

AGENDA
City of Monona Landmarks Commission
Monona City Hall
5211 Schluter Road, Monona, WI
Remote Teleconference Meeting via ZOOM
Wednesday March 10, 2021
4:30 PM

NOTICE OF ELECTRONIC MEETING

Due to the current state of emergency because of the COVID-19 pandemic, this meeting will be conducted via electronic videoconferencing/teleconferencing. As such, it is likely that some or all members of, and a possible quorum, may be in attendance via electronic means and not physically present. In accordance with Wisconsin law, the meeting will remain open to the public. The public may still attend in person at the location stated in this agenda. However, due to the need to maintain social distancing in accordance with Emergency Order #12 (Safer At Home Order) and the limited physical space available, the public is encouraged and requested to also attend via electronic means. Directions to do so are listed at the bottom of this agenda. Upon reasonable notice, the needs of disabled individuals will be accommodated through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at 608-222-2525.

1. Call to Order
2. Roll Call
3. Approval of Minutes of February 10, 2021
4. Appearances
5. Unfinished Business
 - A. Discussion of Recommendations from 2019 Mead & Hunt Architectural Survey for Future Preservation Activities (Amy Rosebrough – State Historical Society)
6. New Business
 - A. Discussion of Historic Preservation Month Events
 - B. Discussion of Text for Springhaven Pagoda Signage and Stone Bridge Park Signage
 - C. Recommendation to Council on selection of Springhaven Pagoda Contractor
 - D. Staff Updates
 - i. CLG National Register Update
 - E. Landmarks Commission Requests for City Staff
7. Upcoming meetings – April 14, 2021 and May 12, 2021 (Cancelled)
8. Adjournment

DIRECTIONS TO ATTEND MEETING ELECTRONICALLY

You may attend via videoconference by downloading the free Zoom program to your computer at <https://zoom.us/download>. At the date and time of the meeting log on through the Zoom program and enter Meeting ID: 873 9529 0008.

You may attend via telephone conference by calling the following phone number:

PHONE NUMBER: 1-301-715-8592 / MEETING ID: 873 9529 0008, FOLLOWED BY #

Please Mute Your Phone When Not Speaking To Ensure Best Possible Audio Quality.

NOTE: Upon reasonable notice, the City of Monona will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Joan Andrusz at (608) 222-2525 (not a TDD telephone number), FAX: (608) 222-9225, or through the City Police Department TDD telephone number 441-0399. The public is notified that any final action taken at a previous meeting may be reconsidered pursuant to the City of Monona ordinances. A suspension of the rules may allow for final action to be taken on an item of New Business. It is possible that members of and a possible quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. Agenda Posted 03/08/2021 on the City Hall, Library, and Community Center bulletin boards and on the City of Monona's website, mymonona.com.

MINUTES
City of Monona
Landmarks Commission
Wednesday February 10, 2021

Chair Goforth called the meeting of the Monona Landmarks Commission to order at 4:32 PM.

Present: Chair Kristie Goforth, Ms. Mary Murrell, Mr. Rick Bernstein, Ms. Anne Wellman, and Ms. Rebecca Holmquist

Absent: Mr. Erik Lincoln and Ms. Branda Weix

Also Present: Douglas Plowman, City Planner

Approval of Minutes

A motion by Mr. Bernstein, seconded by Ms. Murrell, for the approval of the minutes of January 13, 2021 carried with no corrections.

Appearances

There were no appearances.

Unfinished Business

A. Discussion of Maintenance Projects for the Springhaven Pagoda in addition to the Stone Bridge Park Improvements.

Planner Plowman introduced the agenda item following discussion at the last meeting. Ms. Weix had suggested discussing improvements to the Pagoda outside of the upcoming parks project and the roof reconstruction. Depending upon their scale they may need a separate budget request, so discussing them early would make sense. This could also be an opportunity to develop draft text for the Pagoda sign as suggested by Parks Director Anderson at the last meeting. The work to the base of the Pagoda may necessitate a budget request depending upon scale and cost of the project. Mr. Bernstein responded that the Commission is looking for a stone mason familiar with working with archaic materials. It would be important to have a skilled craftsman who knows how to use the appropriate mortar for this task. Chair Goforth asked if Mr. Bernstein knows anybody in the area that may be suitable. Mr. Bernstein offered to investigate and seek out contractors that may be able to do this.

Planner Plowman asked about the scheduling of this potential work. His understanding was that this would be a finishing piece, rather than occurring during the park reconstruction. Mr. Bernstein responded that it could make sense to repair the stone after excavation, and before backfill is placed. Chair Goforth asked if there was an ideal level, and Mr. Bernstein responded that the historic level (where the cut stone path is) would be his preference. Ms. Holmquist responded that her understanding was that the excavation could not go that low again because of lake levels, but that the park plan included a stepping stone path around the base. Ms. Holmquist added that it would make sense to conduct an RFP after the grade is set, so the extent of the project is better known. Mr. Bernstein asked about the coordination between contractors, and where the Pagoda project fits with the larger park project. Planner Plowman responded that there will be a lot of coordination between contractors, and City Staff to economize tasks and move forward effectively. Mr. Bernstein asked about City funds that are budgeted for the Pagoda. Planner Plowman responded that there is an existing budget line item that has at least \$5,000 remaining. There is another line item in the Stone Bridge Park budget for Pagoda roof repair. This will be better known once bids come in for the Pagoda roof.

There was discussion of the Pagoda sign and how best to generate the content. Ms. Wellman suggested asking Parks Director Anderson for examples to see the format he would like to pursue and a possible word count. Planner Plowman suggested that the Commission develop the text and images they have in mind, and cut it back to best fit the layout limitations. It was suggested that this be drafted between meetings, and edited at an upcoming meeting. Ms. Wellman suggested contacting Anne Waidelich at HBGHS for input. Ms. Holmquist added that Ray Krizmanic would be another good resource. Planner Plowman will also share paper documentation that he has in his office at City Hall with Ms. Wellman. Mr. Bernstein will research images for the sign, and what could be chosen. Chair Goforth raised the possibility of discussing the Native History of the site. Ms. Wellman suggested this could be included in the timeline and images on the sign. Ms. Holmquist responded that the sign is specifically about the Pagoda, and there was discussion of connections between the Pagoda and the Native History of the Park. It was agreed that more information may be available in Ray's documentation.

New Business

A. Discussion of Recommendations from 2019 Mead & Hunt Architectural Survey for Future Preservation Activities

Chair Goforth introduced this discussion item that was proposed by Ms. Murrell. It was suggested that the 2019 Survey outlined additional items that may be important to the Commission. Chair Goforth asked if the existing funding could be used for this, or if additional funding could be pursued. Mr. Bernstein responded that CLG grants can't be rolled over. Planner Plowman outlined opportunities that currently exist to spend the remaining \$17,500 of grant funding. Both Schwenn's Service and the Panther Mound National Register nominations are possible opportunities to use the grant. Signage or plaques are another opportunity, that he will check with the SHPO. There are other opportunities from the Survey, but there is need to check they are eligible expenses, and timeline may become an issue. It's a great place to look for future priorities and pursue subsequent funding.

Mr. Bernstein discussed the opportunity to do some archaeological investigation and planning. It may make sense to have somebody from the State discuss archaeological opportunities in Monona. It was shared that the State do not receive many grant requests for archaeological work, so it can often stand out if it's a good proposal. This could assist those looking to construct in areas that are believed to have archaeological significance. Mr. Bernstein will invite the Assistant State Archaeologist to the March meeting to discuss further. A letter of interest would be needed by September signaling intent to apply for a CLG grant.

Ms. Murrell asked Mr. Bernstein what his opinion was of the water based archaeological survey. He responded that he wasn't sure what the other vantage point would get you of the properties given they have been surveyed from the street. He sees some benefit, but is unsure if he'd make a priority of it. Ms. Murrell asked what their recommendation of developing a "context of the International Style in Monona". Mr. Bernstein responded that it provides an overview of the style within either the context of the City or State. Ms. Holmquist was unsure of the purpose of the context given the existing documentation that already exists on the topic. It was discussed that you could hire somebody to develop a context, or alternatively you can develop something yourself. There was discussion of where and how this type of document could be showcased. Ms. Murrell would be willing to support the idea and how she could assist. Mr. Bernstein will contact Jim Draeger, former SHPO, who lives in an International Style home and discuss initial steps.

The possibility of conducting oral histories was raised by Chair Goforth. Ms. Holmquist responded that there were histories conducted as part of the 75th anniversary events. Chair Goforth will contact the Library Director to ask what documentation he has. This could present an opportunity to discuss properties with their original owners, even if they chose not to pursue

National Register nomination. There is the opportunity for meetings via Zoom to allow for interviews to occur during current COVID restrictions. Planner Plowman suggested that this could align with Historic Preservation Month. It could be the organizing effort to gather people interested in the topic.

B. Discussion of National Register Nomination Promotional Video in partnership with Monona Community Media

Chair Goforth had discussed this possibility with Community Media, and they currently have limited capacity. With school opening back up, there may be more students on hand to assist with the work going forward. Chair Goforth will raise this again at the February meeting of the Community Media Committee. Planner Plowman had spoken with Mr. Heggland regarding the possibility, and he was in support of the request. There may still be an opportunity in the late Spring to work on this and assist in promotion of the National Register effort. Ms. Holmquist added that this could time well with Historic Preservation Month in May. It was discussed that this could be an ongoing effort, gathering film throughout the process. This could also help spread the workload for Community Media.

C. Staff Updates

i. CLG National Register Update

Planner Plowman updated the Commission that both consultants have signed contracts and are underway. He also heard back from the owner of the Panther Mound. They are still thinking about the option, and Plowman will follow up again shortly. Planner Plowman also discussed a request that came in from the Herald Independent for more information on the existing National Register Mound's. He asked if there were any more materials the Commission may look to add. Ms. Holmquist responded that the oral histories may be a good resource. Ms. Murrell added that Bob Birmingham's book has a chapter on Wisconsin Mounds and includes a lot of information on Monona Mounds. Ms. Wellman has some materials that were donated to the Historical Society, and will go through those for information.

ii. Springhaven Pagoda RFP

Patrick Eagan is discussing the Pagoda RFP directly with vendors, both that he knows and those in the Preservation Plan. This will also be posted in the usual way that RFP's are on the City website. The RFP will be posted Thursday, February 11 and the site visit for interested parties will be on Friday, February 26. It is hoped that by the next meeting there will be responses to review and a clearer picture at the March Landmarks Meeting.

D. Landmarks Commission Requests for City Staff

None.

Upcoming meetings

Upcoming meetings are scheduled for March 10, 2021 and April 14, 2021.

Adjournment

A motion by Ms. Murrell, seconded by Mr. Bernstein, to adjourn carried. (5:29pm)

Submitted by,

Doug Plowman, City Planner

Douglas Plowman

From: Curtis Ryals <cdryals@gmail.com>
Sent: Tuesday, February 23, 2021 9:38 PM
To: Douglas Plowman
Cc: Kristie Goforth
Subject: Landmarks Commission- Stone Bridge Park Signage

Dear Mr. Plowman,

I am writing in regards to the sign near the pagoda at Stone Bridge Park that is to be installed, and would like this to be submitted as a public comment to be shared with the Landmarks commission at your next meeting.

Most people when asked, hold values that uphold principles of diversity, equity, and inclusion, but inadvertently act in ways that undermine those values. It is imperative that in this day and age, that we as a community are mindful of our actions and how they impact others, and take steps to acknowledge our diverse history, promoting equity and inclusion.

One simple way to uphold those values is to highlight and celebrate contributions from diverse racial, ethnic, and cultural groups to our collective history. The way we choose to present information has subtle, but profound impacts on climate and inclusion. For example, the Wisconsin Institute for Discovery created a mural highlighting people with great accomplishments at the University. After completion, it was pointed out that only white men were featured, while there were many historical examples of accomplishments made by people of different demographics. At a great cost to WID, the mural was removed, and reinstalled highlighting the accomplishments of people from diverse backgrounds, as it told a more complete story, and created a more welcoming place for all visitors.

For this reason, and more, it is essential that any signage installed at Stone Bridge Park should include educational information about the Native significance of the land, which holds important historical and cultural value. Failure to do so at this juncture would be insensitively ignoring the current racial climate and the need for diversity, equity, and inclusion. I'm sure the strong leaders of Monona and the members of the commission understand the moral imperative that we have to be culturally sensitive and inclusive. I request that adjustments to the signage be made to include the full historical context of the site. This is a relatively small and easy step to take that makes large progress toward good faith, healing, and upholding community values.

Sincerely,

--

Curtis Ryals, MA

Douglas Plowman

From: josh fassl <joshfassl@gmail.com>
Sent: Thursday, February 25, 2021 6:24 AM
To: Douglas Plowman
Cc: Kristie Goforth
Subject: Pagoda

Dear Mr. Plowman,

I am submitting a public comment for the Landmarks Commission regarding the installation of a sign near the pagoda. The park will only feature one sign and I believe it absolutely should include educational information about the Native significance of the land. The sign is large and will have ample space to include the full historical context of the site. Not acknowledging the Native significance would be very inappropriate and culturally insensitive.

Please share this message with the Landmarks Commission at your next meeting.

Josh Fassl
604 w Dean ave
Monona.
Sent from my iPhone

PRESENTED TO:



**REQUEST FOR
GENERAL CONTRACTOR
QUALIFICATIONS**

Springhaven Pagoda Rehabilitation

SUBMITTED BY:

DANIELS
GENERAL CONTRACTORS

608-271-4800

Commercial • Design/Build • Industrial

Employee Owned • Madison, Wisconsin

www.danielsco.com

INCLUDED IN THIS PROPOSAL

- A) Description of proposed products and services**
- B) Dedicated Project Team**
- C) Proposed Construction Timeline**
- D) Lump Sum Price**
- E) Past Project Experience**
- F) Warranties**
- G) Insurance**
- H) Firm Overview**

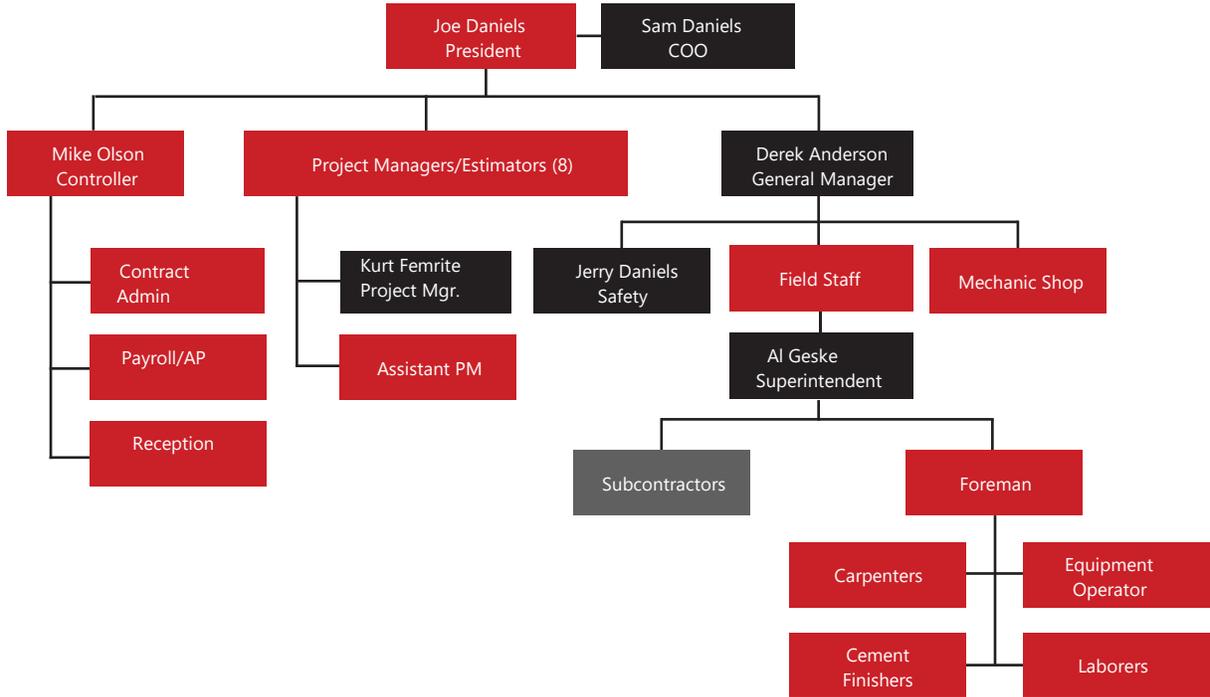
Description of proposed products and services

Joe Daniels Construction, for the Springhaven Pagoda Rehabilitation, submits a quote to perform the concrete roof restoration. We will first create a structural support to secure the existing columns at the base of the Pagoda. Once this is complete, we will start on the removal of the roof which we see as being done with hand tools to ensure there is no damage to the main structure of the Pagoda as the roof is removed. After removal, the roof will be transported back to our shop, here all forms will be designed and built in-house at our Custom Cabinet Shop and after pouring the new roof curing will take place inside one of our warehouses.

Our concrete will be a redi-mix product from Lycon, Inc. Lycon, Inc. has been one of our largest material suppliers for many years and had a strong working relationship with the firm.

We will plan on working with One Design & Engineering to make sure that our products and processes meet what is expected for the rehabilitation of the new roof.

TEAM ORGANIZATION AND AVAILABILITY



DEDICATED PROJECT TEAM

SAMUEL J DANIELS

EDUCATION

University of Wisconsin- Madison 2010-2014
Bachelor of Business Administration degree
Finance, Investment and Banking; Management and
Human Resources

BIOGRAPHY

Sam began working for Daniels during the summers while in high school. After high school, while attending the Wisconsin School of Business, Sam maintained a schedule that allowed him to continue to learn about and contribute to the business. After graduation, Sam joined the Daniels team full-time and became an Estimator/Project Manager. Sam serves as COO and is the majority shareholder.

CONSTRUCTION EXPERIENCE

11 Years
JOE DANIELS CONSTRUCTION CO., INC.

- COO 2018-Present
- Estimator/Project Manager 2015-2017
- Assistant Project Manager 2013-2014
- Summer Labor 2010-2013

PROJECT EXPERIENCE

- Olbrich Botanical Gardens Expansion
- Foss Swim School
- Bar Corallini and 2000 Atwood Avenue Restoration
- Steam Distribution Loop Upgrade
- Edgewood Campus School Renovation
- Edgewood High School Elevator Addition
- V.A. Hospital- Water Distribution Upgrade
- Madison Water Utility Operations Center
- Jorns and Humphry Hall Sprinkler Upgrade
- Alliant Energy Center Overhead Door Replacement
- Memorial Library AHU Replacement
- Lakeshore Utility Replacement



KURT FEMRITE

EDUCATION	University of Wisconsin Platteville	1998 – 2000
	<ul style="list-style-type: none">• Construction Management	
	University of Wisconsin LaCrosse	1992-1997
	<ul style="list-style-type: none">• Business Management	

CONSTRUCTION EXPERIENCE

28 Years

JOE DANIELS CONSTRUCTION CO., INC.

Project Manager/Estimator	2000-Present
Projects include work with several Federal Agencies – US Marshall Service US Forest Products Laboratories, Amtrak and USDA Worked with Cellular Service Company to increase coverage Working with State, City and County entities on public construction projects	
Site Superintendent	1997-1999
Worked on Cellular Construction sites New Builds and Retrofits	
Project Laborer	1993-1997

PROJECT EXPERIENCE

- Amtrack Station Upgrades
- University Bookstore Remodel
- Ester Beach Park Shelter
- Monona Library Bathroom Remodel
- Monona Community Center Retaining Wall/Path
- Portage Salt Storage Shed
- Olbrich Park Maintenance Shed
- Ice Age Trail Farmhouse Renovation
- Dairy Forage HVAC Upgrade
- Kastenmeier Courthouse HR Office Remodel
- Kastenmeier Courthouse Exterior Upgrades

ALLEN F. GESKE

EDUCATION & TRAINING

Blackhawk Technical School 1976
Edgerton High School graduated 1975
ABC Safety Days
Competent Person Training - Excavations
United Brotherhood of Carpenters Local 314 1975-1979
Apprenticeship

CONSTRUCTION EXPERIENCE

46 Years

JOE DANIELS CONSTRUCTION CO., INC.

- Major Project Superintendent 1990-Present
- Carpenter 1986-1990

RC Heath Construction

1979-1986

- Carpenter / Foreman

Ossit Church Furniture

1975-1979

- Apprentice Carpenter
-

PROJECT EXPERIENCE

- Brooklyn WWTP
- Fitchburg Lift Station
- Breese Stevens Concessions and Restroom Addition
- Warner Park Duck Blind
- Memorial Library 4th Floor Library
- Truax Field Hangar Building 400, 406 and 500
- Edgerton Train Depot
- Mendota Maximum Security
- UW Hospital Life Trauma Center
- Kastenmeier Courthouse 4th Floor Remodel
- Military Affairs Toilets/Showers Reno

DEREK L. ANDERSON

EDUCATION & TRAINING	MATC - Construction Remodeling Diploma	
	ABC Apprenticeship	2003-2007
	High School Graduation	2002
	ABC Supervisory Academy	2010
	ABC Safety Days	
	First Aid Certification/ CPR Certification	
	Silica Awareness Training	

CONSTRUCTION EXPERIENCE	18 Years	
	JOE DANIELS CONSTRUCTION CO., INC.	
	• General Manager	2015-Present
	• Major Project Superintendent	2009-2014
	• Forman/ Carpenter	2003-2008

PROJECT EXPERIENCE	• Central Park Shelter-City of Madison	
	• Waterloo School District Lab Renovation	
	• Reindahl Park Splash Pad & Shelter - City of Madison	
	• Fort Atkinson School District Interior Projects	
	• Hydrite Chemical Expansion Project	
	• Waterloo School District Interior Projects	
	• State of WI Crime Lab Renovation	

JERRALD M. DANIELS

EDUCATION & TRAINING

Edgewood High School 1979

Continuing Education Seminars

- Hilti - Train the Trainer, Power Activated Tools 1996
- Material Handling Course 1996
- CPR/First Aid Training
- Excavation Training 1995
- Managing an Effective Construction Safety Program 1994
- Managing Multiple Priorities 1994
- ABC Construction Supervisory Course 1992
- National Builders Association Estimating Course 1991
- Lead-Safe Renovator 2010 - 2016
- OSHA 10 Hour
- Silica Awareness Training

United Brotherhood of Carpenters Local 314 1980-1984

MATC Apprenticeship Program

CONSTRUCTION EXPERIENCE

41 Years

JOE DANIELS CONSTRUCTION CO., INC.

- | | |
|------------------------|--------------|
| • Safety Director | 1994-present |
| • Superintendent | 1987-1994 |
| • Carpenter Journeyman | 1984-1987 |
| • Carpenter Apprentice | 1980-1983 |
-

COMMUNITY

- Associated Builders and Contractors, Member

ACTIVITIES

- Wisconsin Motor Carriers Association, Member
- MABA Safety Committee, Chairman 1997

Proposed Construction Timeline

It is our expectation that work will commence in late March and be completed by mid-June. Since we are low bid on the Springhaven Park project we will be working the two projects simultaneously in order to meet the existing time lines for the project.

D.

Lump Sum Cost of Work

Pricing for the work to restore the Springhaven Pagoda per this quote.

Total Price: \$31,304.00

Past Project Experience

State Capitol Assembly Chambers Ceiling Restoration

2 East Main Street, Madison, WI
\$353,300.00 – Project Completion 2020

Scope of Work: Removal of the finish coat of plaster on 24 decorative ceiling panels and the installation of a new finish coat of plaster.

Wisconsin DOA/DFD
Ted Crawford – Project Manager
608/266-1674 ted.crawford@wisconsin.gov

Breese Stevens Field – Concession and Restroom Building

917 E. Mifflin Street, Madison, WI
\$2,107,506.00 – Project Completion 2019

Scope of Work: New concession and restroom building, repairs to concrete grandstands and field walls, construction of an accessible ramp, repairs to the exterior masonry and installation of roof gutters and downspouts at the 1925 grandstand, and restoration of the affected artificial turf.

City of Madison Park Division
Mike Strum – Project Manager
608/267-4921 msturm@cityofmadison.com

Driver Opera Center for the Arts

First Floor Restoration, Rehabilitation & Floodproofing
250 Main Street, Darlington, WI
\$1,452,485.00 – Project Completion 2018

Scope of Work: Floodproof the building, restore construction that was damaged by previous flooding, prepare white box retail space on first floor, supporting infrastructure for second floor, restore second floor of the 1883 Driver Opera House.

Driver Opera Center for the Arts
Stan Krahenbuhl – President of the Board of Directors
608/482-2266 skran819@gmail.com

F.

Warranties

Joe Daniels Construction Guarantee's and/or Warrants all work which will be provided for this project. Work will be completed in accordance with the Plans, Specifications and Contract Documents.

We agree to repair or replace any or all of our work that may prove to be defective in its workmanship or material within a period of (1) year from the date of substantial completion and also agree to repair any and all damages resulting from such defects, all without any expense to the Owner.

Repairs necessitated by normal wear, damage by others or neglect are not included in this w

INSURANCE COVERAGE



Daniels Construction Insurance Limit Exhibit

Updated: February 24, 2021

Coverage Dates: May 1, 2020 – May 1, 2021

To Whom It May Concern:

Summarized below are the coverages offered by Daniels Construction, upon request and prior to construction services being performed, a certificate of insurance will be made available.

Commercial General Liability

\$1,000,000 Each Occurrence
\$1,000,000 Personal & Advertising Injury
\$3,000,000 General Aggregate
\$2,000,000 Products-Completed Operations Aggregate

Commercial Automobile Liability

\$1,000,000 Combined Single Limit

Workers Compensation & Employers Liability Insurance

Coverage A: Per State Statute
Coverage B: \$500,000 Each Accident
\$500,000 Disease-Policy Limit
\$500,000 Disease-Each Employee

Umbrella or Excess Liability

\$15,000,000 Each Occurrence
\$15,000,000 General Aggregate

Professional Liability

\$2,000,000 Per Claim
\$2,000,000 Aggregate

800.272.2443

Madison | Milwaukee | Green Bay | Wausau | Eau Claire

www.m3ins.com

FIRM OVERVIEW

Past, Present and Future

Joe Daniels Construction Co., Inc. was founded in 1953 by Joe Daniels Sr. Over the years Daniels Construction has expanded, from being primarily a residential contractor to offering commercial construction, street, sewer and underground services in order to better serve and help the Madison and Dane County area grow. This development has come in the form of buildings for municipalities, State, and the Federal government. This includes work for private and public entities constructing, remodeling, and repairing commercial, retail, industrial, institutional and historical restorations. Daniels Construction has been able to grow as well, while staying true to its' core set of values and delivering the Total Contracting Package. The Company has been employee-owned company since 2006.

Through an Employee Stock Ownership Plan (ESOP) all employees become part owners who share in the profits and benefit in the growth of the Company. When the success of the Company is directly linked to the employees' ownership it encourages productivity and higher levels of quality control.

Today the company remains located in Madison (919 Applegate Road) and has about 85 full time employees. Brothers Joe Jr. (President) and Jerry (VP/Safety Director) welcome a third generation of leadership and ownership. Jerry's son, Sam (COO) is the company's majority shareholder and oversees day to day operations.

We strive to build great communities through our projects. Additional information on how we have helped build community through recreation and hospitality projects can be found on Appendix A.

Self-Performing and Subcontracting

The average tenure of all employees at Daniels is 19 years, with many employees having between 20-45 years of experience in the construction industry. Because of the diverse and extensive experience Daniels employees have, we can self-perform a large percentage of our annual revenue leading to a more complete and efficient construction experience. As a self-performing General Contractor, Daniels typically self performs carpentry (rough and finish), concrete (formwork and flatwork), custom cabinetry, demolition, excavation, historical restoration, shoreline/ marine restoration, service repairs and site utilities.

Daniels Construction contracts with qualified subcontractors, many of whom we have developed long-term working relationships with through being in business for sixty-eight years. When we identify a project that aligns with our firms' capabilities, we determine areas of work that will be self-performed and subcontracted. Daniels assess all subcontractors based on expertise, past performance, current workload, ability to meet the contract specifications and the ability to add value to the project.