

THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET

COUNCIL SECTION:
REPORTS
ITEM NUMBER:
VII.B.3.

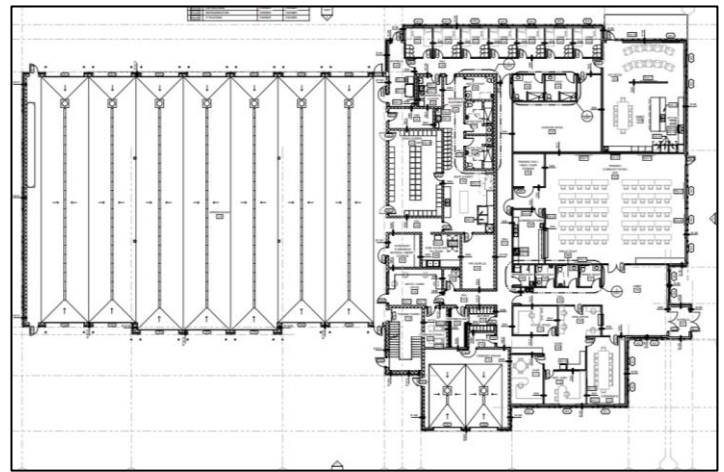
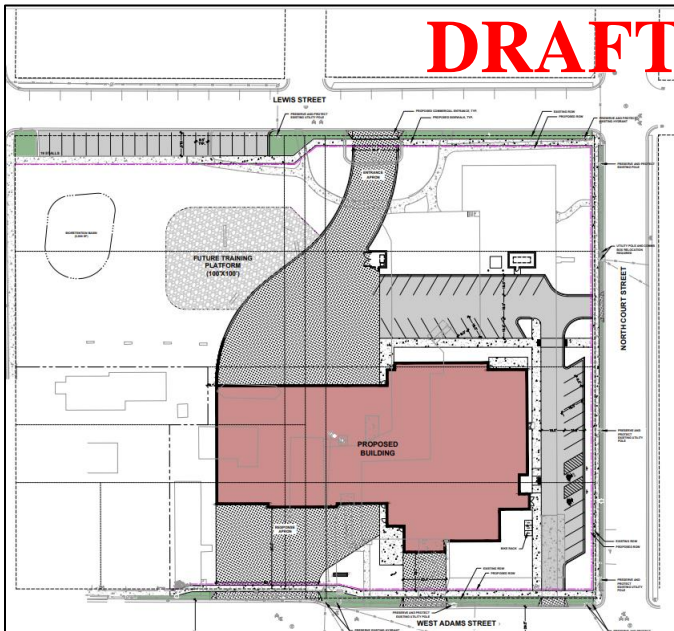
TITLE:
Fire Facility Report

DATE:
February 13, 2024
VOTE REQUIRED:
None

PREPARED BY: Clinton Langreck, City Manager

Design and Construction Summary:

The new fire facility schematic design and schematic budget were reviewed by the Fire Chief, Ryan Simmons; City Manager, Clinton Langreck; Fire Inspector, Casey Pickel; and Facilities Operations Manager, Shannon Butson, on February 7. Wendle Five Bugles and Kraemer Brothers presented the schematics of the approved concept that entails a single-story facility with seven bays and finished living quarters. The schematics acted as a guide to allow the group to value-engineer a product that reaches budgetary thresholds.



RETURN TO AGENDA

The schematic budget accompanying the design estimated \$15 million in total project cost. However, this budget design captured all components discussed with some conservative overages to allow for value engineering. Value engineering is the expression used to assess, prioritize, reduce, or substitute features and expenses. Through a discussion led by our Construction Manager, Mitch Gilbertson (Kraemer Brothers), and Architect, Laura Eysnogle (Wendle - Five Bugles), we identified alterations that brought the anticipated total project cost back below \$14.5 million.

Some of these alterations included:

1. Omission of transom windows on the north and south sides, but leaving two on the west side
2. Substitute limestone on North and West elevations with brick veneer.
3. Substitute soldier coursing with accented or colored bricklayer.
4. Reduce the north vestibule and reduce bump out in the training room.
5. Substitute upper cast stone accent with accent color brick veneer.
6. Reduce 6" between doors on the apparatus bay.
7. Eliminated SCBA gear and compressor (paid through FEMA grant)
8. Repurpose turnout gear lockers.
9. Reduction in backup generator size from 300KW to smaller (removed elevator reduces need)

The team identified additional items to consider on the value engineering process in efforts to meet the financial threshold and exercise fiscal responsibility:

1. Explore the Adams Street reconstruction project / identify any duplicated expenses (Lewis and Court)
2. Explore power reconfiguration with Alliant Energy, and understand the associated charges.
3. Explore beams in the bay roof instead of rafters to reduce height above clearance.
4. Other opportunities in approaching details as needed.

We will consider these additional possibilities as we move into design development documents. Substituting materials in some aesthetic features will impact the façade textures and colors. Still, the design retains many aesthetic features, demonstrating community pride and structural integrity.

Current estimated schematic budget:

Owner Design and Soft Costs: = \$1.7

Construction Budget Costs: = \$12.8

Total: = \$14.5

Location:

As a reminder, the new fire facility will be built on the extended site of the decommissioned O.E. Gray schoolhouse. The City has posted a request for proposals for a limited salvage of the O.E. Gray Schoolhouse. Details and specifications can be found on the City's website (dropdown "City Hall"; "Bids and RFPS" hyperlink. <https://www.platteville.org/citymanager/page/city-seeks-proposals-limited-materials-salvage-oe-gray-school>

Timeline: (Estimates as of 8 February 2024)

February 2024	Schematic Approval
April 2024	Design Development
June 2024	Guaranteed Max. Price
August 2024	Construction Documents
September 2024	USDA Review of Bid Documents
October 2024	Documents Released for Bid
November 2024	Approval – Award Bid
November 2024	Raze O.E. Gray
March 2025	Groundbreaking
April 2025	Construction Begins
April 2026	Substantial Completion
June 2026	Grand Opening

Our Construction Manager advises that construction be delayed until spring 2025 to avoid an additional \$250,000 in estimated expenses required for sheltering and heating. Construction through the winter months would likely bring the completion date closer by several weeks.

Fund Raising:

On February 6, 2024, the Fire Facility Capital Campaign Committee met to discuss progress and planning. The committee reported that they have received roughly \$250,000 in donations with many verbal commitments and optimistic leads.

As a reminder, Inspiring Community Inc. is the official fundraising organization recognized by the City for taking donations on behalf of the project. The Capital Campaign Committee (current membership as of date of publication): Paul Budden, John Fick, Joie Shoonover, Lynnette Bloom, Ron Boldt, Kathy Connett, Kinda Fansler, Vicki Hirsch, Bob Hundhausen, Melissa Lovell, J.D. Milburn, Eileen Nickels, Clay Shaffer, Nicole Tyc, Janna Roesch, and Dan Smith. If you are solicited and are unsure of legitimacy, please contact Inspiring Community at (608)319-4045 to confirm.

Money donations can be made to: Inspiring Community, noting Fire Station in the memo line. Inspiring Community, Inc. is a 501(c)(3) non-profit (ID: 82-2002935). Please send the donation form to: Inspiring Community, Inc. 190 Market St., PO Box 503, Platteville, WI 53818

Grant Opportunities:

The City has applied for the Non-State Grant Program provided through the Wisconsin Department of Administration. We understand that the program has a total of \$50 million in funds, and we will be competing with other Wisconsin local governments and not-for-profits. We submitted a request for \$5.5 million.

Recent Action:

- Released a request for proposals (RFP) for a limited salvage operation on O.E. Gray
- I continued to work with the City Attorney in the acquisition of the adjacent property. The project has been delayed in the property appraisal phase.
- I am working through property descriptions and square footage complications because of historic alleyway abandonment.
- Continue working with USDA, our construction manager, and our Architect on necessary refinements of the appropriate AIA contracts.
- The Common Council will award a bid on February 13, 2024, for a new breathing apparatus (SCBA) and compressor initiative funded mainly through FEMA grants, as recommended by Fire Chief Simmons.
- We reviewed the schematic design and schematic budget. The City Manager authorized our Architect to begin design development documents.

Approaching Action:

- Facilities Operations Manager will be hosting a salvage at O.E. Gray walkthrough on February 13th at noon.
- The City Manager will develop a detailed financial plan with options and contingencies to share with the Common Council and township partners. This plan will include the tentative draw schedule.
- The City Manager and City Attorney will approach the property owners regarding the adjacent land acquisition.
- The City Manager and Facilities Operations Manager will begin planning Asbestos Abatement.

Additional information can be found on the City Website at: <https://www.platteville.org/fire/page/proposed-new-platteville-fire-station-project> .Thank you for your continued support.

--Nothing Follows--