

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

**COUNCIL SECTION:
REPORTS
ITEM NUMBER:
V.B.3**

**TITLE:
Fire Facility Report**

**DATE:
April 9th, 2024
VOTE REQUIRED:
None**

PREPARED BY: Clinton Langreck, City Manager

Design and Construction Summary:

The new fire facility project is progressing through plan development. Fire Chief Ryan Simmons, City Manager Clinton Langreck, Fire Inspector Casey Pickel, Facilities Operations Manager Shannon Butson, and Public Works Director Howard Crofoot met with the design team (Wendle Five Bugles and Kraemer Brothers) several times in February and March. In these meetings, the group continued to refine the elements of civil engineering, utilities, landscaping, interior elevations, interior fixtures, interior architecture, plumbing, heating systems, and interior finishes.

As presented by Wendle Five Bugles and Kraemer Brothers, the continued alterations to the schematic design retain the approved features of a single-story facility with seven bays and finished living quarters. As the team works through the development processes, consideration for function, longevity, costs, and aesthetics will be continually evaluated.



DRAFT – alterations made

VIEW FROM N. COURT STREET

Architect—One of the major changes you will notice in the image above is the change from a flat/ skillion roof to a gable roof on both the training tower and entryway. This change is intended to better match the designs and feel of the adjoining residential properties.

Civic Work—Significant coordination efforts are underway to link the fire facility project to this summer’s (2024) reconstruction and improvements to W. Adams Street. Discussions and references on water, sewage, storm drains, curb cuts, and utility tie-ins are being discussed to help ensure that both projects complement each other. Through this work, we are also identifying duplication of expenses and allocating to city and water/sewer budgets where appropriate.

Interior Elevations and Fixtures – Extensive discussion and attention are being directed to the east wall of the apparatus bay. This location is intended to allow access to the PPE Lockers, the decontamination area, the watch room, and the training tower. This wall will also provide training space in the mezzanine. The wall is

centralized, making it ideal for equipment storage and utility piping. The team is working with our architects to ensure we are maximizing the use of that wall with consideration for the safety of personnel and utilities.

Property – We continue to work with our city attorney on ensuring necessary steps are followed and accurate property descriptions are being prepared in efforts of adjacent property acquisition. We are meeting with the property owner and their legal representation in April.

Property – On March 26th the Platteville Common Council awarded a contract for the salvage rights of limited materials of the O.E. Gray Building, to Platteville Real Estate Investment, LLC of Platteville WI, for the payment of \$1,501.00. This limited salvage effort requires that the exterior envelope of the building and supporting infrastructure remain in place until demolition. The city wants to ensure the building is secure and does not attract trespassing.

Engineering – Discussion continues regarding heating solutions for many different areas, and different types of areas. Discussions of in-floor, forced air, radiated, and mixed solutions continue, as we evaluate the advantages and disadvantages of individual systems and systems working in tandem.

Current Estimated Budget:

Owner Design and Soft Costs: = \$1.7 million
Construction Budget Costs: = \$12.8 million
Total: = \$14.5 million

Timeline: (Estimates as of 2 April 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

As previously reported, 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 April 2nd, 2024, the Fire Facility Capital Campaign Committee met to discuss progress and planning. The committee reported that they have received roughly \$469,703 in donations with many more verbal commitments.

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, 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, 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. We have been informed of any awards in late summer/ early fall of 2024.

Recent Action:

- Conducted limited salvage operation on O.E. Gray
- Ensured accurate property description of adjacent parcels and engaged with the owners in property acquisition.
- We worked through development documents to refine the elements of civil engineering, utilities, landscaping, interior elevations, interior fixtures, interior architecture, plumbing, heating systems, and interior finishes.

Approaching Action:

- We are communicating with townships on our finance plan, including a proposed letter of agreement that defines the time and amount of partner contributions and providing a meeting and educational materials on financing options.
- Site assessment – because the building has been significantly moved on the site compared to the initial two-story schematics, new boring samples will need to be taken.
- Site assessment – we will work on asbestos inspections on all structures in preparation for 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--