



Platteville Fire Station Recommendation

Presented by: Clint Langreck,
Platteville City Manager

Date: 03 OCT 2023



Contents:

- Decision process
- Recommendations from Townships
- Recommendation from the City Manager
- Review of concepts and financials
- Decision by Common Council (10 OCT 2023)



Decision Process:

- City Manager(CM) and Fire Chief(FC) presented multiple concepts for the City and Townships to consider
- Townships were asked to give their recommendation to "recommend," "support" or "oppose" the concepts and options on a scorecard; with consideration given to financial contributions
- Consensus was reached on scorecard responses, with the townships then voting to accept and forward to the CM



Request:

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Score Card:

<u>Option:</u>	<u>Position:</u> "Recommend" "Support" "Oppose"	<u>Comments for City of Platteville</u> <u>Common Council to consider:</u>
Slim 2-story fits on O.E. Gray		
1-story fits O.E. Gray		
1-story expanded O.E. Gray		
1-story Industrial Park		
(+add) 7 th bay		
(+add) basement		

Recommendations from Townships

	Slim 2-Story fits on O.E. Gray	1-story fits O.E. Gray	1-story expanded O.E. Gray	1-story Industrial Park	(+add) 7th Pack	(+add) basement	
Belmont	O	O	S	R	R	O	<p><u>Comments:</u></p> <p>Some conflicting comments on "recommend" vs "support" of 7th bay</p> <p>1 vote in opposition to the industrial park</p> <p>Chairperson not in attendance</p> <p>2/1 Support on 1-story industrial park</p>
Elk Grove	O	O	R	S	R	O	
Ellenboro	O	S	R	S	R	O	
Harrison	O	S	R	O	R	O	
Lima	O	S	R	O	R	O	
Platteville	O	O	R	S	R	O	
Smelser	O	S	R	O	S	O	

- "O" = Oppose
- "S" = Support
- "R" = Recommend

Review of concepts presented:

<u>Course of Action:</u>	<u>Size Sq Ft:</u>	<u>Public Safety Response Out:</u>	<u>Volunteer Safety</u>	<u>Growth Opportunity / Functional Longevity:</u>	<u>Pros:</u>	<u>Cons:</u>	<u>Concept \$ Estimate by Square' - (Base):</u>	<u>(+)Bay:</u>	<u>(+)Basement:</u>
Slim 2-Story	26535	Good	Less	Limited	Fits on OE Gray parcel	Impacted room functions	\$ 12,482,145	\$ 398,560	\$ 2,627,100
	83.2%		Added Stairs / Response flow less than ideal	Will need dorm build out for FT	Some expansion	Less storage space than current			
1-Story Fits	29164	Good	Mediocre	Limited	Fits on OE Gray Parcel	Limited expansion	\$ 13,391,071	\$ 398,560	\$ 2,626,900
	91.4%		Response flow less than ideal	May not allow for 7 th bay	No elevator = less cost	No public off-street parking			
1-Story Expanded	28881	Best	Good	Limited	Room for a 7 th Bay	Requires property acquisition	\$ 13,265,980	\$ 398,560	\$ 2,626,900
	90.5%	Egress onto Hwy 81	Good flow through building	Good	Best operational flow	Some limited expansion	(+) land acquisition		
1-Story Ind. Park	28881	Less	Less = Added drive time	Optimal	Optimal space for growth	Increased response time	\$ 12,592,475	\$ 398,560	\$ 2,501,500
	90.5%	Increased response time	Good flow through building	Good	Less civil expense	Takes up ind. park space			

Recommendations from the City Manager:

1. (Building Concept) Recommend the Single-Story building concept w/ out a basement (found in both the expanded O.E. Gray and Industrial Park Option)
2. (Location and footprint) Recommend either:
 - A) **O.E. Gray with a 7th bay** – as is seen as the best option by both district partners and fire fighter professionals; or
 - B) **Industrial Park with 6 bays** – as allows the city more opportunities to address our portfolio of additional capital improvement needs

Assumption of other funding:

Federal Appropriation = \$7M
 Fund Raising = \$1.5M

Financial Impacts and Share:

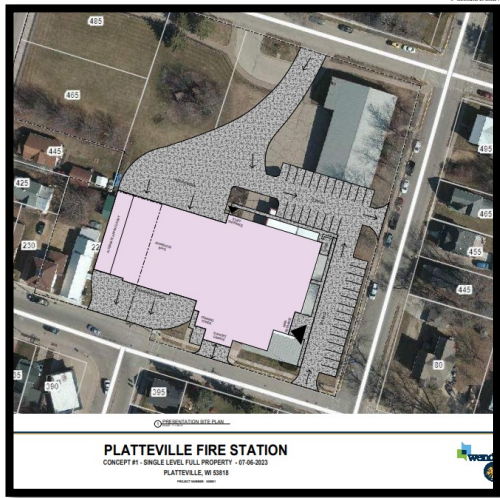
							Project Budget	\$ 12,500,000	\$ 13,000,000	\$ 13,500,000	\$ 14,000,000	\$ 14,500,000
							Federal Appropriation	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
							Fundraising Budget	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
							Funding from Municipalities	\$ 4,000,000	\$ 4,500,000	\$ 5,000,000	\$ 5,500,000	\$ 6,000,000
Municipality	WI DOA 2022 Population Estimates	Sections Covered	Total Sections	Percentage Coverage	Calculated Population Covered by District	Percentage Township would pay	Cost Allocation	Cost Allocation	Cost Allocation	Cost Allocation	Cost Allocation	
Belmont	801	10	42	24%	193	1.33%	\$ 53,025	\$ 59,653	\$ 66,282	\$ 72,910	\$ 79,538	
Elk Grove	567	8	36	22%	126	0.87%	\$ 34,615	\$ 38,942	\$ 43,269	\$ 47,596	\$ 51,923	
Ellenboro	588	13	36	36%	212	1.46%	\$ 58,333	\$ 65,625	\$ 72,917	\$ 80,208	\$ 87,500	
Harrison	528	22	36	61%	323	2.22%	\$ 88,645	\$ 99,725	\$ 110,806	\$ 121,886	\$ 132,967	
Lima	771	36	36	100%	771	5.30%	\$ 211,813	\$ 238,290	\$ 264,766	\$ 291,243	\$ 317,720	
Platteville	1,518	29	29	100%	1,518	10.43%	\$ 417,033	\$ 469,162	\$ 521,291	\$ 573,420	\$ 625,549	
Smelser	789	12	36	33%	263	1.81%	\$ 72,253	\$ 81,284	\$ 90,316	\$ 99,347	\$ 108,379	
C. Platteville	11,154	7	7	100%	11,154	76.61%	\$ 3,064,283	\$ 3,447,319	\$ 3,830,354	\$ 4,213,389	\$ 4,596,425	
TOTALS	16,716	137	258	53%	14,560	100%	\$ 4,000,000	\$ 4,500,000	\$ 5,000,000	\$ 5,500,000	\$ 6,000,000	

Single-Story in the industrial park w/ 6 bays

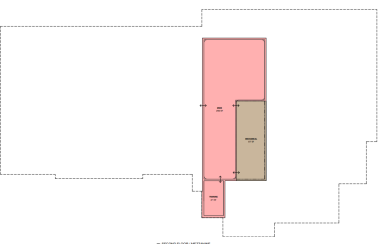
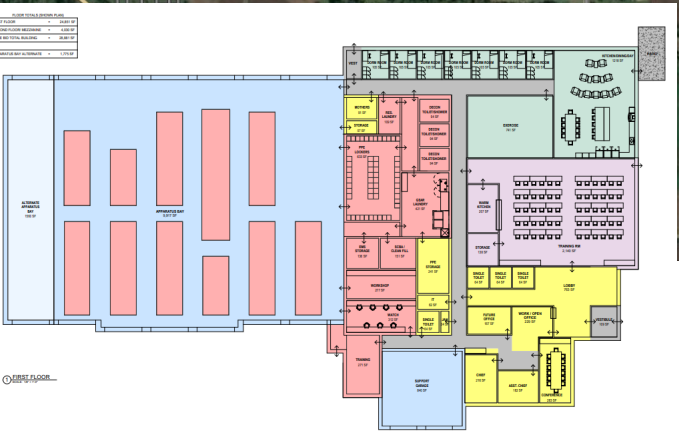
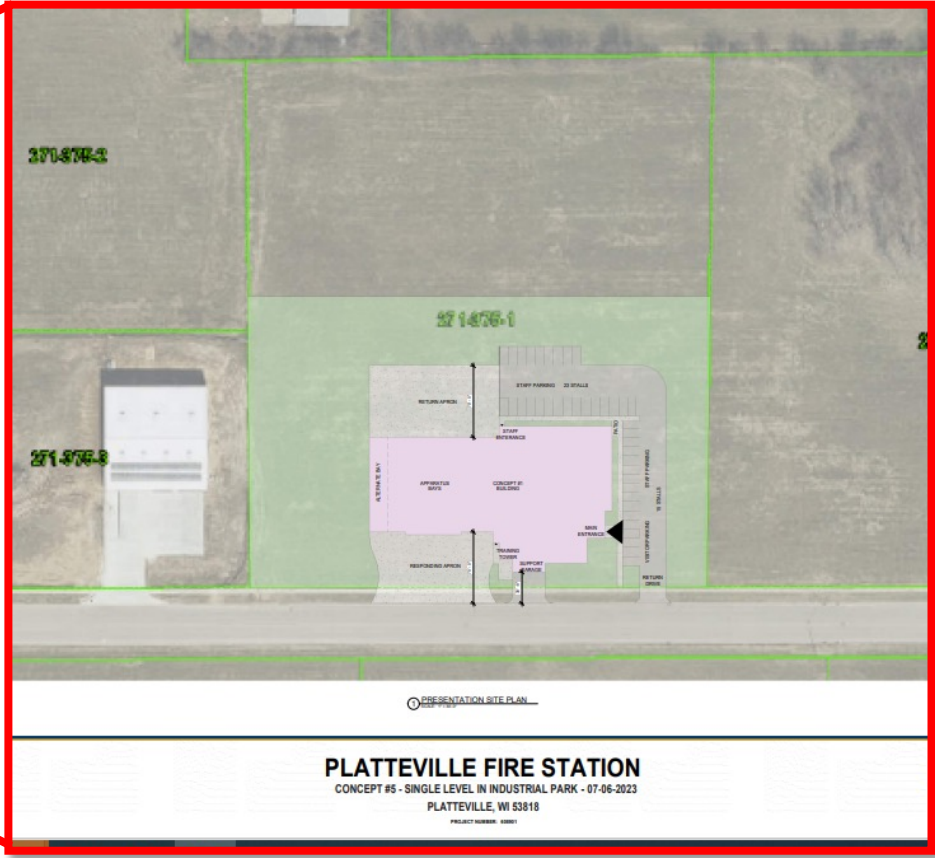
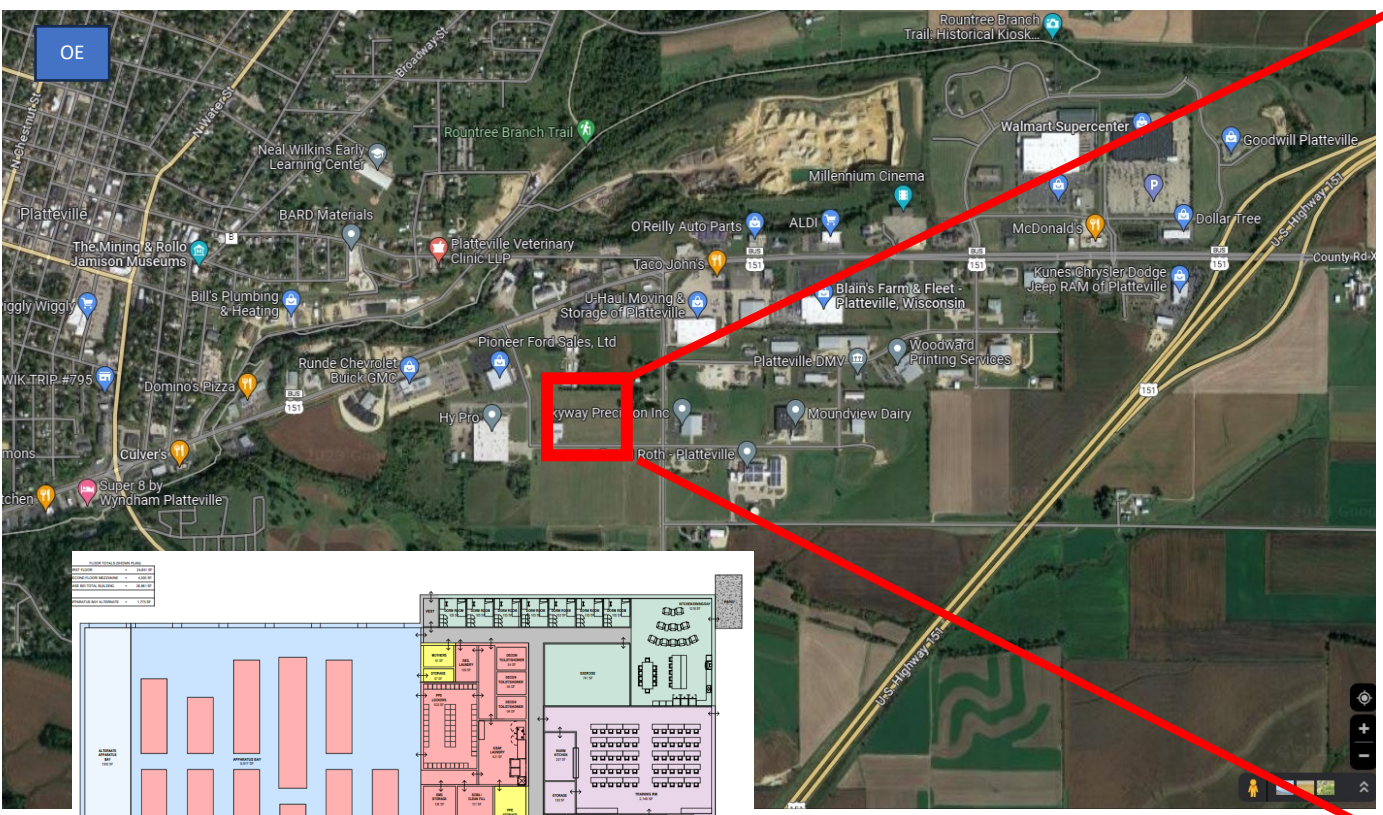
Single-Story on Expanded O.E. Gray with 7th bay

Favored Option of Partners: 1-Story on expanded O.E Gray with 7th bay

Size of Facility (Base Bid)	28,881 sq ft (90.5% of assessed need of 31,900 sq ft.)
Response	Facility is in optimal location for volunteer response in the center of fire district. Optimal egress onto HWY 81.
Growth Opportunity	Limited - growth may likely be an outbuilding or modification to responder parking, with consideration for slopes.
Pros	Safer egress visibility onto HWY81, anticipated space for 7th bay (pending civil), room for off-street parking, Admin connected to watch and support garage, additional storage space, living quarters built out, best operational flow
Cons	Requires property acquisition, limited future growth with consideration of slopes
Cost (Base Bid)	<u>\$13,265,980</u> (based on square footage assessments from early 2023), and does not include land acquisition
Cost with added Bay (sq')	(+) \$398,560 (adds additional 1,775 sq ft)
Cost with added Basement (sq')	(+) \$2,626,900 (adds additional 5,700 sq ft)



Single Story Design to place in the industrial park

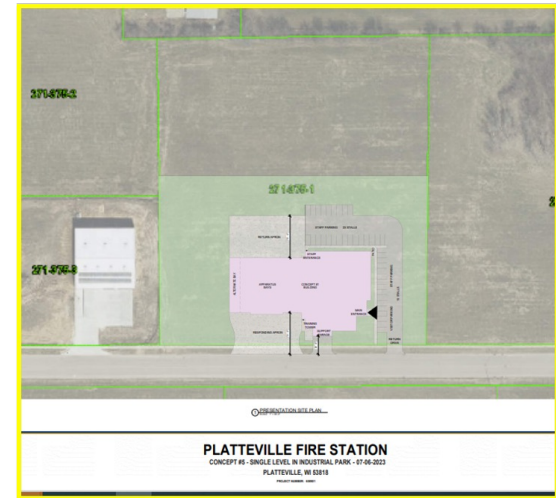


Features

- **Single story = no elevator costs**
- **Optimal space for growth**
- **Longer distance/time for responders**
- **Utilizes development district**

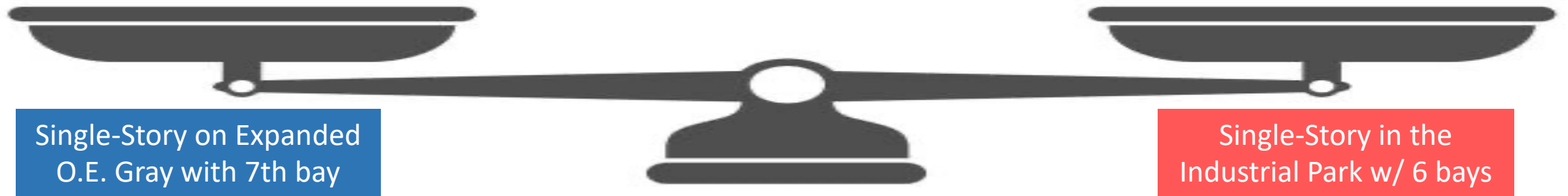
Single Story Design to place in the industrial park

Size of Facility (Base Bid)	28,881 sq ft (90.5% of assessed need of 31,900 sq ft.)
Response	Location adds volunteer response time and distance, adds response time to 70 % of the district by population
Growth Opportunity	Optimal room for future growth
Pros	Optimal availability of space for future expansion, parcel will need less civil work, Admin connected to watch room and support garage, additional storage, no demolition
Cons	Location adds to volunteer response time, adds response out time, takes space designed for economic development, potential impacts to ISO ratings and FEMA grants
Cost (Base Bid)	<u>\$12,592,475</u> (based on square footage assessments from early 2023)
Cost with added Bay (sq')	(+)\$398,560 (adds additional 1,775 sq ft)
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Weighing the options....

- Data – majority of volunteer home addresses are closer to O.E. Gray = faster response
- Data – majority of historic response locations are closer to O.E. Gray = faster response
- 7th bay allows for growing fleet, our current fleet would occupy most of 6 bays
- Volunteer force preservation – seen as helping facilitate current volunteer model = less operational expenses vs. having paid fighters
- \$14m to \$14.5m
- Cost – about a 2-million-dollar reduction in capital costs
- Property ownership – city would not have to engage in additional land acquisition
- Future population – Platteville is actively trying to expand into the industrial park and commercial district
- Future growth – allows for more area to expand the facility as/if future needs arise
- \$12.6m to \$13m





Discussion and Questions:

