

1. Agenda

Documents: [OPN\\_20150316\\_AG.PDF](#)

2. Complete Packet

Documents: [OPN\\_20150316\\_PK.PDF](#)



**NOTICE**  
Fire Station Oversight Committee  
Monday March 16, 2015  
6:00 p.m.

PLEASE TAKE NOTICE that the Fire Station Oversight Committee, an Ad Hoc Committee created by the Mayor to oversee the construction of the East and West Fire Stations, will hold a meeting on **Monday, March 16, 2015 at 6:00 p.m.** in the **Fitchburg Room** of the Fitchburg Community Center, 5510 Lacy Road, Fitchburg, Wisconsin for the purpose of:

*(Note: Full coverage of this meeting is available through FACTv and Streaming Video, accessible on the City Web Site at <http://factv.city.fitchburg.wi.us/Cablecast/Public/Main.aspx?ChannelID=3>)*

- 1. Call to Order**
- 2. Approval of April 29, 2014 and May 28, 2014 Minutes**
- 3. Guidance to Architect on Type of Building Construction and Building Configuration**
- 4. Guidance to Architect and Energy and Sustainability Goals**
- 5. Architect and Construction Manager Roles**
- 6. Announcements**
  - i. Next Oversight Meeting- TBD
- 7. Adjournment**

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk's office (270-4200), Fitchburg City Hall, 5520 Lacy Rd, Fitchburg, WI 53711



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# DRAFT



## MINUTES FIRE STATION OVERSIGHT COMMITTEE APRIL 29, 2014

**Fire Station Oversight Committee Members Present:** Carol Poole, Jim Anderson, Pat O'Brien, Jason Gonzalez, Dave Herbst, Jason Williams, Jason Gonzalez

**Committee Members Absent:** Richard Bloomquist (excused)

**Others Present:** Paul Woodard, Director of Public Works, Tom Hovel, City Planner, Tony Roach, City Administrator, Chad Grossen, Deputy Chief – Operations, Brian Myrland, EMS Chief, Dave Berman, Fire Fighter, Steve Arnold, Alder, Trevor Frank, SEH, Gary Heberling

1. **Call to Order** – Meeting called to order at 5:00 p.m. by Chair Poole
2. **Approval of March 26, 2014 Minutes**
  - a. Motion made by Herbst
  - b. Seconded by Anderson
  - c. Motion carried
3. **Discussion and Review of Space Needs Analysis for East Station**
  - a. Woodard handed out map with potential site and explained
  - b. Woodard reviewed Space Needs Analysis
  - c. Committee discussed, asked questions
4. **Discussion and Review of Capital Improvement Plan Submittal**
  - a. Woodard reviewed
  - b. Committee discussed, asked questions
  - c. Committee would like to discuss the costs of the two buildings in more detail at next meeting
5. **Announcements**
  - a. Next Oversight Meeting – May 28, 2014 5:00 pm
6. **Adjournment** – Adjournment at 6:56 p.m.
  - a. Motion made by Williams
  - b. Seconded by Gonzalez
  - c. Motion carried

# DRAFT



## MINUTES FIRE STATION OVERSIGHT COMMITTEE May 28, 2014

**Fire Station Oversight Committee Members Present:** Carol Poole, Richard Bloomquist, Jim Anderson, Pat O'Brien, Jason Gonzalez, Jason Williams, and Jason Gonzalez

**Committee Members Absent:** Dave Herbst

**Others Present:** Paul Woodard, Director of Public Works, Tom Hovel, City Planner, Tony Roach, City Administrator, Chad Grossen, Deputy Chief – Operations, Brian Myrland, EMS Chief, Steve Arnold, Alder, Trevor Frank, SEH, and Holly Hawkins, Tri-North

1. **Call to Order** – Meeting called to order at 5:00 p.m. by Chair Poole
2. **Approval of April 29, 2014 Minutes**
  - a. Minutes were not included in packet
3. **Building Construction Cost Comparison/Option Presentation and Discussion**
  - a. Trevor Frank of SEH and Holly Hawkins of Tri-North Builders reviewed cost comparisons of different building types including pre-engineered metal buildings
  - b. Committee discussed the different types and details of buildings, pros and cons of pre-engineered metal building, and long term operation costs compared to building costs
  - c. Estimated cost of NW station is over \$200/sq. ft. not including land, furnishings & fees
4. **Review of Revised Space Needs Analysis**
  - a. Hovel noted revised space needs for NE station – 31,200 sq. ft., both stations to be built for current need not future need
  - b. Committee discussed main station to be expandable for administrative space, 3<sup>rd</sup> satellite station, Clerk's need for voter space, and IT space for server
5. **Announcements**
  - a. Next Oversight Meeting – TBD – staff will work on land acquisition
6. **Adjournment** – Adjournment at 5:40 p.m.
  - a. Motion made by Bloomquist
  - b. Seconded by O'Brien
  - c. Motion carried

## Pre-engineered Metal Buildings

### **CONS**

Energy Efficiency – Excellent conductor of heat

Flexibility for Additions

Can be a lead time issue

Limited Competition on bid market

Customized so higher than a standard building

Will have to finish interior with liner panels and or studs/drywall

Excessive Deflections

Potential for separation of responsibility for building and foundation design

Possible incompatibility of manufacturer's standards with project standards

### **PROS**

Less Expensive

Easier Maintenance Exterior

Can be fabricated and erected quickly

Single source for building envelope

Steel is flame retardant

Is a lighter structure

Date: 05/21/14

Fitchburg Fire Station Building Area 17,400 SF					
	Quantity	Units	\$/Unit	Subtotal	Total
<b>Excavation</b>					\$ 288,168
Excavation	1	ls	\$ 105,168.00	\$ 105,168	
Utilities	1	ls	\$ 48,000.00	\$ 48,000	
Paving	1	ls	\$ 95,000.00	\$ 95,000	
Landscaping	1	ls	\$ 40,000.00	\$ 40,000	
<b>Concrete</b>					\$ 227,860
Footing and Foundation	1	ls	\$ 227,860.00	\$ 227,860	
<b>CMU Masonry</b>					\$ 60,000
Masonry	1	ls	\$ 60,000.00	\$ 60,000	
<b>Structural Steel</b>					\$ 15,000
Structural Steel Misc	1	ls	\$ 15,000.00	\$ 15,000	
<b>Carpentry</b>					\$ 68,000
Carpentry Labor and Materials	1	ls	\$ 68,000.00	\$ 55,000	
<b>Insulation/Roofing</b>					\$ 60,000
Insulation/Caulking	1	ls	\$ 60,000.00	\$ 60,000	
<b>Openings</b>					\$ 245,000
Doors, Frames, Hardware	1	ls	\$ 35,000.00	\$ 35,000	
Sectional Overhead Doors	1	ls	\$ 75,000.00	\$ 75,000	
Glazing	1	ls	\$ 135,000.00	\$ 135,000	
<b>Finishes</b>					\$ 234,000
Drywall	1	ls	\$ 75,000.00	\$ 75,000	
Ceramic Tile	1	ls	\$ 25,000.00	\$ 25,000	
Acoustical Ceilings	1	ls	\$ 26,000.00	\$ 26,000	
Carpet & Resilient	1	ls	\$ 35,000.00	\$ 35,000	
Concrete Floor Coatings	1	ls	\$ 38,000.00	\$ 38,000	
Painting	1	ls	\$ 35,000.00	\$ 35,000	
<b>Accessories</b>					\$ 29,325
Wall & Corner Guards	1	ls	\$ 1,000.00	\$ 1,000	
Flagpoles	1	ls	\$ 3,300.00	\$ 3,300	
Exterior Signs	1	ls	\$ 6,500.00	\$ 6,500	
Interior Signs	1	ls	\$ 2,850.00	\$ 2,850	
Turn Out Gear Locker	1	ls	\$ 12,500.00	\$ 12,500	
Fire Extinguisher and Cabinets	1	ls	\$ 800.00	\$ 800	
Toilet Accessories	1	ls	\$ 2,375.00	\$ 2,375	
<b>Division 11, 12, 13</b>					\$ 531,000
Food Service Equipment	1	ls	\$ 15,000.00	\$ 15,000	
Washer Extractor	1	ls	\$ 9,000.00	\$ 9,000	
Manufactured Casework	1	ls	\$ 26,000.00	\$ 26,000	
Blinds	1	ls	\$ 8,500.00	\$ 8,500	
Floor Mats and Frames	1	ls	\$ 4,500.00	\$ 4,500	
Vehicle Exhaust System	1	ls	\$ 89,000.00	\$ 89,000	
Metal Building Furnish and Install	1	ls	\$ 379,000.00	\$ 379,000	
<b>Division 11, 12, 13</b>					\$ 910,600
Fire Protection	1	ls	\$ 70,000.00	\$ 70,000	
Plumbing	1	ls	\$ 185,000.00	\$ 185,000	
HVAC	1	ls	\$ 275,600.00	\$ 275,600	
<b>Electrical</b>					\$ 380,000
Electrical/Phone/Data	1	ls	\$ 380,000.00	\$ 380,000	
<b>Overall Sub-Total</b>					\$ 3,048,953
Permit Fees		1.00%		\$	30,490
Project General Conditions		10.00%		\$	304,895

Fitchburg Fire Station  
17,400 sf  
Fitchburg, WI

Budget



Date: 05/21/14

General Liability Insurance	1.03%	\$	34,859
Contractors Fees	2.50%	\$	84,608
<b>Total Project Cost</b>			<b>\$ 3,503,805</b>

**Notes:**

1. No architectural Fees
2. Normal working hours
3. Furniture by owner
4. Appliances by owner
5. LEED Consulting/Submittal Not Included



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# New Fire Station City of Fitchburg

## Construction Types and Comparative Costs

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May 28, 2014

# Becker Minnesota

- Constructed 2003
- \$125/s.f.    \$166.25/s.f. in 2014 dollars
- Conventional steel frame structure with tilt up precast panels and masonry office



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for All of Us®

# Elkhart Lake, WI

- Constructed 2009
- \$155/s.f.     \$178.25/s.f. in 2014 dollars
- Conventional steel frame apparatus  
wood framed office with brick and stone  
masonry and standing seam & asphalt  
shingle roof

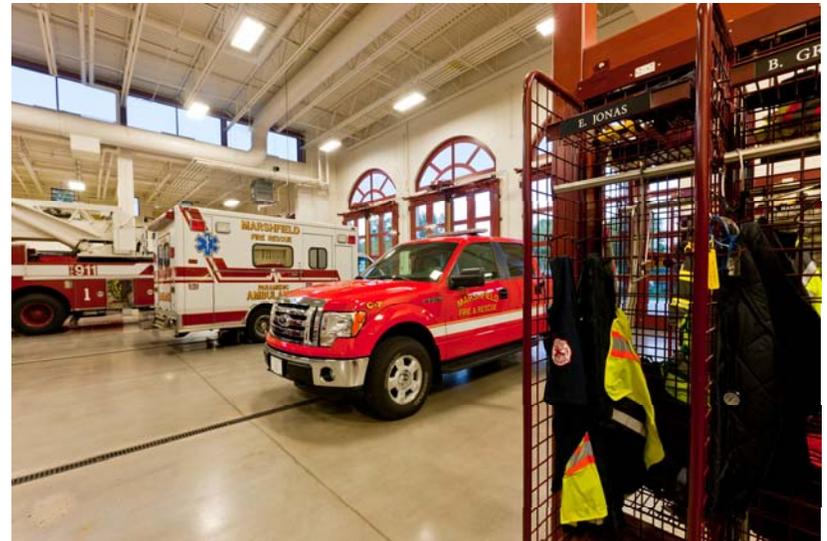


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# Marshfield, WI

- Constructed 2010
- \$170/s.f. \$190.40/s.f. in 2014 dollars
- Brick inset precast panels conventional steel frame standing seam metal roof



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# Gilcrest, CO

- Constructed 2007
- \$158/s.f. \$191.18/s.f. in 2014 dollars
- Conventional steel apparatus bay with wood framed office



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# Ladysmith, WI

- Constructed 2003
- \$121/s.f.     \$160.93/s.f. in 2014 dollars
- Conventional steel apparatus bay with wood framed office



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# Menomonie, WI

- Constructed 2008
- \$158/s.f. \$191.18/s.f. in 2014 dollars
- Conventional steel framing with masonry walls



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# Mora, MN

- Constructed 2004
- \$107/s.f.     \$142.31/s.f. in 2014 dollars
- Conventional steel framing with masonry walls



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# Red Cliff, WI

- Constructed 2001
- \$190/s.f.    \$264.10/s.f. in 2014 dollars
- Wood framed construction interior liner panel



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# Rib Mountain

- Constructed 2001
- \$105/s.f. \$145.95/s.f. in 2014 dollars
- Brick inset precast panels conventional steel frame wood trusses and standing seam metal roof



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# Past Performance- Cost Control

<u>Project</u>	<u>Estimated</u>	<u>Actual</u>
• Middleton	\$7,432,500	\$7,400,000
• Stoughton	\$4,500,000	\$4,500,000
• Bellevue	\$4,100,000	\$4,052,648
• Elkhart Lake	\$3,000,000	\$2,565,900
• Eden Prairie	\$2,250,000	\$2,100,000
• Rib Mountain	\$2,100,000	\$2,138,000



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# Pros and Cons of pre-engineered metal buildings

## Pros

- Fewer structural members
- Longer spans with shallower members
- Economical in repetitive buildings
- Can be clad in multiple materials- most economical is metal panel
- Achieve roof pitches using structural components
- Small savings in structural engineering costs

## Cons

- Typically longer lead times
- Solid members prohibit utility runs through structure
- Not economical in custom floor plans
- Require X-bracing in exterior bays
- Insulation factors not as great
- Require an interior surface to protect insulation



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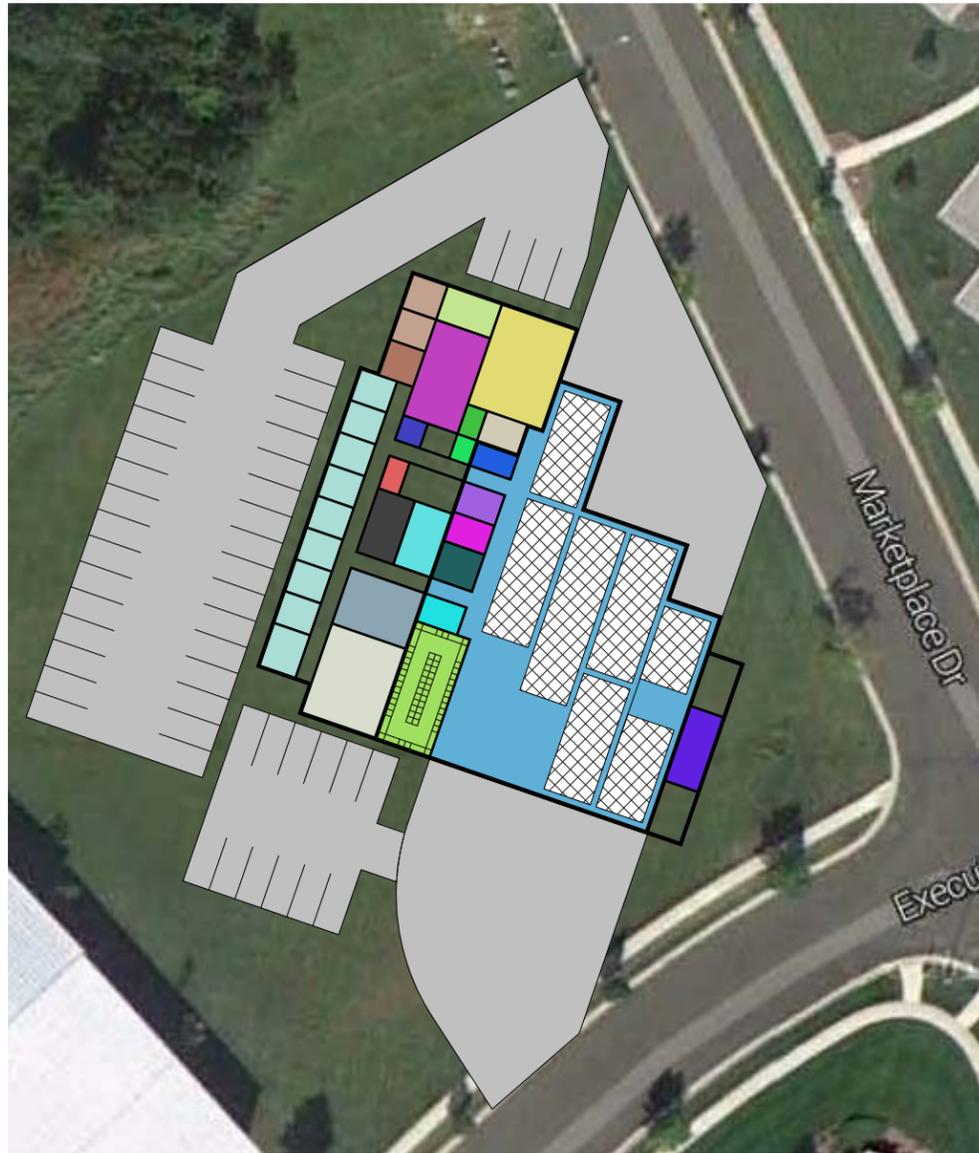
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② OPTION 1 SITE  
1" = 30'-0"

ROOM AREA SCHEDULE - OPTION 1		
NUMBER	NAME	ROOM AREA
34	KITCHEN / DINING	469 SF
35	BUNK	171 SF
36	BUNK	126 SF
37	BUNK	126 SF
38	BUNK	126 SF
39	BUNK	126 SF
40	BUNK	126 SF
41	BUNK	126 SF
42	BUNK	126 SF
43	BUNK	123 SF
44	DAY ROOM	756 SF
45	GEAR LOCKERS	720 SF
46	APPARATUS BAYS	7736 SF
47	TRAINING	859 SF
48	TABLE STORAGE	132 SF
49	VESTIBULE	135 SF

ROOM AREA SCHEDULE - OPTION 1		
NUMBER	NAME	ROOM AREA
50	OFFICE	121 SF
51	OFFICE	129 SF
52	CONFERENCE	205 SF
53	CUBICLES	593 SF
54	PLAN STORAGE	61 SF
55	TOILET	64 SF
56	WOMENS	263 SF
57	MENS	263 SF
58	SHOP	165 SF
59	SCBA	122 SF
60	DECON	135 SF
61	RADIO	101 SF
62	JAN.	50 SF
63	IT	70 SF
64	LAUNDRY	128 SF
65	STORAGE	274 SF

TOTAL BUILDING AREA - 17,400 SF



① OPTION 1 FLOOR PLAN  
1" = 10'-0"



Short Elliott Hendrickson Inc.  
425 West Water Street, Suite 300  
Appleton, WI 54911-6058  
920.289.2899 main | 888.905.6166 fax  
888.413.4214 toll free | www.sehinc.com

PRELIMINARY

MARK	DATE	DESCRIPTION

FITCHBURG FIRE  
Enter address here

Project Number  
MARCH 20, 2014  
SEH FILE NO.  
ISSUE DATE  
DESIGN BY  
DRAWN BY  
PROJECT MGR  
TMF  
TMF  
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SHEET CONTENTS  
OPTION 1

A101



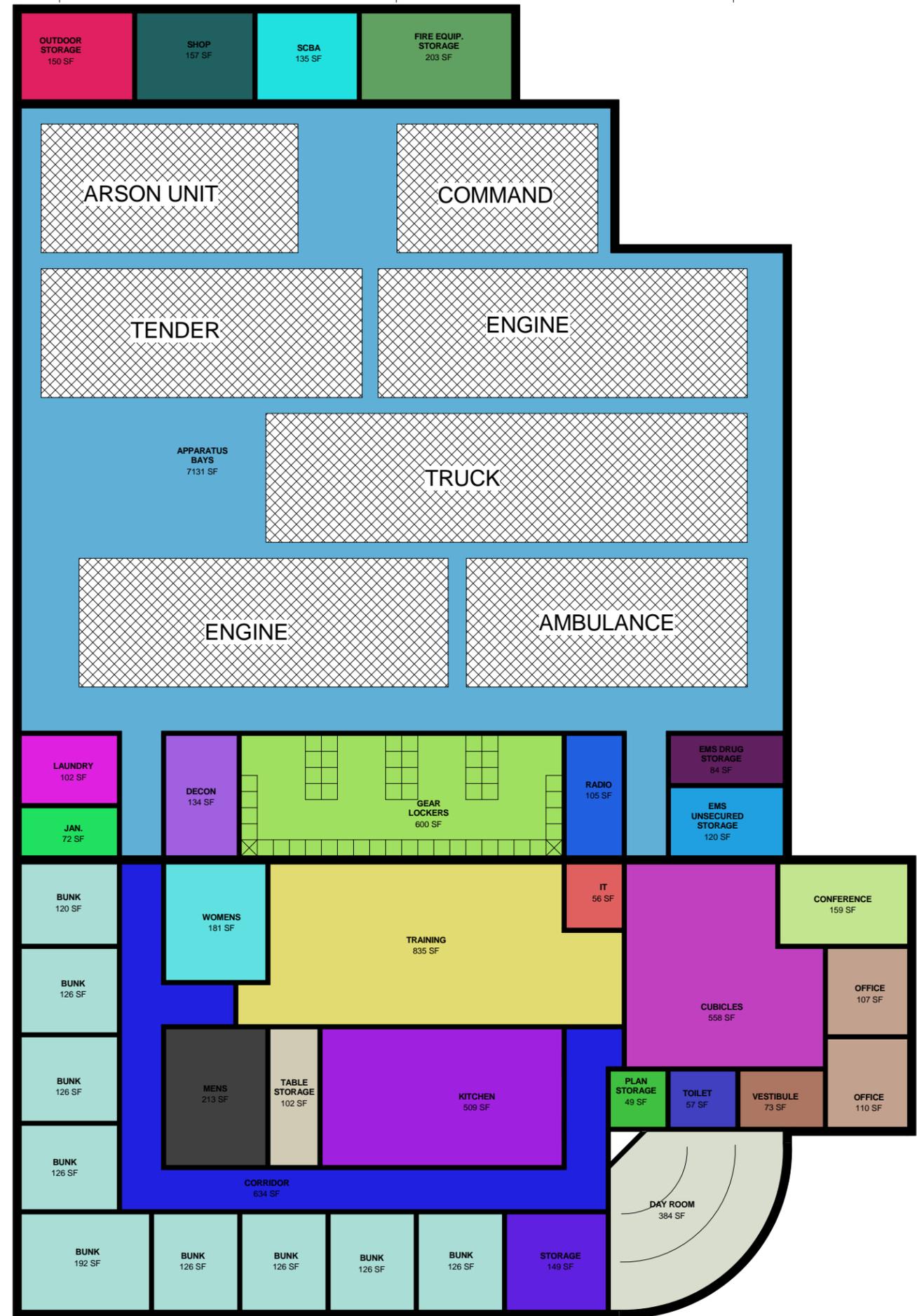
② OPTION 2 SITE  
1" = 30'-0"

ROOM AREA SCHEDULE - OPTION 2		
NUMBER	NAME	ROOM AREA
98	KITCHEN	509 SF
99	BUNK	126 SF
100	BUNK	120 SF
101	BUNK	126 SF
102	BUNK	192 SF
103	BUNK	126 SF
104	BUNK	126 SF
105	BUNK	126 SF
106	BUNK	126 SF
107	BUNK	126 SF
108	DAY ROOM	384 SF
109	GEAR LOCKERS	600 SF
110	APPARATUS BAYS	7131 SF
111	TRAINING	835 SF
112	TABLE STORAGE	102 SF
113	VESTIBULE	73 SF
114	OFFICE	110 SF
115	OFFICE	107 SF
116	CONFERENCE	159 SF

ROOM AREA SCHEDULE - OPTION 2		
NUMBER	NAME	ROOM AREA
117	CUBICLES	558 SF
118	PLAN STORAGE	49 SF
119	TOILET	57 SF
120	WOMENS	181 SF
121	MENS	213 SF
122	SHOP	157 SF
123	SCBA	135 SF
124	DECON	134 SF
125	RADIO	105 SF
126	JAN.	72 SF
127	IT	56 SF
128	LAUNDRY	102 SF
129	FIRE EQUIP. STORAGE	203 SF
131	OUTDOOR STORAGE	150 SF
132	EMS UNSECURED STORAGE	120 SF
133	EMS DRUG STORAGE	84 SF
134	STORAGE	149 SF
135	CORRIDOR	634 SF

TOTAL BUILDING AREA - 15,500 SF

① OPTION 2 FLOOR PLAN  
1/8" = 1'-0"



Short Elliott Hendrickson Inc.  
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Appleton, WI 54911-6058  
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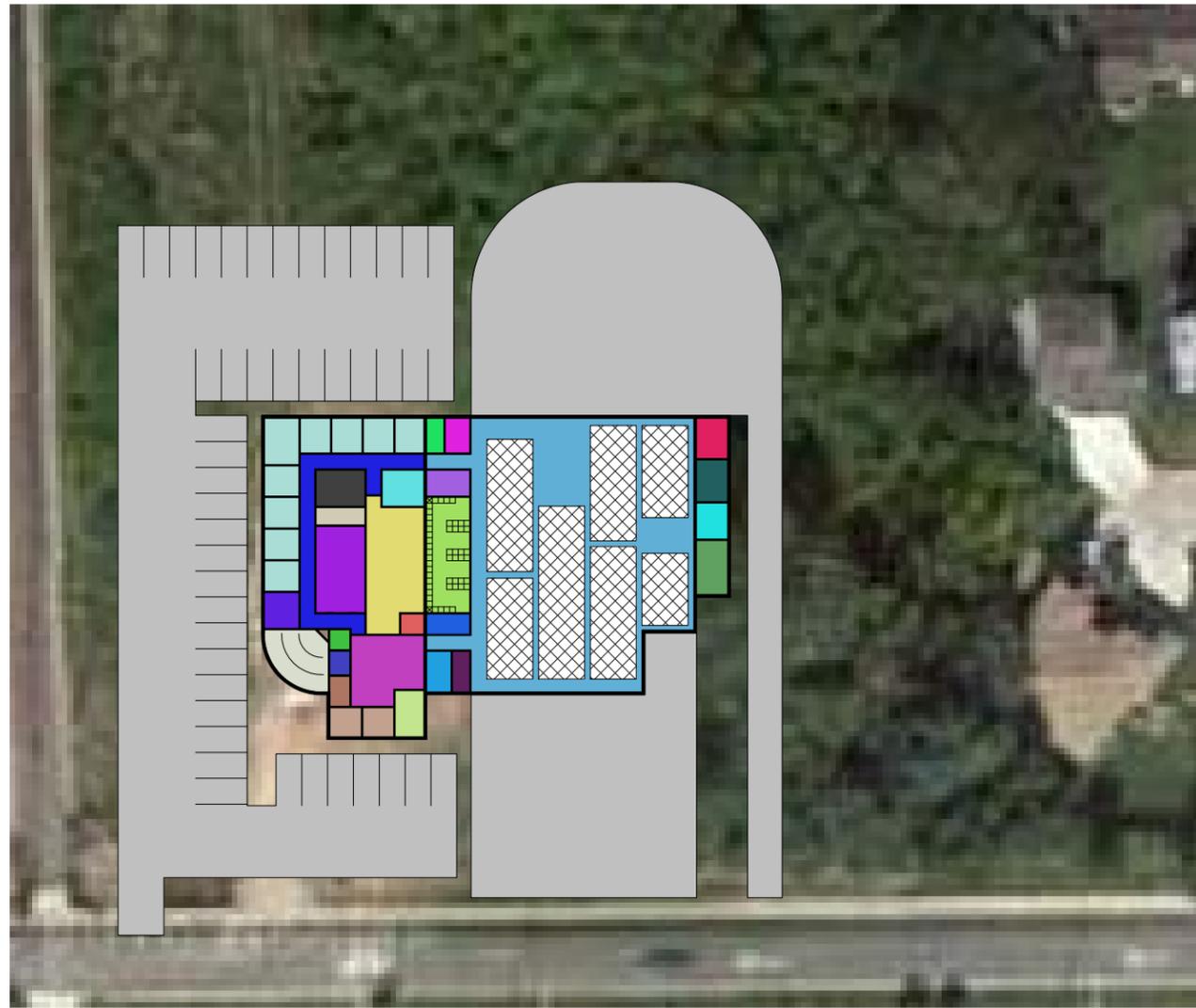
FITCHBURG FIRE

Enter address here

Project Number  
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OPTION 2

A102

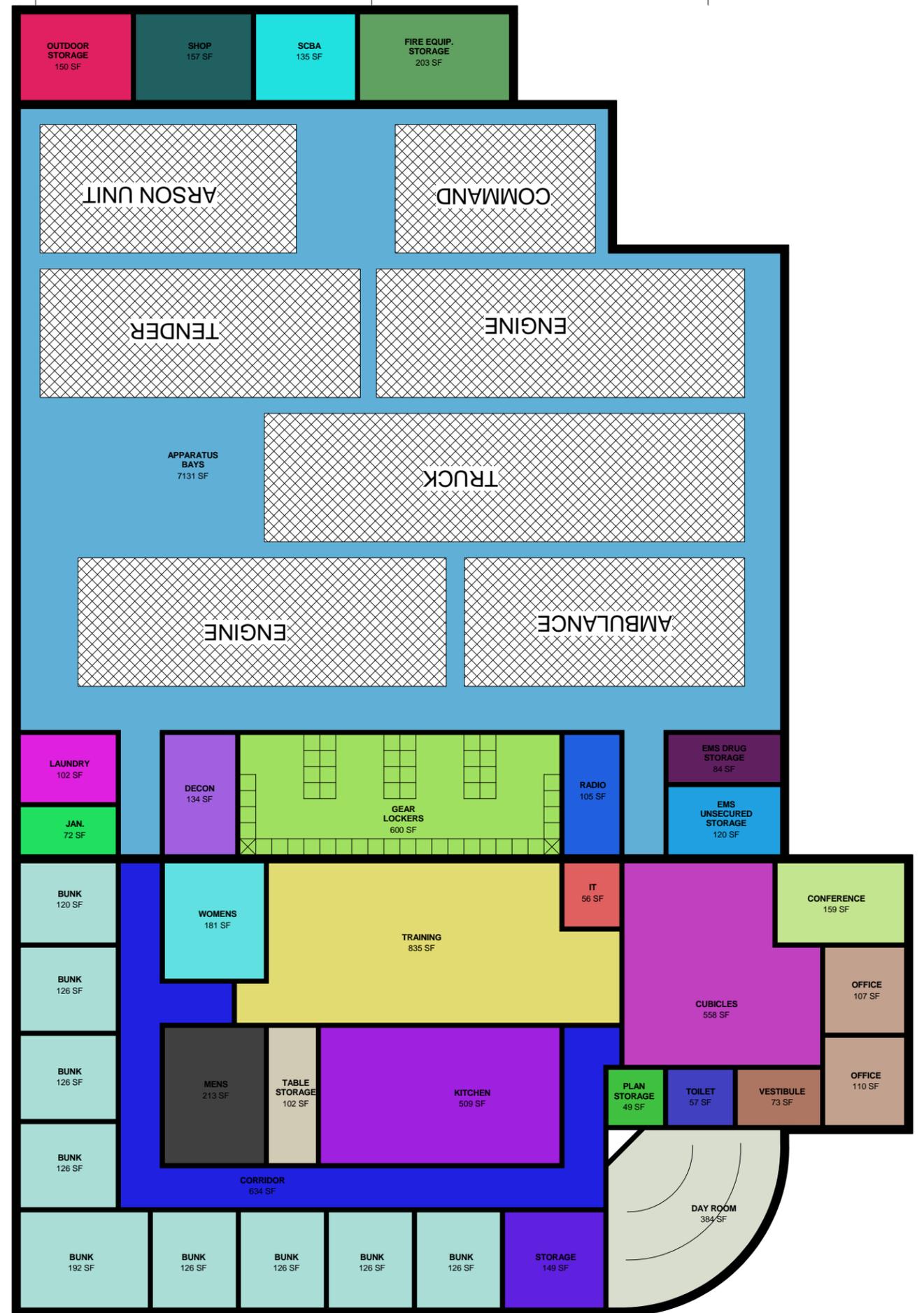


② OPTION 3 SITE  
1" = 30'-0"

ROOM AREA SCHEDULE - OPTION 3		
NUMBER	NAME	ROOM AREA
136	KITCHEN	509 SF
137	BUNK	126 SF
138	BUNK	120 SF
139	BUNK	126 SF
140	BUNK	192 SF
141	BUNK	126 SF
142	BUNK	126 SF
143	BUNK	126 SF
144	BUNK	126 SF
145	BUNK	126 SF
146	DAY ROOM	384 SF
147	GEAR LOCKERS	600 SF
148	APPARATUS BAYS	7131 SF
149	TRAINING	835 SF
150	TABLE STORAGE	102 SF
151	VESTIBULE	73 SF
152	OFFICE	110 SF
153	OFFICE	107 SF
154	CONFERENCE	159 SF

TOTAL BUILDING AREA - 15,500 SF

ROOM AREA SCHEDULE - OPTION 3		
NUMBER	NAME	ROOM AREA
155	CUBICLES	558 SF
156	PLAN STORAGE	49 SF
157	TOILET	57 SF
158	WOMENS	181 SF
159	MENS	213 SF
160	SHOP	157 SF
161	SCBA	135 SF
162	DECON	134 SF
163	RADIO	105 SF
164	JAN.	72 SF
165	IT	56 SF
166	LAUNDRY	102 SF
167	FIRE EQUIP. STORAGE	203 SF
168	OUTDOOR STORAGE	150 SF
169	EMS UNSECURED STORAGE	120 SF
170	EMS DRUG STORAGE	84 SF
171	STORAGE	149 SF
172	CORRIDOR	634 SF



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SHEET CONTENTS  
OPTION 3

A103

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