library into a vibrant, child-centered environment. The layout includes age-appropriate play areas, classrooms, a dining hall, and an outdoor playground to promote learning, exploration, and physical activity.

To move forward, we require additional time to secure a committed team of professionals who can refine these initial plans and carry out the necessary renovations. This extra time will also allow us to engage more extensively with our community, ensuring that the final design aligns with the needs and preferences of local families. With your understanding and support, we are confident in our ability to turn this vision into a reality, ultimately providing a valuable service to our community.

**Please note that we will submit the detailed floor plan with proposed changes and repairs once we have the necessary professionals on board.**

## **Proposed Budget:**

A high-level budget detailing the construction costs for HVAC, plumbing, electrical, and renovation, totaling \$1.2 million with costs for each category and provided brief descriptions follows:

### **1. Heating, Ventilation, and Air Conditioning (HVAC): \$300,000**

Installation of energy-efficient HVAC system to provide optimal temperature control and air quality for various zones within the facility. Includes ductwork, insulation, and smart thermostat integration.

### **2. Plumbing: \$250,000**

Complete overhaul of existing plumbing infrastructure to accommodate new restrooms, kitchen facilities, and drinking fountains. Includes fixtures, piping, and compliance with local building codes.

### **3. Electrical: \$200,000**

Upgrade electrical system to meet the demands of modern technology and safety requirements. Includes wiring, energy-efficient LED lighting, emergency backup systems, and child-safety outlets.

### **4. Renovation: \$450,000**

Interior and exterior renovations to convert the library into a functional daycare facility. Includes interior demolition, framing, drywall, painting, flooring, custom cabinetry, accessibility features, and minor exterior improvements. Creation of age-appropriate learning spaces, play areas, and staff facilities.

### **5. Contingency and Project Management: \$200,000**

Includes unforeseen expenses and the cost of hiring a project manager to oversee the entire construction process, ensuring timely completion and adherence to budget.

## **Expected Sources of Financing:**

**The purchase of the parcel will be made through a private (non-Mt. Calvary) entity. Neither Mt. Calvary Lutheran Church nor Mt. Calvary-Grace Lutheran School look to purchase this parcel directly.**

Our daycare facility project is built on a foundation of strong community support and engagement. A significant portion of our financial backing comes from generous donations and partnerships with local businesses and organizations that recognize the importance of accessible, quality childcare in our community.

Some of our key supporters include prominent names such as Kwik Trip, Mayo Clinic, Weiser Brothers Construction, and the Rotary Club, among many others. Their contributions are invaluable in helping us move forward with our mission to create a nurturing environment for children in our neighborhood.

In terms of financing, we have garnered an estimated total cost of \$1.2 million, which includes private equity investments. The breakdown of funding sources is as follows:

- A) Local Business Donations: \$300,000
- B) Community Fundraising Events: \$150,000
- C) Private Equity Investments: \$750,000

Our partners recognize the potential of this project to positively impact our community's future by addressing the growing demand for childcare services. Their financial backing serves as a testament to their confidence in the success and sustainability of our daycare facility. As we continue to cultivate these valuable relationships, we remain committed to transparency and effective communication, ensuring that our progress aligns with the expectations of our supporters and the needs of the families we aim to serve.

## **Other Significant Factors:**

We understand the importance of delivering a daycare facility that not only meets the needs of our community but also incorporates the highest standards of quality and sustainability within our budget. Here are some additional factors that showcase our commitment to excellence:

### **1) Energy Efficiency and Sustainability:**

Our project aims to achieve high energy efficiency standards by incorporating the following features:

- a) Energy-efficient HVAC systems with smart controls to minimize energy waste,
- b) LED lighting with occupancy sensors for reduced electricity consumption,
- c) Low-flow plumbing fixtures to conserve water,
- d) Use of environmentally friendly building materials,
- e) Incorporation of natural lighting and ventilation in the design,
- f) A recycling and waste reduction program for the facility.

### **2) Safety and Security:**

Ensuring the safety and security of the children in our care is of utmost importance. To achieve this, we will:

- a) Install a state-of-the-art security system with surveillance cameras and controlled access points,
- b) Implement robust safety protocols and procedures for staff and visitors,
- c) Regularly review and update our safety policies to adhere to the latest standards.

### **3) Additional Enhancements:**

- a) To create an exceptional environment for learning and growth, we will also include,
- b) Custom-designed indoor and outdoor play areas that promote physical activity and imagination,
- c) A dedicated sensory room for children with special needs,

- d) Age-appropriate educational materials and technology for enhanced learning experiences,
- e) Comfortable and inviting common areas for children and families to gather.

## **Contact Information:**

Our team is dedicated to creating a daycare facility that reflects the highest standards of quality, sustainability, and care for our community's children. We are confident that our attention to detail, commitment to excellence, and passion for this project will result in a facility that will serve as a source of pride for all involved.

Our team consists of highly skilled and experienced individuals who are dedicated to bringing the daycare facility project to fruition. Here are the key staff members and their respective roles and qualifications:

1. Project Coordinator:

Jonathan Biedenbender – [principal@mcglutheran.org](mailto:principal@mcglutheran.org) – 608-304-3604

Role: Oversee day-to-day operations, manage budget and timeline, coordinate with contractors and stakeholders, and ensure project success.

Qualifications: 38+ years of experience in education/preschool  
20 years in La Crosse

2. Preschool 3's Coordinator:

Vicky Gates – [vgates@mcglutheran.org](mailto:vgates@mcglutheran.org) – 608-769-3091

Role: Instructor, Curriculum Coordinator

3. Food Service Coordinator

Susan Asp - [mcgkitchen@mcglutheran.org](mailto:mcgkitchen@mcglutheran.org) – 608 -799-3512

Role: Food Service coordinator

4. School Board Representative –

Jacque Bakalars – 608 –797-9048

Policy Handbook Coordinator

5. Other Project leaders will include:

Architect:

Lead Contractor:

Community Liaison: