

## JOAN ZAPECKI BIO INTRO

Joan Zepecki has worked at Hunzinger Construction Company for 25 years as their Diversity and Community Outreach Coordinator. She is extremely proud of Hunzinger's track record, of meeting and exceeding diverse contracting and hiring goals on every project she has worked on. They have had incredible results with over 400 million dollars in contracts awarded to minority, women, small or disadvantaged firms.

Joan's experience goes back to the preconstruction of the Wisconsin Center and Miller Park projects where she successfully worked with the owners, their boards, government officials, community members and subcontractors to develop successful strategies that ensured success and she has been building on those action plans for 23 years.

She has worked on projects for clients in both the public and private sectors, has worked with all the different certifying agencies and have experience with all levels of government. Some of her past projects include Komatsu South Harbor Campus, multiple projects for The Milwaukee Bucks, Progressive Community Healthcare's Lisbon Avenue Clinic, Hunger Task Force Farm Visitor's Center, Custer Stadium Renovation and multiple projects for Johnson Controls, Harley Davidson, Milwaukee School of Engineering and Summerfest.



## JOAN ZEPECKI | DIVERSITY / COMMUNITY OUTREACH COORDINATOR

Joan's responsibilities include administration and implementation of minority/women/small business contracting and local workforce requirements, as well as, serving as the point-of-contact for our diversity program. Joan has more than 25 years of experience in the pro-active development of meaningful diversity contracting and workforce utilization plans and has performed this role for all of the successful Hunzinger projects in Milwaukee. Joan supports ongoing diversity and workforce participation initiatives on our projects.

### EDUCATION / CERTIFICATIONS / AWARDS

- B.A. Political Science and History, UW-Milwaukee
- M.A. History, University of Wisconsin- Milwaukee
- Lake Country School Education Foundation Board
- Industry Experience 25+ in diversity contracting and workforce development
- National Minority Association of General Contractors Golden Shovel Award

### HIGHLIGHTED PROJECT EXPERIENCE

**KOMATSU SOUTH HARBOR CAMPUS (CURRENT):** Hunzinger is serving as Construction Manager for Komatsu's planned waterfront headquarters, in Milwaukee's Harbor District. Komatsu's plans include a 400,000 SF manufacturing plant, a 170,000-square-foot office building with museum/visitor's center and a 450 car parking structure. The project is being designed and built to green building standards. City of Milwaukee officials have said it will be the largest ongoing urban industrial-development project in the country. Eppstein Uhen Architects (EUA) is the design team which includes GRAEF as the engineering firm. The project will be complete by the end of 2021.

**AMERICAN FAMILY AMPHITHEATER RENOVATION:** American Family Amphitheater Renovation is located on Milwaukee World Festival Grounds in Milwaukee, WI. Hunzinger is serving as Construction Manager/General Contractor for the redesign of the amphitheater that will feature a new seating bowl configuration and raised stage to allow for better sight lines, enhanced accessibility, expanded concourses, new video screens, reimagined food and beverage operations, new VIP hospitality areas and additional restrooms. Hunzinger completed Phase 1 which included raising the roof from 39 feet to 65 feet. The portion raised was approximately 24,100 square feet (1/2 acre), and weighed 607,000 pounds. Additionally, the "back of house", building was rebuilt and includes 19 new dressing rooms and showers, 23 new restrooms, and 6 new loading docks.

**BMO HARRIS BRADLEY CENTER DEMOLITION:** The BMO Harris Bradley Center Demolition was located at 1001 North 4th Street in downtown Milwaukee, WI. Hunzinger Construction Company was hired as the Construction Manager overseeing the demolition of the multi-purpose arena that served Milwaukee for 30 years. Veit USA was the demolition contractor that included a "roof felling" allowing for the demolition to occur more safely and at a faster pace. When The Bradley Center opened in 1998 it was one of the premier sports facilities hosting 18,600 fans for basketball, 17,800 for hockey, and up to 20,000 for concerts. Over \$1 million in electrical equipment, furniture and bathroom fixtures were donated to Habitat for Humanity and Milwaukee Public Schools. The final standing part of The Bradley Center was felled on May 31, 2019.

**MILWAUKEE BUCKS ENTERTAINMENT BLOCK:** Hunzinger served as Construction Manager for the construction of the new Entertainment Block adjacent to the Fiserv Forum. The Block features active space designed for year-round community use featuring a mixture of dining, entertainment and retail. The project included site development and construction of a 120,000 SF Public Plaza, Building A at 32,000SF, Building B at 32,000 SF and Building D, a 2,500 SF Tap Room that services the large open air trellis that houses benches, area heaters and large video screens to ensure year round activity.

**LAKEFRONT GATEWAY/MID GATE PLAZA PROJECT (SUMMERFEST):** Hunzinger is serving as Construction Manager for this new pedestrian area that includes mostly paved plaza, decorative fencing with masonry and brick piers, new lighting and signage, new security bollards, asphalt paving, curb and gutter and site utilizes with new landscaping. This project was completed for Summerfest's 50th anniversary celebration.

**MILLER LITE OASIS STAGE PROJECT:** Miller Lite Oasis Stage Project is located on Milwaukee World Festival Grounds in Milwaukee, WI. Hunzinger served as Construction Manager for the renovation that was a complete redesign of the stage and shopping areas to offer improved patron amenities and access. Improvements included a redesigned Miller Lite Oasis stage façade, a new Miller Lite Brew House bar building, multiple video screen and mix position upgrades, new bar areas, expanded hospitality areas including a new multi-level viewing deck and reconfigured marketplace and Summerfest retail store.

**HUNGER TASK FORCE FARM:** Approximately \$1 million, extensive renovation and addition to the Hunger Task Force Granary transforming it into a Visitor's Center with administrative offices for Farm staff. Milwaukee County owns the property and the Hunger Task Force is the operator and tenant. This project has minority and women contracting goals of 20% and 5% respectively. Developed and implemented the advertising and outreach plan for the pre bid conference held in September. Bids were received in mid-October and our projections are that we will surpass the 25% utilization goal with at least 34% minority and women-owned business utilization.

**JOHNSON CONTROLS HAWLEY ROAD FACILITY:** 130,000 SF interior build out project that includes a functional reception area, state-of-the-art work stations, multiple conference rooms, a modern kitchen and break room areas and storage. There is new landscaping and paving to accommodate the hundreds of cars that will be on site daily. This large and complex project was fast tracked and was completed in only 5 months. The project also carried an NMSDC and WBENC utilization goal of 20%. Worked closely with local diverse firms to obtain the required national certifications to exceed that goal with 26% minority and women owned firms participating on the project, which was awarded the 2014 ENR Midwest Project of the Year. EUA was the architect on this project.



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**MILWAUKEE SCHOOL OF ENGINEERING-KERN CENTER & PAMELA AND HERMANN VIETS FIELD:** \$30 million, new synthetic turf athletic field a top a 780-car parking facility. The athletic field is the first all-LED lit competition field in the United States. Managed the implementation and monitoring of the 25% diverse contracting and 25% minority hiring goals for this privately funded project located within the Park East Redevelopment Corridor. Exceeded all diverse contracting and local workforce goals. Kern Center: \$25 million, 210,000 SF 5 story recreation, athletic, health, and wellness center with ice rink, running track, 3-court competition arena gymnasium and underground parking. Worked with the Redevelopment Authority of the City of Milwaukee and MSOE to develop a diverse contracting program appropriate for the privately funded project. Implemented and monitored diversity utilization plan. Exceeded all diversity goals.

**PROGRESSIVE HEALTHCARE LISBON AVENUE CLINIC:** Milwaukee, WI: \$10 million, 45,000 SF new clinic doubles the number of patients it sees as well as expands dental services and offers new services such as behavioral health located in Milwaukee's inner city. Analyzed all funding sources' diversity contracting and hiring requirements and tailored comprehensive program to ensure all funding sources' requirements would be satisfied. Enlisted Prism Technical to monitor the program and WRTP/BIG STEP to work on our team to ensure that the specific 10% local workforce goal would be met. Project surpassed all diversity contracting and local workforce goals with 42% diverse contracting and 21% of the workforce coming from the surrounding neighborhood with a total of 36% coming from the city of Milwaukee.

**WESTLAWN GARDENS:** Milwaukee, WI: \$100 million neighborhood revitalization project on the northwest side of Milwaukee adding 94 one-bedroom units in two mid-rise multi-family buildings and 156 family townhouses that range from two to five bedrooms. Hunzinger served as Construction Manager Advisor for the Housing Authority of the City of Milwaukee and Ms. Zepecki provided oversight and management of Prism Technical, our EEOC and Workforce monitoring contractor on the project. Worked to navigate all the different funding sources diversity and local hiring requirements. Exceeded diverse contracting goals.

**CUSTER STADIUM:** The \$5 million Custer Stadium Renovation was a project of the Milwaukee Public School District (MPS). This renovation included replacing the existing grass field with a new synthetic field turf that is lined with both football and soccer demarcations. The stadium project included the installation of all new bleachers, a renovated press box including the addition of an elevator, interior renovations to the east and west stadiums which include locker rooms and restrooms. There was some new construction as well, with erection of two new concession buildings along with a new precast storage facility. Other project amenities include new concrete walks and site pavement, colored concrete, new ornamental fencing, new lighting including field lights, new goal posts and a new scoreboard. The project had an S/M/WBE goal of 25% as well as a COIN worker goal of 25%. We exceeded the goals with 41% minority and women-owned business utilization and 36% COIN worker utilization.

**CENTURY CITY BUILDING NO. 36:** Milwaukee, WI: \$5 million, 140,000 SF renovation/restoration/modernization and 8,000 square foot addition for the City of Milwaukee's Redevelopment Authority within the 30th Street Industrial Corridor. The Century City Building 36 project involved the extensive renovation of an existing industrial/manufacturing facility to serve as a new manufacturing and maintenance operations center for Talgo, a Spanish train company. The project included selective demolition and renovation that was successfully completed in just 9 weeks while incorporating the traditional architectural systems and characteristics of an office suite, locker and restroom facilities, and large industrial/manufacturing production area as well as introducing new infrastructure and related process systems throughout the space. The construction also included the addition of high-bay industrial/manufacturing space and a new west façade for the facility. Supervised, implemented and monitored the diversity contracting goal of 25% and Residency Preference Program goal of 30% for the project. Exceeded the goals with 26% diverse contracting and 43% resident workforce.

**HARLEY-DAVIDSON CORPORATE HEADQUARTERS CAMPUS:** Multiple projects including renovations, new construction and streetscape project. Provided technical support to our project management staff regarding M/W/DBE and EEO issues. Worked directly with representatives of Harley-Davidson to develop affirmative action programs for their various construction projects.

**MILWAUKEE WORLD FESTIVAL (SUMMERFEST) BMO HARRIS PAVILION:** This project included the addition of the new BMO Harris Stage and Pavilion at the south point of the Summerfest grounds. The construction of additional vendor buildings, restrooms, and renovations to several existing facilities were also completed during this project. Hunzinger self-performed many divisions of trade work including all concrete work and some carpentry and masonry work.

**MILWAUKEE WORLD FESTIVAL (SUMMERFEST) SOUTH-END DEVELOPMENT:** Redevelopment of the South End of the Summerfest Grounds. Work included demolition of the existing South gate, existing food vendor buildings, stage buildings, restrooms, etc., and reconstruction of same. 4,000 SF masonry stage comprised of decorative block and brick facade, heavy structural steel elements and a vaulted metal roof; 2-level, 4,000 SF VIP building containing a bar and seating area on each level.

**JOHNSON CONTROLS INC. CORPORATE HEADQUARTERS CAMPUS (MULTIPLE PROJECTS):** 420,000 SF Glendale Campus Expansion Project; complete renovation of two existing corporate buildings, partial renovation of the existing Battery Technology Center building, a new office building for Power Solutions, a new shared Amenities Building, a new 4-level parking structure for 400 vehicles and related site work. Created and implemented a Diverse Contractor and Supplier Program utilizing National Minority Supplier Development Council and Women's Business Enterprise National Council certified firms per JCI's international Billion Dollar Round Table membership commitment. Worked closely with local SBE certified firms to obtain the required national certifications. Exceeded SBE goals.



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**BRIGGS & STRATTON BIG BACK YARD (SUMMERFEST):** This project included a new south entrance gate, ticketing/box office, guest services area, and public restrooms. The focal point of this phase was the new state-of-the-art Briggs & Stratton Big Backyard performance area with reconfigured seating, a new stage, vendor building, and elevated VIP entertaining deck. Hunzinger self-performed many divisions of trade work including all concrete work and some carpentry and masonry work.

**HARLEY-DAVIDSON ROADHOUSE (SUMMERFEST):** Hunzinger served as General Contractor and Preconstruction Services Manager for Harley-Davidson's "Roadhouse" stage and VIP entertainment areas. The stage features state of the art sound, lighting, and audio/visual technology that has been showcased as the preferred venue for many world-renowned performing artists since its grand opening for the summer 2008 festival season. The stage was designed and constructed in the neo-industrial style that is consistent with Harley-Davidson's brand. The remaining areas within the venue's site include multiple covered beverage stations, a marquee sign that features Harley-Davidson's motorcycles, and a two-story/elevated VIP entertainment area with preferred seating.

**MILWAUKEE WORLD FESTIVAL (SUMMERFEST) MILLENNIUM MOMENTUM:** Hunzinger served as Construction Manager for this project which included the Johnson Controls World Stage, an ethnic village with numerous food vendor buildings and improved restroom facilities. Projects completed in South Park Plaza included raising the grade of the multi-purpose area adjacent to the Marcus Amphitheater, decorative masonry retaining walls, ornamental fencing, concrete curbs and stairways, landscaped promenade, and complete asphalt paving. This project was made possible through savings realized on the combined Phase 1 & 2 projects and provided an opportunity to avoid costly landfill charges by utilizing project spoils to raise the grade of this low end of the site.

**LYNDE AND HARRY BRADLEY SCHOOL OF TECHNOLOGY AND TRADE** Milwaukee, WI: \$42 million, 289,573 square foot, state-of-the-art technology center with computer lab, conference and counseling rooms, library staff offices, and complete Technology Library. Oversaw the diversity program implementation and monitoring. Joint Venture with Clark Construction Company. Exceeded all diversity and local workforce goals.

**MILLER PARK:** \$400 million, 1.2 million SF, Major League Baseball Facility completed for the 2000 Baseball Season. Managed the development and implementation of the overall Project Management Plan and the Minority, Women and Disadvantaged Business Enterprise and Equal Employment Opportunity Program designed specifically for the stadium project. Joint Venture with Huber Hunt and Nichols and Clark Construction Company. Exceeded all diversity and local workforce goals. EUA was the architect on this project.

**WISCONSIN CENTER CONVENTION CENTER:** \$170 million, 200,000 SF of exhibit space, 40,000 SF of meeting rooms, and a 38,000 SF grand ballroom. Created and managed the development, implementation and monitoring of the overall Project Management Plan and the Minority, Women and Disadvantaged Business Enterprise and Equal Employment Opportunity Program. Duties also included overseeing Crisis Management Plan and Media and Community Relations. Served as the point of contact person for diversity program, community and media inquiries. Joint Venture with Clark Construction Company.

**MILWAUKEE WORLD FESTIVAL (SUMMERFEST) SOUTH-END DEVELOPMENT PHASE 2:** Hunzinger served as Construction Manager for this project, which continued phase 1's infrastructure upgrades to the south end of the public grounds and the addition of the new BMO Harris Stage and Pavilion. The construction of additional vendor buildings, restrooms, and renovations to several existing facilities were also completed during this phase.

**HISTORIC THIRD WARD PARKING STRUCTURE:** 500 space parking structure built in historic downtown Milwaukee neighborhood. Served as the project's Owner's Representative from the early stages of planning and development through completion of construction. Worked closely with City of Milwaukee elected officials and representatives to secure funding, meet design parameters and bring the project in on time and within budget. Responsibilities included overseeing the design and construction team to ensure design sensitivity to the Historic District Guidelines as well as exceeding the project's established DBE and Resident Preference goals. DBE goal was established at 21%. Completed project achieved 32%.

**HISTORIC THIRD WARD STREETSCLAPING PROJECT:** 12 square block streetscape project in a historic downtown Milwaukee neighborhood. Served as the project's Owner's Representative from the early stages of planning and development through completion of construction. Worked closely with representatives of the City of Milwaukee's Department of Public Works to ensure cooperation between the project architect and the city. Assisted the contractor in exceeding the project's DBE requirements. DBE goal was 18%. Completed project achieved 23%.

