Village of Bellevue
Multi-Department Existing Building Analysis & Space Needs Study

MAY 4, 2018
FINAL REPORT

BARRIENTOS design & consulting

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TAB 1
EXECUTIVE SUMMARY

BARRIENTOS
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EXECUTIVE SUMMARY

Barrientos Design was hired by the Village to provide an existing building analysis of the current Fire Station #2, DPW Storage and Yard and Recreation Department located at 1811 E. Allouez Avenue. The facility was constructed in 1972 and the building, not its contents, is currently insured for $770,000.

We began by developing an existing building analysis that identified building deficiencies and items that need repair and updating in the next 5 years. These items included some repairs to the plumbing and HVAC systems as well as ADA (Americans with Disabilities Act) updates to the toilet rooms, kitchens and doors. These items totaled $524,377 and account for approximately 68% of the insured value of the building. In assessing value during a facility condition assessment anything over 40% we typically recommend relocation over reinvestment. It is also important to consider that if reinvestment is the preferred path that there are items such as overhead door sizes, ceiling height, age of the building that will still remain problematic for each department as they continue to operate out of this facility.

Pre-engineered metal buildings used for DPW and Fire Department use typically have a lifespan of 40 to 50 years. The building systems and enclosure tend to degrade around this time and require significant maintenance or in some cases full replacement.

After reviewing existing conditions we developed space programs that determined how much square footage each department could use. We then created options to reuse the existing building and site. One option looked at moving the Fire off-site and using the building for DPW and Recreation and another looked at moving Fire and Recreation off-site and redesigning the property solely as a DPW facility. The last option that was considered assumed all departments move to new locations and the existing property is either sold or repurposed.

All options have a cost from the repair what exists to the relocate all three departments but finding the right option for the Village will be important moving forward so that the planning and implementation of these plans can be made. Each option is discussed in great detail later in this study. Below are the options descriptions and associated costs.

- Renovate existing building and all three departments remain at the 1811 E. Allouez Avenue location. This option solves the building maintenance issues but not each departments concerns regarding space needs, location etc.
  $760,357
- Renovate existing location for use by the DPW and Recreation Department and construct a new building for Fire at a yet to be determined location. This option solves the building maintenance issues for each department but the DPW and Recreation departments still would have concerns regarding space needs, location etc.
  $3,124,704
- Renovate the existing location as a DPW department facility with new facilities for the Fire and Recreation Department being construction at suitable locations. The DPW would still have some space needs concerns.
  $4,984,684
- All three departments would move into new facilities and the existing building and land would be either repurposed or sold. This cost does not take into account selling the existing facility and assumes all three departments move into a newly constructed facility.
  $5,984,197

Site acquisition and moving expenses are not included in any of these options.

TAB 2
EXISTING FACILITY CONDITION ASSESSMENT (FCA)

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GENERAL BUILDING OVERVIEW
Building Address: 1811 E. Allouez Avenue
Year Constructed: 1972
Insured Value (Building not contents): $770,000
General Building and Site Description:

The main building on site is pre-engineered metal building that is 12,213 SF. The main floor is 10,500 SF with a partial basement of 1,200 SF and a 500 SF mezzanine (All square footages are rounded, see existing room program for exact breakdown). The current main floor configuration includes space for DPW garage and storage space (2,890 SF), Fire Apparatus Bays (4,010 SF) and Recreational Space (3,600 SF). The Fire apparatus Bays and DPW Garage are taller spaces while the Recreational space has a lower ceiling height of approximately 9'.

The 4 acre site is situated in an industrial/commercial corridor and has a an overhead power line the runs through the front portion of the site at an angle with a 100' wide easement that renders almost 1.2 acres of the site undevelopable. There is currently parking under this portion of the site however no buildings are allowable within this easement. The back potion of the site includes the DPW yard and there is a 200 Ton Salt shed with a footprint of approximately 1,400 SF.

When the building was first constructed it was at the Center of the Village and up until 2008 it was used as Fire Station # and the Village Hall for Public Meetings. DPW has always utilized this site as a satellite facility.

BUILDING CONDITION

- Typically pre-engineered metal buildings are a 40 to 50 year solution for most building types. Over this amount of time exterior metal panels become damaged, finishes deteriorate, and in vehicle storage garages structural steel begins rusting due to exposure to salt, water and other corrosive elements.
- The building has issues with water and sewage in the basement. Some work has been done in recent years to solve these issues but the Village continues to have issues.
- Some HVAC in the Fire Apparatus Bays has been replaced however much of the rest of the building is in need of HVAC replacement.
- Due to the age of the facility, if an extensive remodel is considered, a hazardous materials report should be completed by an independent testing agency primarily for asbestos and lead.
- Some exterior paint and caulk are in need of replacement.
- Exterior asphalt paving is in poor condition with areas of surface cracking and standing water in the parking lot.
- The primary architectural deficiencies in this building are accessibility code related. ADA code issues are described in further detail with images below.
- Other architectural deficiencies that are program related and include:
    - Only one women's toilet in the facility. There are 2 men's toilet fixtures and 2 men's showers.
    - Two storage rooms, that used to be building equipment rooms, are only accessible from the building exterior.
    - An old office off of the Entry vestibule is used for a waiting room and is significantly undersized.
    - Ceiling height in the Meeting Room / Multi-Purpose space is too low to accommodate certain recreation activities.
    - Fire Department can't store a ladder truck at this facility due to height and bay depth limitations.

- This facility wouldn't be able to accommodate full time fire staff. A full time staff would require dedicated living quarters that are not shared with the recreation department and members of the public. Currently toilets, showers and the kitchen are shared and there is separation of public and private space.
- DPW vehicle storage garage is at capacity with many of the vehicles and pieces of equipment typically parked within inches of the walls and buildings structural columns.

COMMENTARY ON EXISTING BUILDING USE

These are comments on the existing building use and not all of these items can be resolved if the direction is to remain in the current building on the current site.

Fire Department

- Apparatus bay doors are only 12' wide giving each of the large vehicles only a couple of inches of room on either side of the vehicle when backing into their space.
- Turn-out gear is in the apparatus bay within 4 feet of the vehicles making circulation difficult when changing into gear prior to a call.
- Storage mezzanine is only accessible by stair meaning all bulk storage goods needs to be carried up and down.
- Fire hoses are difficult to dry since there is poor air circulation
- Office and toilet/shower facilities are located off of the multi-purpose area and in the case of the toilet/shower rooms shared with the general public.
- Specific fundraising events are too large for the multi-purpose room and are instead held in the fire apparatus bays.

Department of Public Works

- Would store more vehicles at this location if square footage was available
- Currently the Salt Storage building can hold approximately 200 Tons of Salt. The Village wishes to house at least 800 Tons and have room for a loader in the shed. Shed should be replaced in the next five years so determining the long term home of the Department is important so the new shed can be constructed on the appropriate site.
- Floor Drains in the garage do backup frequently due to sediment.
- HVAC needs to be updated. Drying the floor, vehicles and equipment takes a long time due to poor ventilation
- The yard in general meets the needs of the department.

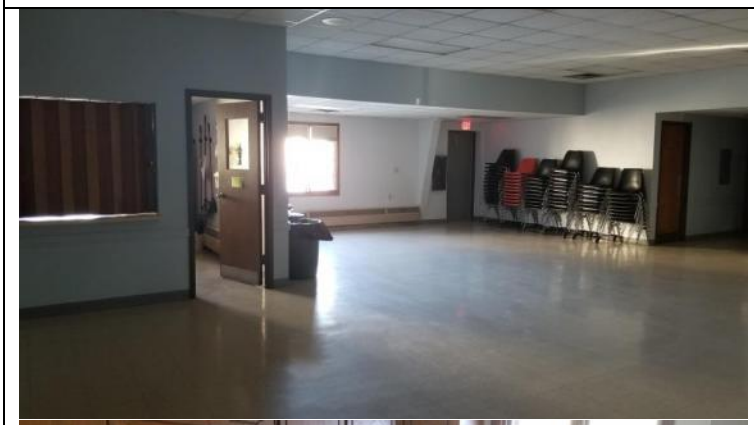
Recreation

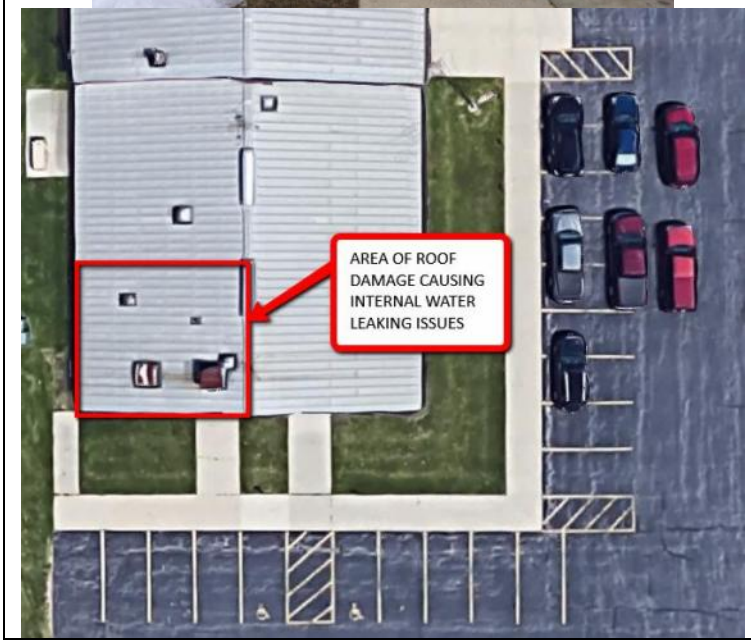
- Waiting Room is inadequate for youth activities.
- Only having one undersized multi-purpose space for recreation activities limits the number of activities/classes/rentals that the department can host and also limits the number of participants.
- Storage space for tables chairs and other group accessories is extremely limited with chairs frequently being stored in the multi-purpose space.
- Kitchen is in need of an upgrade and when that is done needs to comply with ADA codes
- Ceiling heights are low for large gatherings or movement activities.
- Not an ideal location for the Recreation Department.
- Lack of availability limits programs that can be offered and rentals.

CODE EVALUATION, LIFE SAFETY, AND ACCESSIBLITY

- The Occupancy types of Village of Bellevue Building at 1811 E. Allouez Avenue are:
    - S-2 (Low-Hazard) Storage: Parking garage
    - B: Business. 21,350 s.f.
- The building is non-sprinkled
- There is currently a 4-hour rated fire wall assembly that separates the Recreation Department/Offices and the Fire Apparatus Bays. Current code indicates that between an (S-2) Storage occupancy and a (B) Business occupancy, in a non-sprinkled building, there needs to be a minimum of a 2-hour rated fire wall. Current construction of this separation wall is adequate.
- The building has several American's with Disabilities Act (ADA) deficiencies primarily in the toilet rooms, kitchen and doors. The International Existing Building Code indicates that 20% of the budget on all future projects needs to be spent on bringing the building into compliance with current accessibility standards.

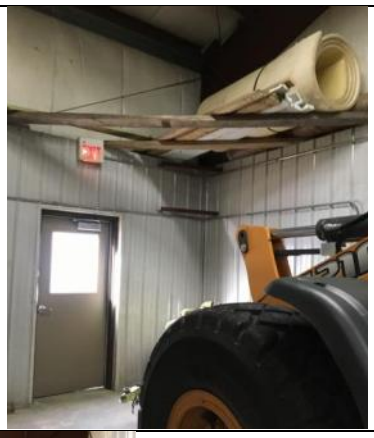
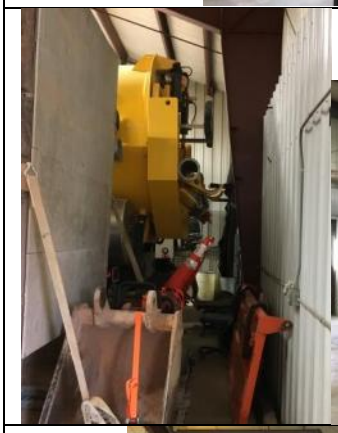
BUILDING CONDITION VISUALS AND DESCRIPTIONS

	ADA compliance issues in the men's and women's toilet rooms include wheelchair turning radius, grab bars, accessible stalls, and door push pull clearances. ADA upgrades are required to be made if other building improvements are made. 20% of any project budget needs to be spend on ADA upgrades until the building is brought into compliance
 	Kitchen counters and the serving counter are 3' high not at the ADA standard 2'-10". Stove exhaust needs to be vented to the exterior. The kitchen is more residential style in nature and in need of remodel. Commercial ventilation should be installed.



The building envelope is in moderate condition for its age however it is important to remember that the typical lifespan of a metal building used for Fire/DPW functions is 40 to 50 years. The lower roof has experience some damage in storms over the last few years and since the style of roof is no longer made, roof patches have been completed, however the roof does still leak and is causing damage to the building interior. Some signs of wear to the metal finish can be seen on the roof, canopy and doors. On-going maintenance items should include caulking, painting and refinishing exterior hollow metal doors. A building of this age will likely have unexpected repairs over the next 5 years that we are not calling for in our maintenance budget simply due to the age of the facility.

	Standing water and surface cracking was observed throughout the parking and drive lanes on site and will likely be in need of full replacement in the next 5 years.
	Backing large vehicles into the Apparatus Bays is difficult due to narrow overhead doors. Bollards and skillful driving for the most part have prevented damage to either the vehicles or the overhead doors however wider overhead doors and a drive thru condition, where no backing up is required, is a preferable setup for a Fire Apparatus Bay.
	Turn-out gear is located on the back wall of the Apparatus Bays and leaves little room for firefighters to put on their gear and maneuver around one another during prior to leaving on a call.
	The mezzanine in the Fire Apparatus Bays does not have a gate heavy/bulky items being stored here are required to be carried up and down the stairs as needed.

	Storage is being added in unconventional locations due to lack of storage space and in this case could be an issue if overloaded.
 	Vehicles are parked within an inch or two of walls and building structural columns with no bollard protection. One small mistake when parking these vehicles so tightly against the building could cause significant damage to the DPW Storage bays.
	Interior storage space of vehicles, parts and equipment is extremely limited and almost always requires moving multiple pieces of equipment to gain access to the vehicle or equipment that is needed. Operational efficiency is sub-standard
	Floor drains frequently don't drain because of too much sediment coming off of trucks. Many hours are spent by staff cleaning these. Repairs should be made to these drain locations.

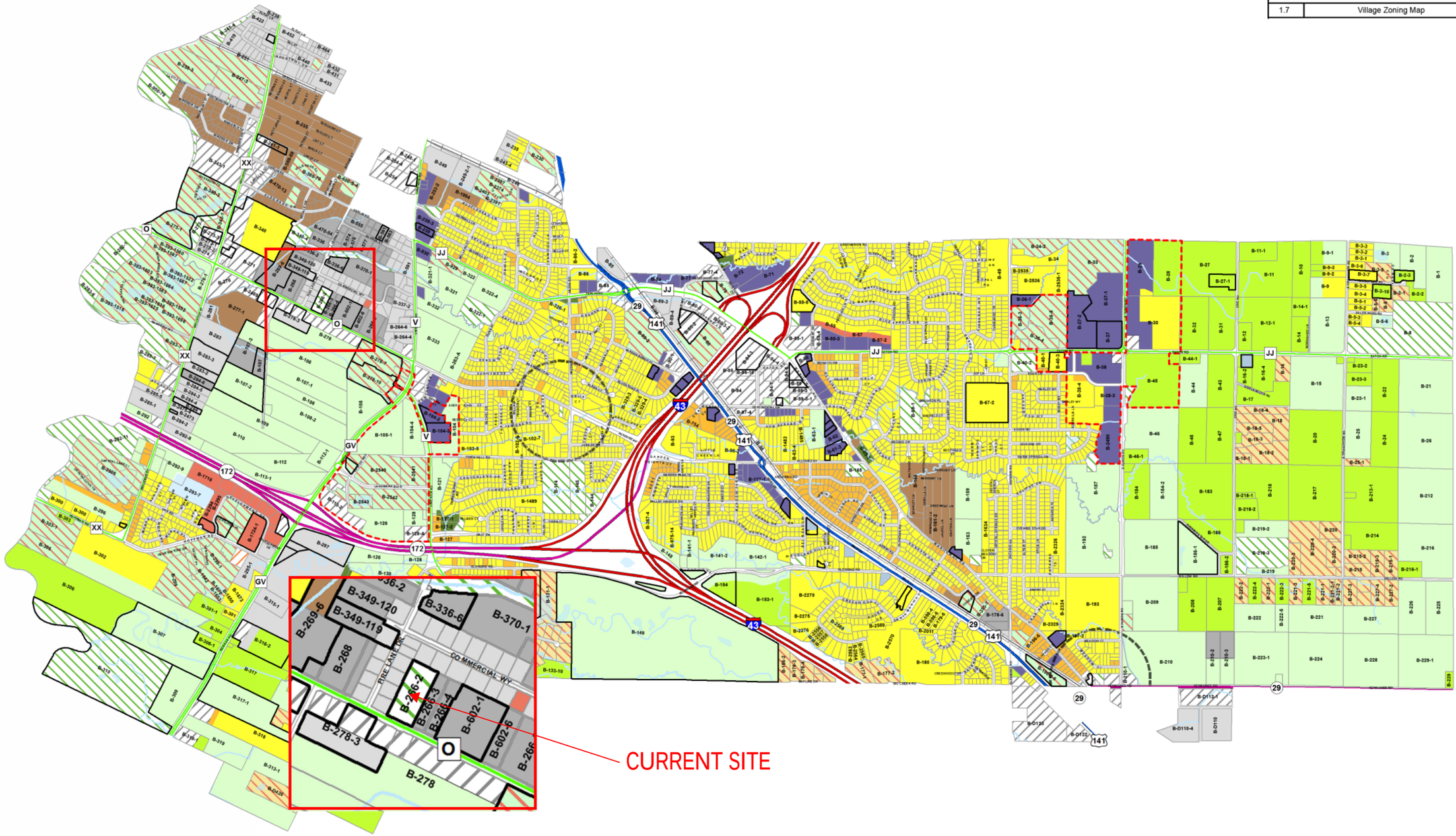
	Salt Shed is undersized at 200 Tons of Salt Storage and the interior roof structure has been damaged when loading salt which has led to structural issues including leaning and bulging walls. The salt storage building is undersized and is in need of replacement. Determining a location for a new salt shed is important and should be included as part of a master plan for the DPW. If the Village had a larger shed then all the salt needed for the year could be ordered when prices are low and would save the Village from having to order when out of salt. On occasion salt is unavailable for purchase at the end of a season and diminishes department's ability to serve the Village's residents.
	The existing site only has one access point. During community events navigating the parking lot with Fire vehicles is difficult. It also has the possibility of delaying a response time if an event is letting out at the same time as a call.

LAND USE PLAN CONFORMANCE
Currently the building at 1811 Allouez Ave is zoned "P" Public Use and is surrounded by properties zoned "LI" Light Industrial, "HI" Heavy Industrial and "B-3" Intensive Business. While this works for the DPW and the Fire Department it is much less desirable for the Community Center.

The following pages are the Zoning and Future Land Use Plan for the Village.

It will need to be discussed further with the planning department what the best fit for each department is from a land use planning perspective prior to any site selection studies that are to be completed in the future.

Revisions			
1.7	Village Zoning Map	01/23/2017	Approval



0 2,050 4,100 Feet

Village of Bellevue Official Zoning Map

Village of Bellevue, Brown County, WI

Official Final Approved Copy: January 23, 2017

- A-1 Exclusive Agriculture
- A-2 Agricultural Transition
- R-1 Single -Family Residential
- R-2 Two-Family Residential
- R-3 Multi-Family Residential
- B-1 Neighborhood Business
- B-2 General Business
- B-3 Intensive Business
- LI Light Industrial
- HI Heavy Industrial
- I-1 Institutional
- C-1 Conservancy
- PDD Planned Development
- RR Rural Residential
- P Public Use
- CR Conditional Rezoning
- Dedicated, Unconstructed R/W
- Conditional Use
- Tax Increment District (TID)
- Well Head Protection

VILLAGE OF BELLEVUE — A GREAT PLACE TO GROW

N W E S

Sheet No. 1 of 1

Village of Bellevue Zoning Map

Drawn By: Tim Hennig, GIS/IT Manager

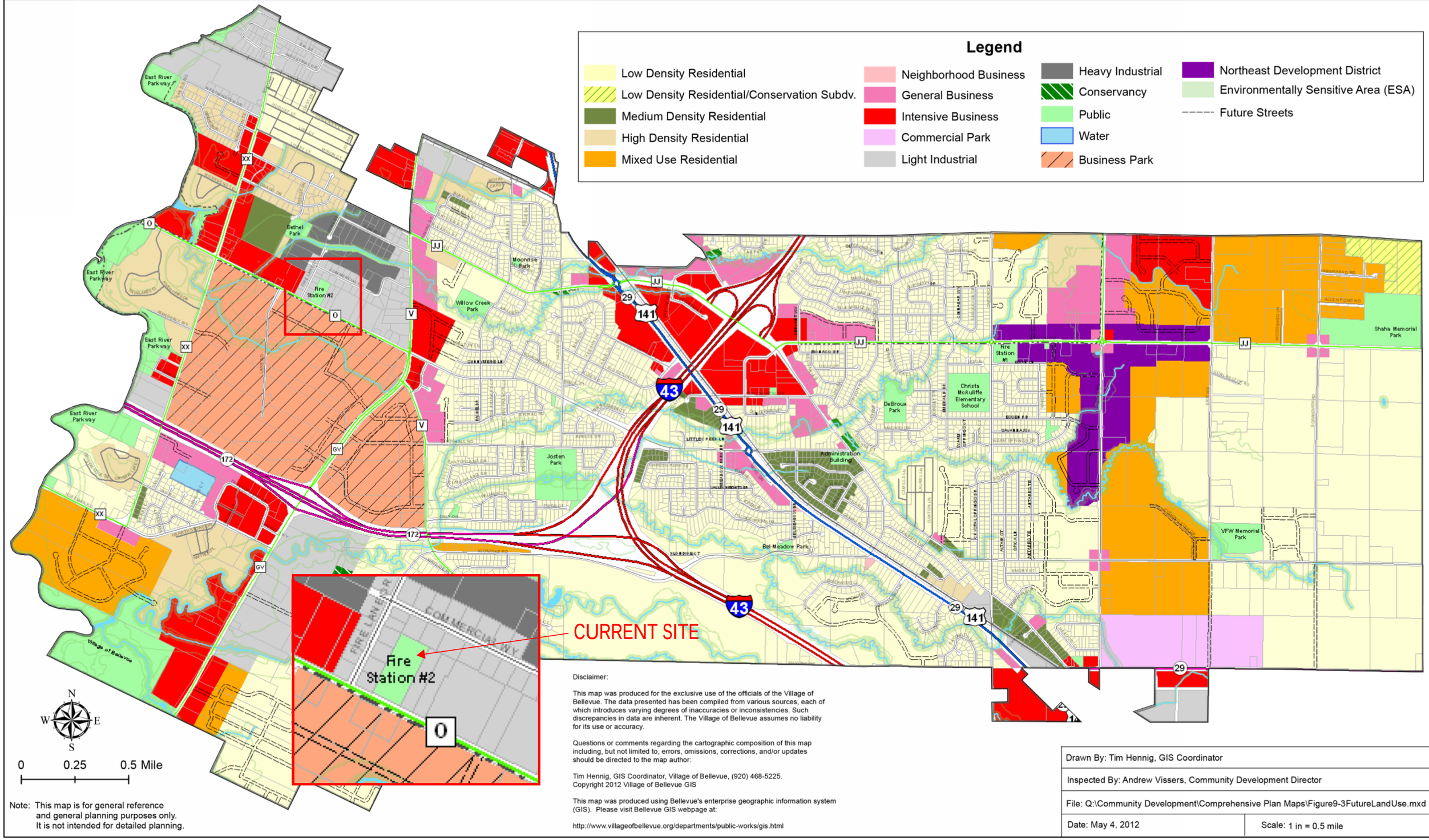
File: Q:\Community Development\Zoning\Zoning Map.mxd

Date: January 23, 2017 **Scale:** 1 inch = 2,399 feet

VILLAGE OF BELLEVUE
A GREAT PLACE TO GROW

Figure 9-3
Future Land Use

VILLAGE OF BELLEVUE
A GREAT PLACE TO GROW



Note: This map is for general reference and general planning purposes only. It is not intended for detailed planning.

Disclaimer:

This map was produced for the exclusive use of the officials of the Village of Bellevue. The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent. The Village of Bellevue assumes no liability for its use or accuracy.

Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates should be directed to the map author:

Tim Hennig, GIS Coordinator, Village of Bellevue, (920) 468-5225.

This map was produced using Bellevue's enterprise geographic information system (GIS). Please visit Bellevue GIS webpage at:

http://www.villageofbellevue.org/departments/public-works/gis.html

Drawn By: Tim Hennig, GIS Coordinator	
Inspected By: Andrew Vissers, Community Development Director	
File: Q:\Community Development\Comprehensive Plan Maps\Figure9-3FutureLandUse.mxd	
Date: May 4, 2012	Scale: 1 in = 0.5 mile

TAB 3
FCA COST REVIEW

Village of Bellevue
2828 Allouez Ave
0-5 Year Maintenance Items

	SF/Quantity	Cost per SF		Total	Notes
Maintenance Items					
ADA Improvements (Kitchen/Toilets)	500	75	$	37,500	
Remodel of Multi-Purpose, Office and Waiting.	4,400	35	$	154,000	Includes HVAC, Floor, Ceiling and Wall treatments but limited changes to the floor plans
Replacement of Lower Roof	3,600	18	$	64,800	Includes demo, new insulation and new roof panels on low roof
Replacement of Garage Roof and Metal Wall Panel	11,400	18	$	205,200	Includes demo, new insulation and new roof panels on apparatus bay and DPW garage
New HVAC in DPW Garage	2,890	12	$	34,680	Includes demo and new system
Plumbing and Sewer		allow	$	40,000	New drains in the DPW garage and waterproofing/plumbing and sewer repairs in the basement
		Parks Subtotal	$	536,180	
Site Construction					
New Asphalt		allow	$	125,000	Cost to resurface entire parking lot
Soft Costs					
Construction and Estimating Contingency		8.0%	$	52,894	
Architecture / Engineering Fees		7.0%	$	46,283	
		Total	$	99,177	
		Complete Construction Cost	$	760,357	

*Even with all these improvements the building is size and function no longer sufficient for the departments that occupy the building.

TAB 4
EXISTING ROOM PROGRAM, FLOOR PLAN AND SITE EVALUATION

Existing Room Program for Public Works, Fire and Recreation Departments

Village of Bellevue

4 ACRE PARCEL - 2.82 BUILDABLE ACRES

1811 ALLOUEZ AVENUE BUILDING

FUNCTION AREA/ Room	Station X'	Cor Y'	Net SF/Station	# of Sta.	Net Useable SF	Circulation & Wall Allow.	Gross SF	Occupancy Notes
RECREATION								
Entry			82	1	82			
Multi Purpose Room			1880	1	1,880			
Kitchen			162	1	162			Does not comply with ADA Accessibility
Storage			206	1	206			
Office/Waiting Room			182	1	182			
SUBTOTAL				**5**	2,512		**2,512**	
FIRE								
Apparatus Floor			3017	1	3,017			Includes Hose Storage & Turnout Gear
Office (Former Chief's Office)			174	1	174			
Day Room / Kitchnette			290	1	290			
Repair Shop			211	1	211			
Storage and Laundry			492	1	492			
Mezzanine			500	1	500			
SUBTOTAL				**6**	4,684		**4,684**	
PUBLIC WORKS								
Vehicle / Equipment Storage			2750	1	2,750			
Storage Racking			140	1	140			
SUBTOTAL				**2**	2,890		**2,890**	
SHARED								
Pump Room/Chlorine/Stair 2			413	1	413			Accessible only from Exterior
Stair 1 and Passage Corridors			238	1	238			
Toilet / Shower facilities			210	1	210			Does not comply with ADA Accessibility
Janitor Closet			62	1	62			
Meter Room			474	1	474			Basement
Storage			442	1	442			Basement
Furnace/Stair1 Lower Level			288	1	288			Basement
SUBTOTAL				**7**	2,127		**2,127**	

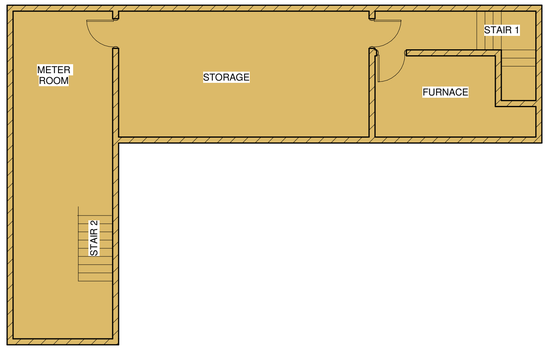
Total Building Square Footage **12,213**

Total Useable SF (Excludes Basement, Exterior Storage Rooms)

YARD BUILDINGS

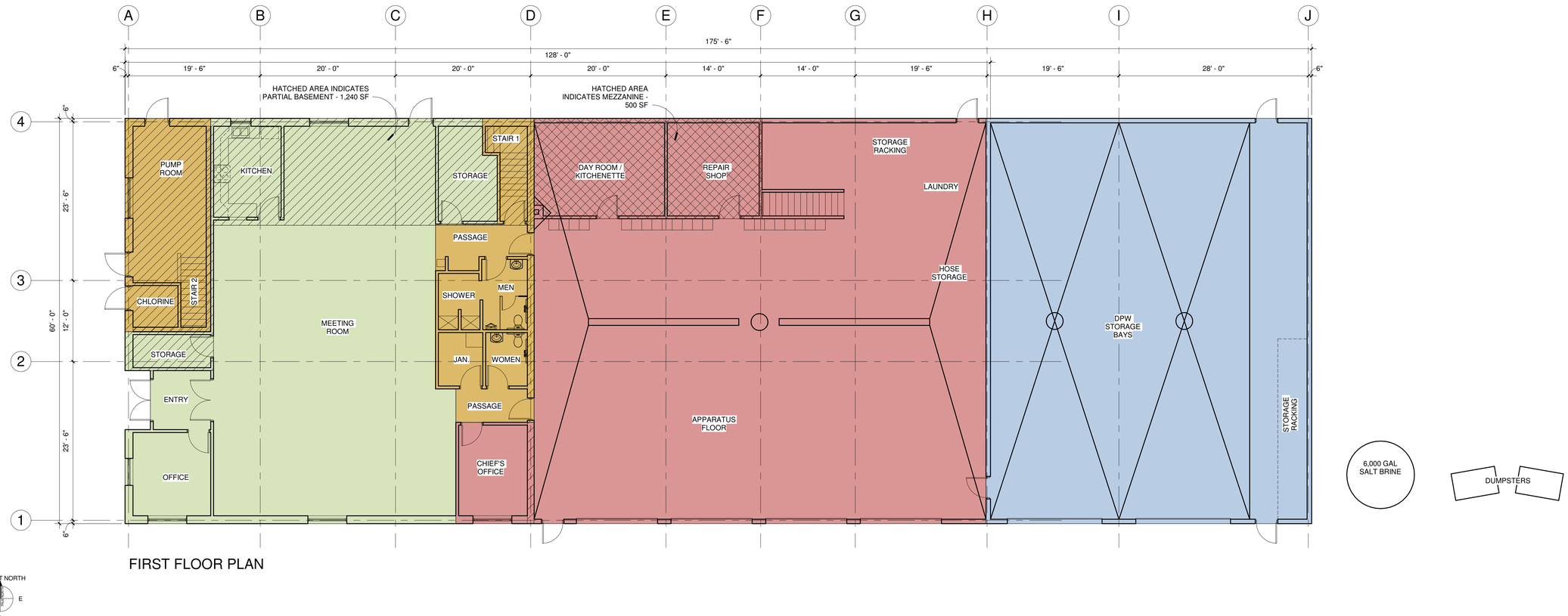
FUNCTION AREA/ Room	Station X'	Config. Y'	SF/Station	# of Stations	SF for Stations	Internal Circulation SF	Room Total SF	
SALT STORAGE								
DPW Salt Storage Building	35	40	1400	1	1,400			Only Building in DPW Yard
SUBTOTAL			1400	1	1,400		**1,400**	

TOTAL SQUARE FOOT BUILDING SPACE **13,613**



BASEMENT PLAN

FIRE	4,684 SF
DPW	2,890 SF
RECREATION	2,512 SF
SHARED SPACE	2,127 SF



FIRST FLOOR PLAN

EXISTING BUILDING DEPARTMENT PLAN

Village of Bellevue
Preliminary Design

4/9/2018

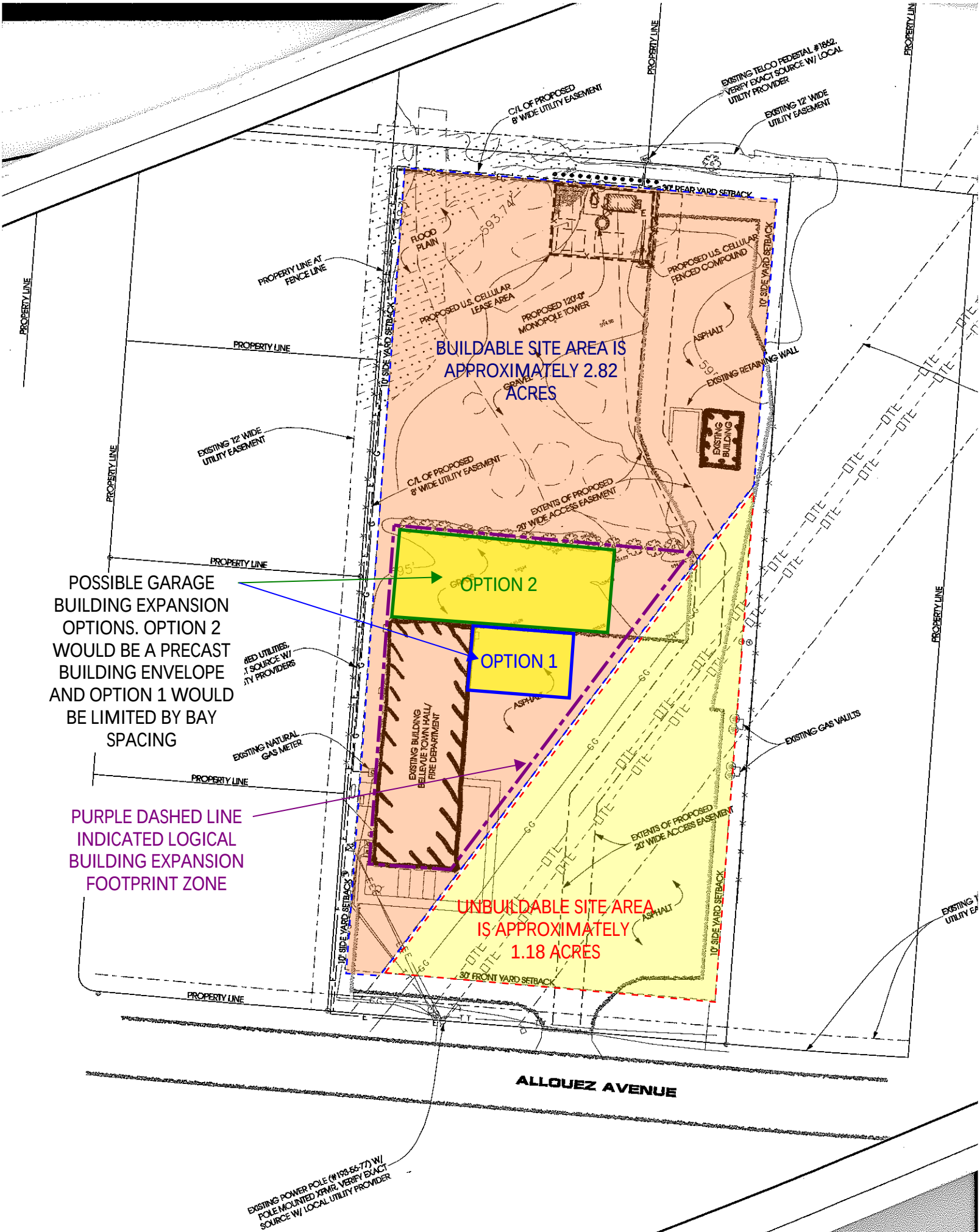
BARRIENTOS design & consulting

1 Site
1" = 40'-0"

Village of Bellevue
Preliminary Design

3/21/2018

BARRIENTOS
design & consulting


BUILDABLE SITE AREA IS APPROXIMATELY 2.82 ACRES
UNBUILDABLE SITE AREA IS APPROXIMATELY 1.18 ACRES
OPTION 2
OPTION 1
POSSIBLE GARAGE BUILDING EXPANSION OPTIONS. OPTION 2 WOULD BE A PRECAST BUILDING ENVELOPE AND OPTION 1 WOULD BE LIMITED BY BAY SPACING
PURPLE DASHED LINE INDICATED LOGICAL BUILDING EXPANSION FOOTPRINT ZONE
ALLOUEZ AVENUE
PROPERTY LINE
30' REAR YARD SETBACK
10' SIDE YARD SETBACK
30' FRONT YARD SETBACK
PROPOSED U.S. CELLULAR LEASE AREA
PROPOSED U.S. CELLULAR FENCED COMPOUND
PROPOSED 120'-0" MONOPOLE TOWER
EXISTING BUILDING
EXISTING BUILDING BELLEVUE TOWN HALL/ FIRE DEPARTMENT
EXISTING RETAINING WALL
EXISTING GAS VAULTS
EXISTING NATURAL GAS METER
EXISTING 12' WIDE UTILITY EASEMENT
C/L OF PROPOSED 8' WIDE UTILITY EASEMENT
EXTENTS OF PROPOSED 20' WIDE ACCESS EASEMENT
EXISTING TELCO PEDESTAL #1842, VERIFY EXACT SOURCE W/ LOCAL UTILITY PROVIDER
EXISTING POWER POLE (#193-55-77) W/ POLE MOUNTED XFMR, VERIFY EXACT SOURCE W/ LOCAL UTILITY PROVIDER
FLOOD PLAIN
ASPHALT
GRAVEL

933099

CERTIFIED SURVEY MAP

SURVEYORS CERTIFICATE: I, Michael J. Roach, registered land surveyor, do hereby certify that I have surveyed, divided, and mapped the land described hereon; that I have made such survey and map by the direction of the owner of the land surveyed; and that I have complied with the Subdivision and Platting Regulations of the Town of Bellevue, the City of Green Bay, and Brown County and with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping the hereon described parcel of land and that the map hereon is a true and correct representation of the survey.

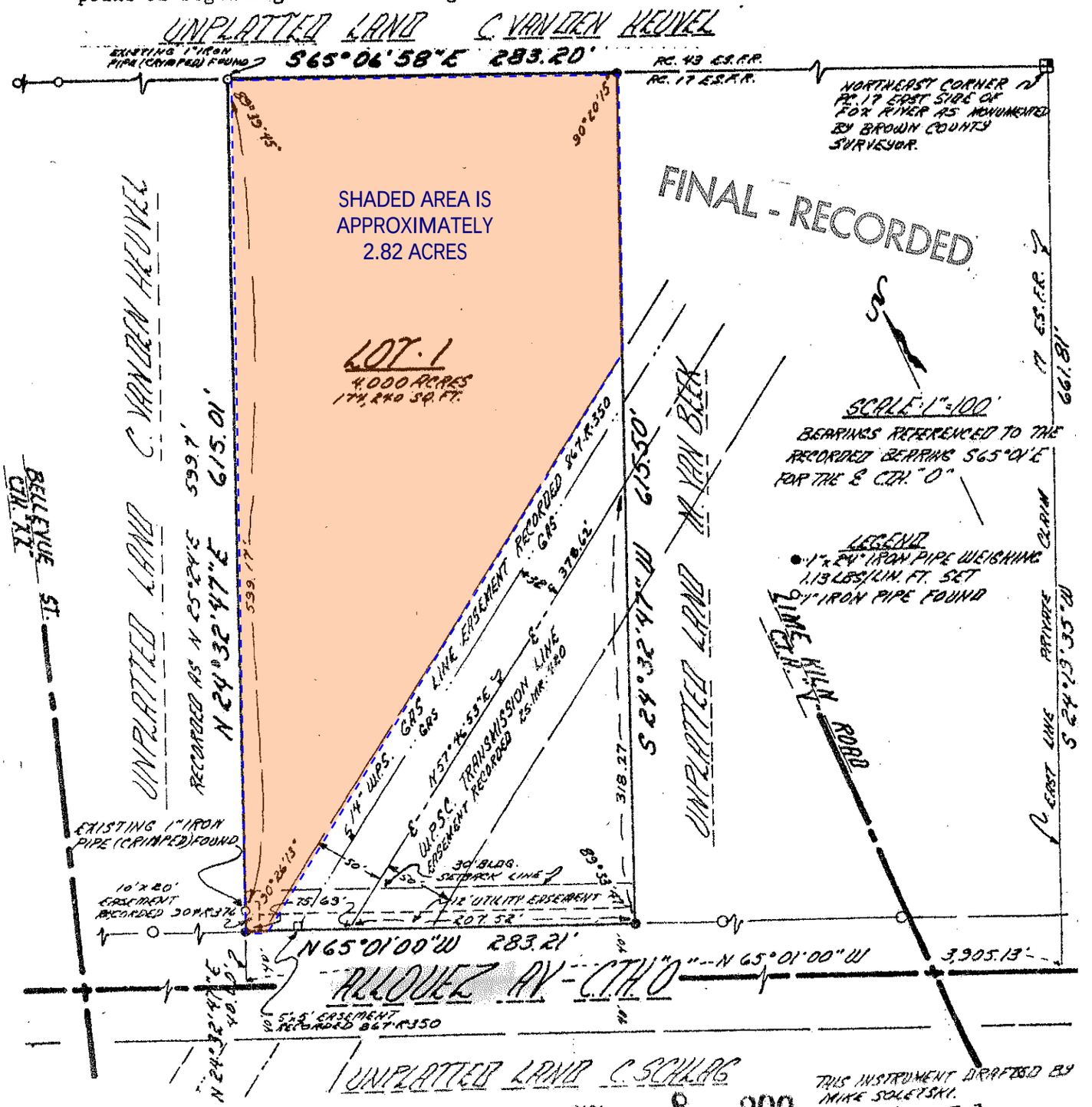
MICHAEL J. ROACH S-1058 Green Bay, Wis. LAND SURVEYOR

Michael J. Roach S-1058

21 Nov 1979
Date

DESCRIPTION: Part of Private Claim 17, East Side of Fox River lying east of the East River, Town of Bellevue, Brown County, Wisconsin described as:

Commencing at the northeast corner of Private Claim 17 East Side of Fox River; thence South 24°-19'-35" West 661.81 feet; thence North 65°-01'-00" West 3905.13 feet along the centerline of C.T.H. "O" and said centerline extended easterly; thence North 24°-32'-47" East 40.00 feet to the north line of C.T.H. "O" and being the point of beginning; thence continuing North 24°-32'-47" East 615.01 feet to the north line of Private Claim 17; thence South 65°-06'-58" East 283.20 feet along said north line; thence South 24°-32'-47" West 615.50 feet to the north line of C.T.H. "O"; thence North 65°-01'-00" West 283.21 feet along said north line to the point of beginning and containing 4.000 acres.



TAB 5
EXISTING FACILITY REMODEL OPTIONS AND COSTS

The two options described below are shown in plan on the following two pages and costs for remodeling the existing building are shown on the pages immediately following the plans.

NEW FIRE, RENOVATED RECREATION, RENOVATED DPW

In this option the Fire Department, which is undersized and does not have the ability of house full time staff or have drive-thru bays, is relocated to a new building on a yet to be determined site. In Tab 8 there is an optimal floor plan for this new facility and a hypothetic site plan that was developed to assess the required acreage that would likely be needed for a new fire station building.

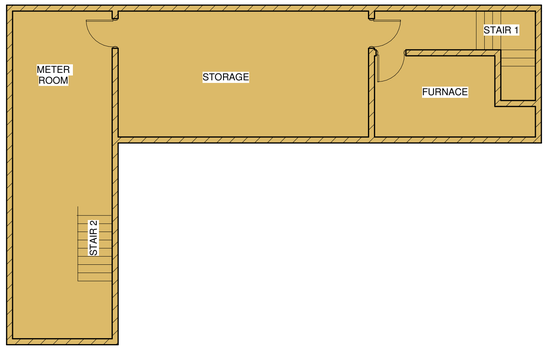
The existing location would be renovated for use by the DPW and Recreation Department. This option would resolve the building maintenance issues for each department but the DPW and Recreation departments still would have concerns regarding long term space needs and the location of this facility. The DPW Yard would remain in its current location however a study should be completed on the DPW department as a whole to determine exactly where they should place a new Salt Shed so that it fits into a long term master plan for the department.

NEW FIRE, NEW COMMUNITY CENTER, RENOVATED DPW

Renovate the existing location as a DPW department facility with new facilities for the Fire and Recreation Department being constructed at suitable locations, see Tab 8. The DPW would still have some space needs concerns.

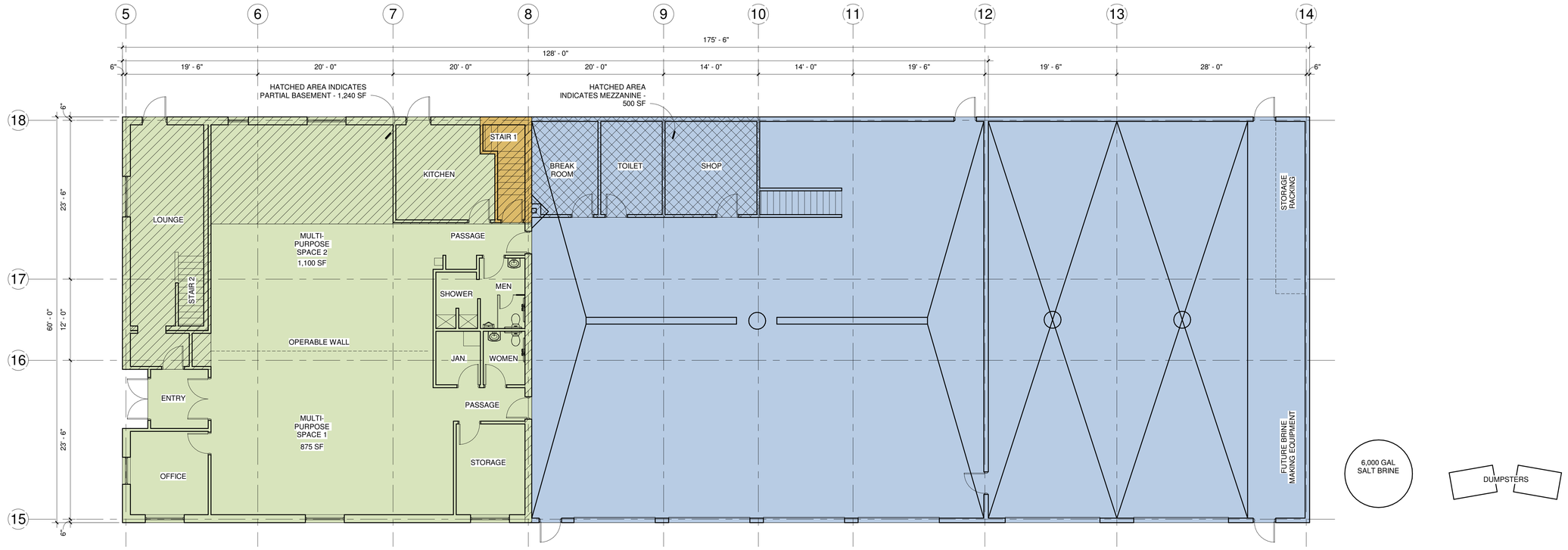
This option would handle the deficiencies of the Fire and Recreation Departments with the design of two new buildings however the DPW would still be operating out of a facility that has a structure that is approaching 50 years or age and does not fully meet their needs.

This option also frees up 4,624 square feet in the front of the 1811 E. Allouez Avenue building, currently used by the Recreation Department, for another Village function. This is shown as “Shared” square footage at the moment and could be used for many different Village purposes including Village Offices, Storage, or Meeting space.



BASEMENT PLAN

	FIRE	NEW LOCATION
	DPW	7,400 SF INCLUDING MEZZANINE
	RECREATION	3,500 SF
	SHARED SPACE	1,300 SF



FIRST FLOOR PLAN

NEW FIRE, RENOVATED RECREATION, RENOVATED DPW

Village of Bellevue
Preliminary Design

4/9/2018

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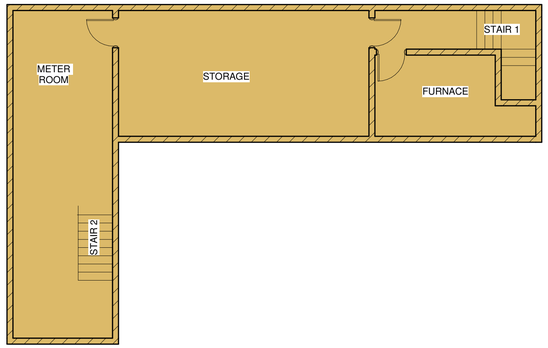
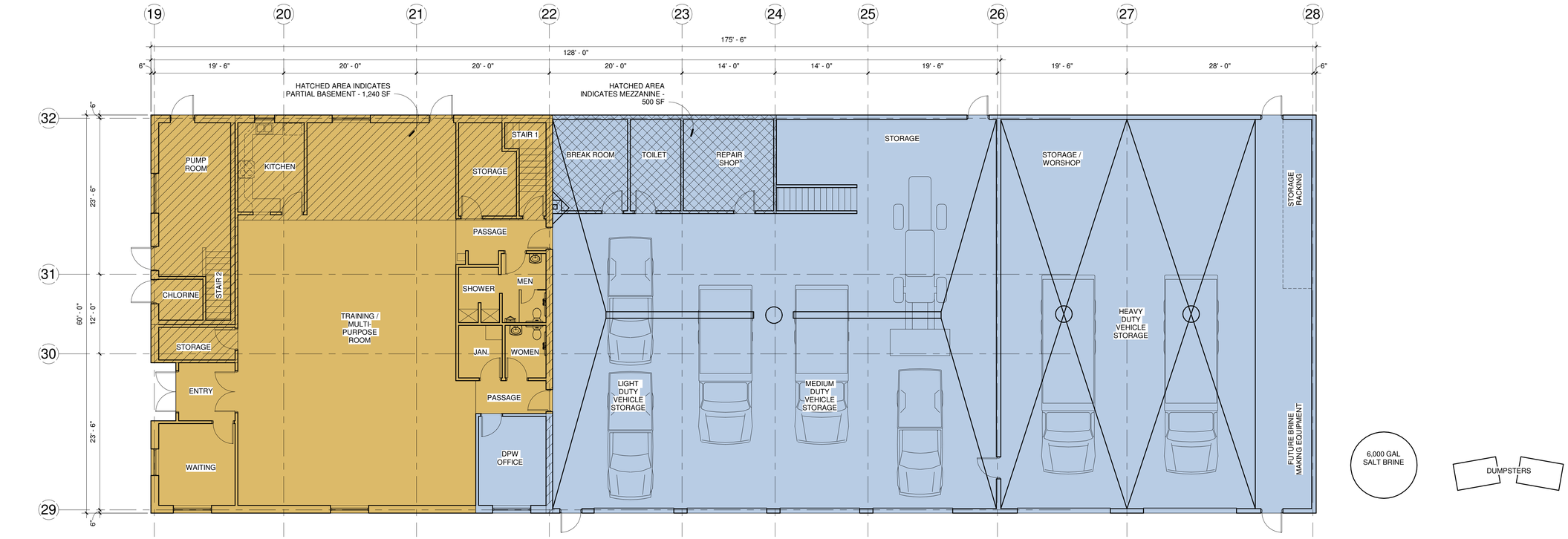


BASEMENT PLAN

FIRE	NEW LOCATION
DPW	7,575 SF INCLUDING MEZZANINE
RECREATION	N/A
SHARED SPACE	4,625 SF



FIRST FLOOR PLAN

Village of Bellevue
Preliminary Design

4/9/2018

NEW FIRE, NEW COMMUNITY CENTER, RENOVATED DPW

BARRIENTOS design & consulting

Village of Bellevue Multi-Department
Preliminary Cost Estimate

	SF/Quantity		Cost per SF		Total	Notes
Renovated Existing DPW Building - Option 1						
Storage Garage, Shops and Mezzanine	7,400		20	$	148,000	New Toilet, Break Room, Floor Drain Repair, Paint
			Building Subtotal	$	148,000	
Site Construction						
New Recreation Site - Site Work	allow	$	50,000	$	50,000	
Soft Costs						
Construction and Estimating Contingency			8.0%	$	15,840	
Architecture / Engineering Fees			7.0%	$	13,860	
			Total	$	29,700	
			Complete Construction Cost	$	227,700	

*Estimate does not include furnishings, moving/relocation expenses, or plan approval and review fees
**This provides approximately the SF required however overhead door width still could be an issue

Village of Bellevue Multi-Department
Preliminary Cost Estimate

	SF/Quantity		Cost per SF		Total	Notes
Renovated Existing Community Center - Option 1						
Recreation	3,500		75	$	262,500	ADA, Kitchen and Multi-purpose Room Improvements
Replacement of Lower Roof	3,600		18	$	64,800	
Shared Spaces	1,300		20	$	26,000	
			Building Subtotal	$	353,300	
Site Construction						
New Recreation Site - Site Work	allow	$	30,000	$	30,000	
Soft Costs						
Construction and Estimating Contingency			8.0%	$	30,664	
Architecture / Engineering Fees			5.0%	$	19,165	
			Total	$	49,829	
			Total Renovation Cost of Recreation Portion	$	433,129	

*Estimate does not include furnishings, moving/relocation expenses, or plan approval and review fees

TAB 5
BENCHMARKING - SIMILAR MUNICIPAL BUILDING FCA DECISIONS

BENCHMARKING

Barrientos Design has had many similar experiences with aging pre-engineered metal building facility condition assessments for other municipalities and government entities. Below is a brief description of the most applicable projects and the approach that the was taken when considering the information that we provided.

Verona - DPW

The City of Verona had developed a 30,000 SF DPW facility in 2000 as the first building in new industrial park. In the years since 2000 the City has rapidly grown and they sold off land in the industrial park and other buildings were developed around the DPW facility. Today the building does have some energy efficiency concerns however their major issue is space, not the condition of the building, and the department could use an expansion however there is no longer room in the industrial park to accommodate one. In this case the City has worked with us to identify potential sites for a new facility after realizing that the Departments spatial needs can't be met on the current site.

Janesville – DPW

The City of Janesville commissioned an FCA of their facility built in 1992. Our report determined that the required work in the building totaled up over 60% of the replacement cost (Insured building value). These costs were before addressing the City's space needs. As a solution to both the space needs and the aging facility, a master plan of a phased replacement of the facility was developed. Phase 1 will be to build a new repair garage set apart from the current facility. Phases 2 & 3 will tear down portions of the garage to allow for increased building sizes and reconnection of the full facility. This phased approach will limit the amount of downtime for any department as each area will move into the newly completed portion of the building before tearing down the old department location.

New Berlin – Water Utilities Building

The City of New Berlin looked at several buildings as part of an initial study on several departments including Fire, Streets, Parks and the Water Utilities Department. The traditional cavity wall construction of the Water Utilities building constructed in the early 1970's and the pre-engineered metal building vehicle garage was completed in 1998. The 1970's building was originally constructed as a fire station but the fire department moved to a new location in the 90's. A full condition assessment was not completed on the existing building however they had significant water leaking issues and we knew that energy efficiency was an issue because there was only single wythe block exterior walls and single pane glazing. As the first phase in a campus master plan the City decided to demolish the 1970's administrative portion of the building and incorporate the 1998 vehicle garage into the design of a new Water Utility Building. Currently under construction this facility is to be completed later in 2018.

Fort Atkinson – Parks and DPW

In Fort Atkinson the current site has three pre-engineered metal buildings Parks (1981), DPW (1967), and a Repair Garage (1967). The two buildings constructed in 1967 are showing signs of deterioration with rusting and dented/bent metal panels. The square footage and roof height on these two buildings is insufficient for the current operations and size of fleet. Due to the age of the buildings and the insufficient size the City determined that they needed to be demolished. The 1981 Parks building would remain and get incorporated into a phased master plan for the site. The City wanted to continue utilizing the existing site even though it is very tight for the future needs of the two departments.

TAB 7
OPTIMAL ROOM PROGRAMS

Optimal Room Program for Public Works, Fire and Recreation Departments

Village of Bellevue

FUNCTION AREA/ Room			Net SF/Station	# of Sta.	Net Useable SF	Circulation & Wall Allow.	Gross SF	Occupancy Notes
RECREATION								
Entry vestibules			225	1	225			
Multi Purpose Room			3400	1	3,400			Dividable into two spaces (1,400 and 2,000 SF)
Kitchen			400	1	400			Warming Kitchen Only
Storage			800	1	800			
Prefunction / Waiting Room			650	1	650			
Studio / Lounge			1000	1	1,000			
Office			160	1	160			
Toilet Rooms			425	1	425			
Mechanical / Janitor			450	1	450			
SUBTOTAL				**9**	7,510	5%	**7,886**	
FIRE								
Apparatus Floor			5320	1	5,320			Three drive-thru bays with storage
Office / Data			250	1	250			Two Work Stations
Kitchen			200	1	200			
Day Room			200	1	200			
Bunks			90	3	270			
Training			700	1	700			Could be reduced if existing recreation multi-purpose room is used for this
Entry			60	1	60			
Trurn-out Gear			300	1	300			
Repair Shop			360	1	360			
Storage and Laundry			350	1	350			
Mezzanine			1500	1	1,500			
SUBTOTAL				**13**	9,510	5%	**9,986**	
PUBLIC WORKS								
Large Vehicle Storage	16	40	640	3	1,920			
Medium Vehicle Storage	14	32	448	4	1,792			
Small Vehicle Storage	10	20	200	3	600			
Equipment Storage	10	10	100	8	800			Trailers, Mowers, Chippers etc.
Repair Shop			800	1	800			
Brine Making Area			750	1	750			Potential Future Need
Toilet Room			200	1	200			Two Single Unisex Toilet Rooms
Break Area			400	1	400			
Office			100	1	100			Time clock, PC Station
Entry			80	1	80			
Storage			1000	1	1,000			
Mezzanine			1000	1	1,000			Mech. Equipment, Data Needs, Storage
SUBTOTAL				**26**	9,442		**9,442**	

SHARED (Assuming that the existing multi-purpose space remains)							
Multi-purpose / Training Space			1880	1	1,880		Village Training Space
SUBTOTAL				**1**	1,880	**1,880**	

Total Building Square Footage **29,193**

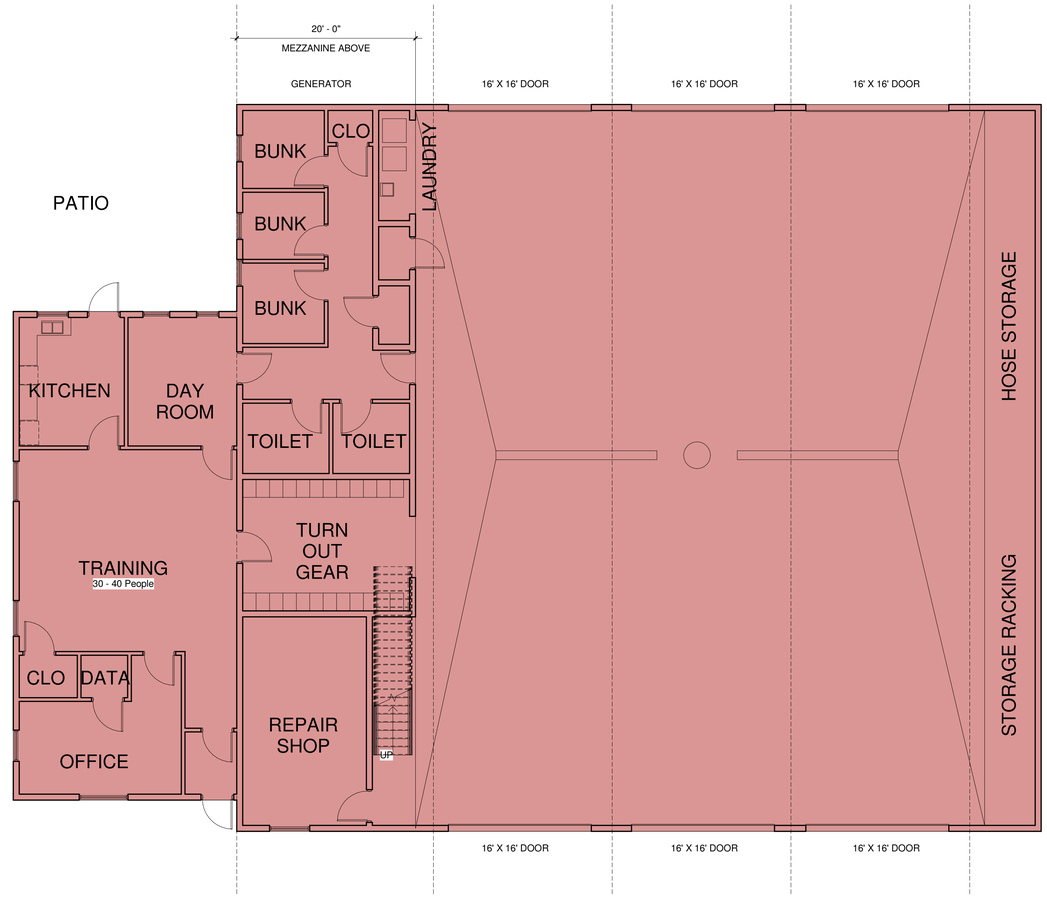
Total Useable SF (Excludes Basement, Exterior Storage Rooms)

YARD BUILDINGS

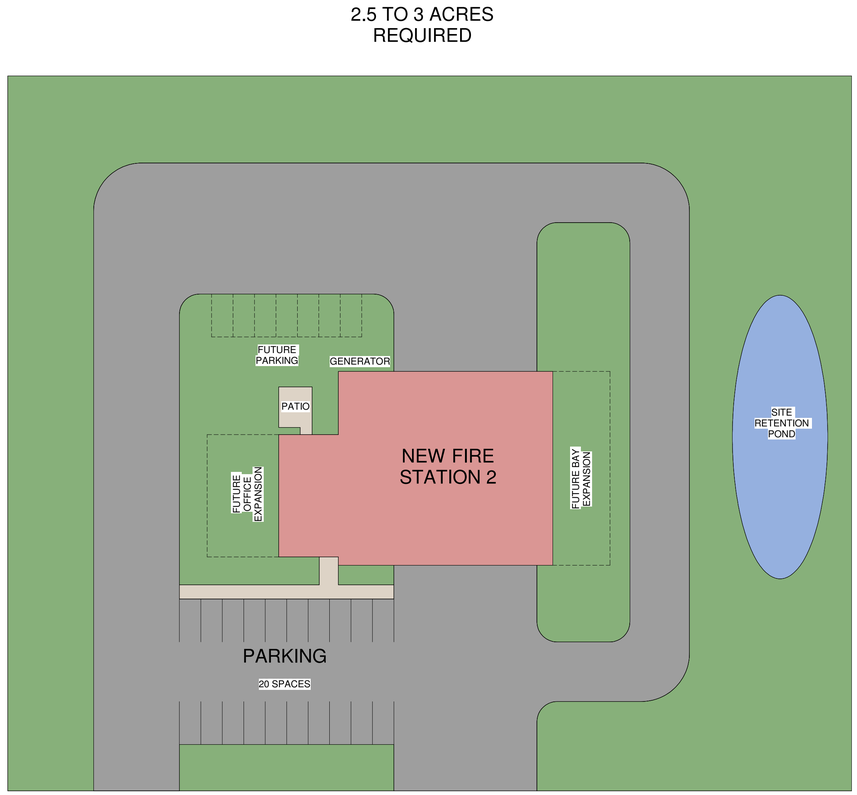
FUNCTION AREA/ Room	Station Config. X'	Y'	SF/Station	# of Stations	SF for Stations	Internal Circulation SF	Room Total SF	
SALT STORAGE								
DPW Salt Storage Building	40	80	3200	1	3,200			800 Ton Capacity with Storage Space for a Loader. 10' side wall
SUBTOTAL			3200	1	3,200		**3,200**	

TOTAL SQUARE FOOT BUILDING SPACE **32,393**

TAB 8
NEW BUILDING PLANS AND COSTS



NEW FIRE STATION #2 FLOOR PLAN



NEW FIRE STATION #2 SITE PLAN (HYPOTHETICAL LOCATION)

Village of Bellevue
Preliminary Design

4/9/2018

BARRIENTOS
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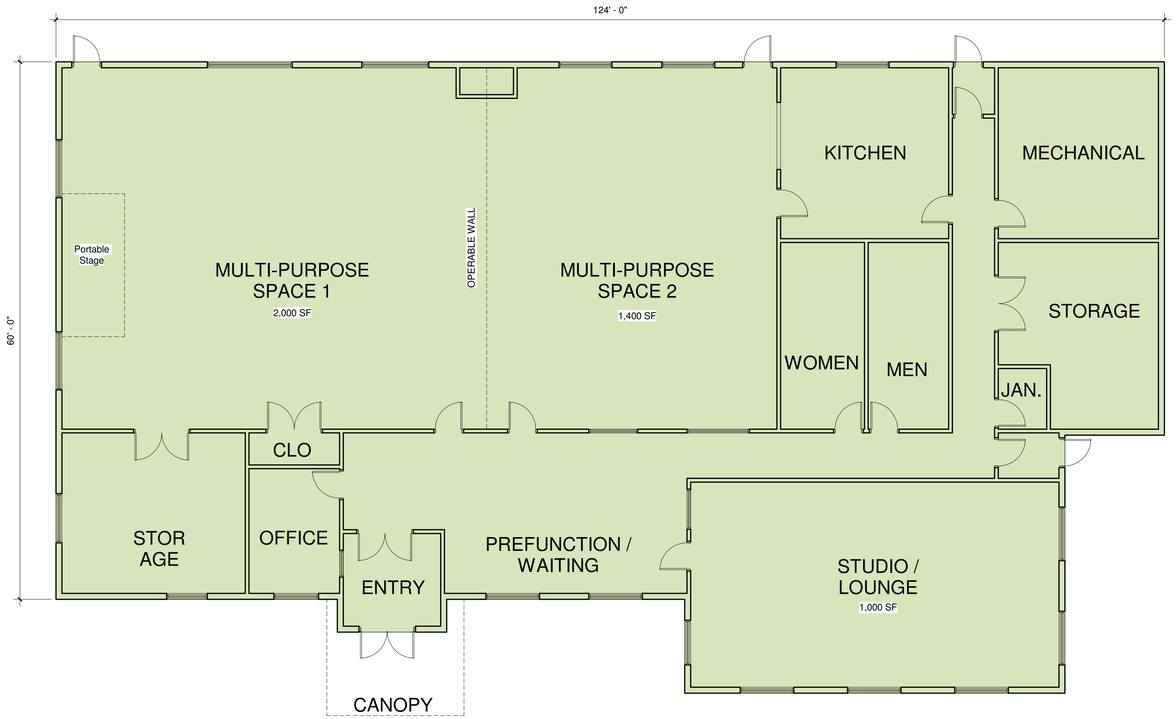
Village of Bellevue Multi-Department
Preliminary Cost Estimate

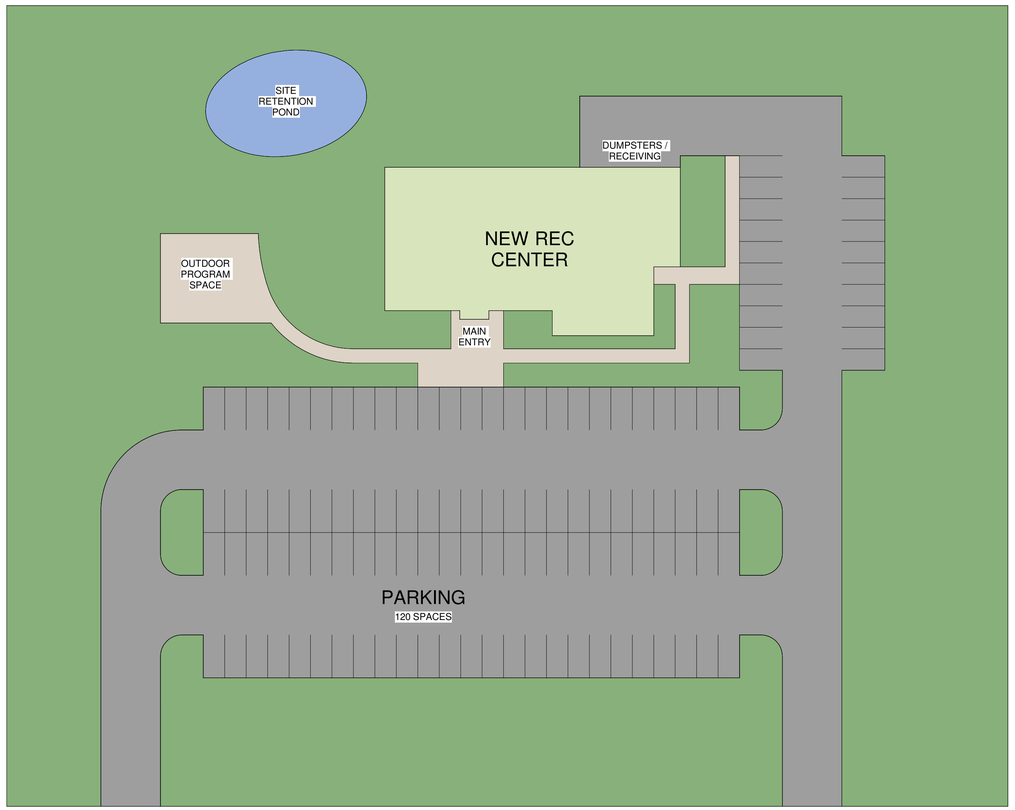
	SF/Quantity		Cost per SF		Total	Notes
New Fire Station #2						
Fire - Apparatus Bay	5,500		220	$	1,210,000	
Fire - Office, Kitchen, Bunks, Training	1,750		190	$	332,500	
Fire - Shop, Turn-Out Gear, Laundry	1,200		175	$	210,000	
Fire - Mezzanine	1,500		60	$	90,000	
			Parks Subtotal	$	1,842,500	
Site Construction						
New Fire Site - Site Work	2.5	$	120,000	$	300,000	This number could fluctuated based on selected site and site conditions
Soft Costs						
Construction and Estimating Contingency			8.0%	$	171,400	
Architecture / Engineering Fees			7.0%	$	149,975	
			Total	$	321,375	
			Complete Construction Cost	$	2,463,875	

*Estimate does not include furnishings, moving/relocation expenses, or plan approval and review fees
**Estimate does not include land acquisition costs



NEW RECREATION CENTER FLOOR PLAN

2.5 TO 3.5 ACRES REQUIRED



NEW COMMUNITY CENTER SITE PLAN (HYPOTHETICAL LOCATION)

Village of Bellevue
Preliminary Design

4/9/2018

BARRIENTOS design & consulting

NEW COMMUNITY CENTER SHOWN AT JOSTEN PARK (JUST FOR SCALE)

Village of Bellevue
Preliminary Design

4/9/2018

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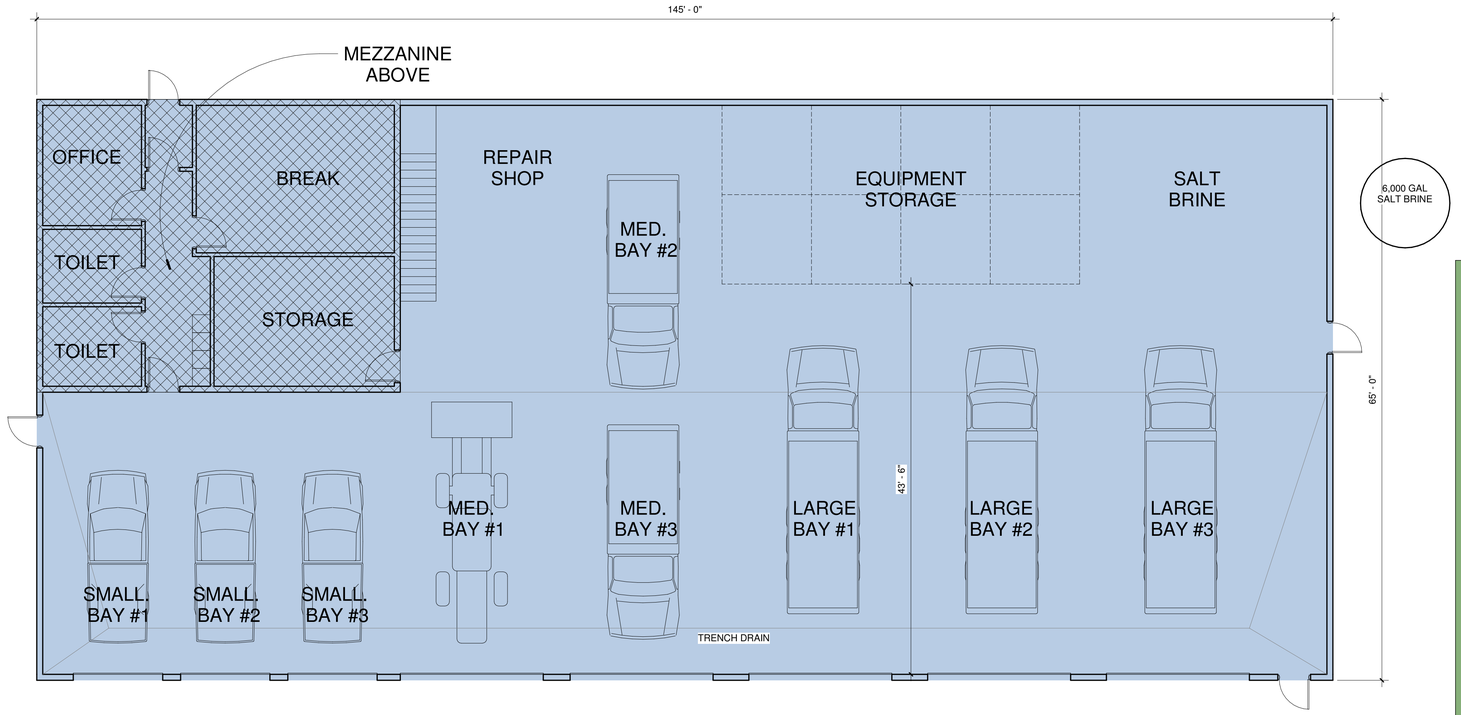
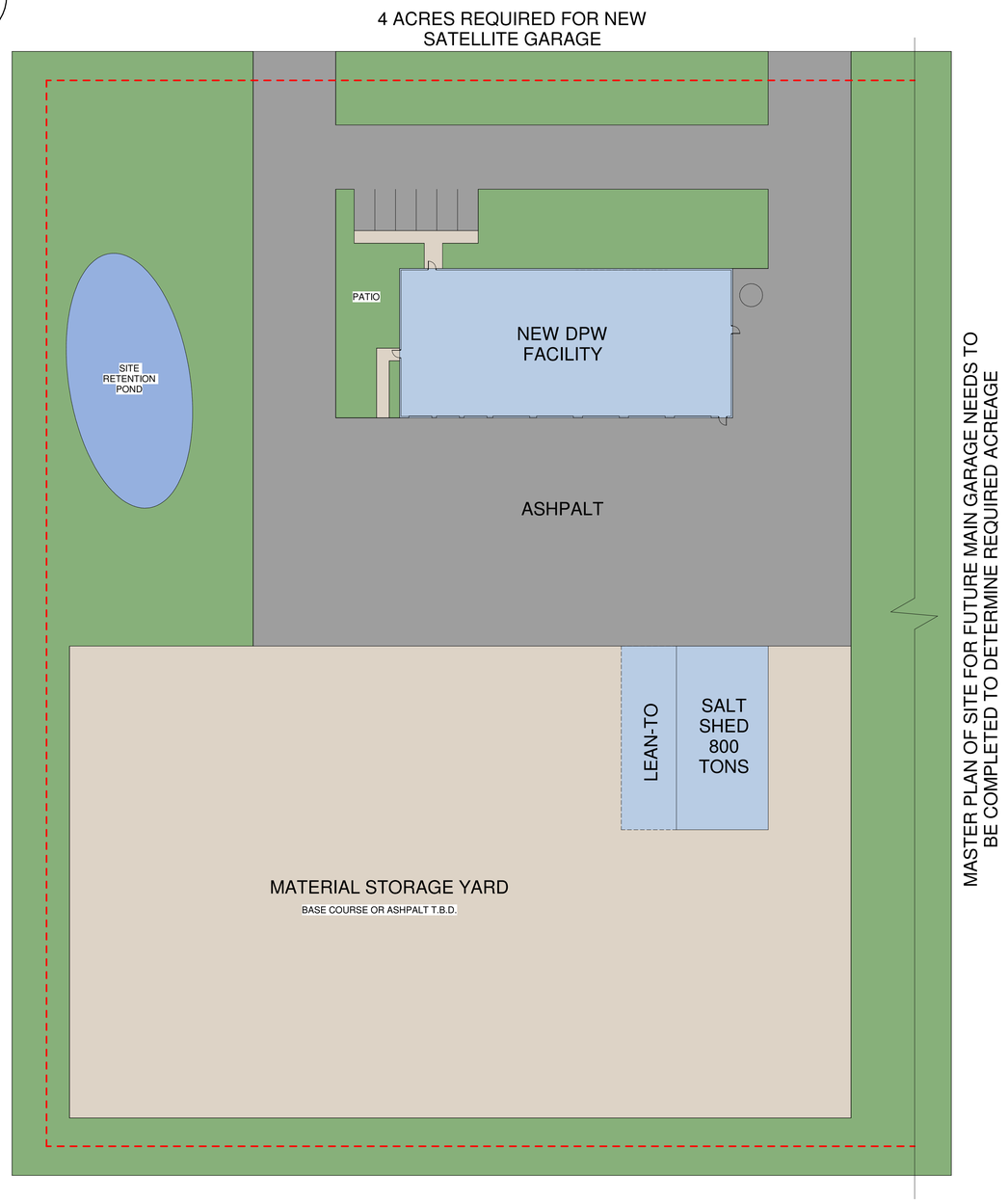
Village of Bellevue Multi-Department
Preliminary Cost Estimate

	SF/Quantity		Cost per SF		Total	Notes
New Community Center						
Recreation - Multi-Purpose Spaces	4,500		160	$	720,000	
Recreation - Offices, Toilets, Storage	2,800		170	$	476,000	
Recreation - Kitchen	500		180	$	90,000	
			Building Subtotal	$	1,286,000	
Site Construction						
New Recreation Site - Site Work	3	$	120,000	$	360,000	This number could fluctuated based on selected site and site conditions
Soft Costs						
Construction and Estimating Contingency			8.0%	$	131,680	
Architecture / Engineering Fees			5.0%	$	82,300	
			Total	$	213,980	
			Complete Construction Cost	$	1,859,980	

*Estimate does not include furnishings, moving/relocation expenses, or plan approval and review fees
**Estimate does not include land acquisition costs



NEW DPW FLOOR PLAN



NEW DPW SITE PLAN (HYPOTHETICAL LOCATION)

Village of Bellevue
Preliminary Design

4/9/2018

BARRIENTOS design & consulting

Village of Bellevue Multi-Department
Preliminary Cost Estimate

	SF/Quantity		Cost per SF		Total	Notes
New DPW Building						
Office, Toilets	380		150	$	57,000	
Storage Garage, Shops and Mezzanine	8,662		120	$	1,039,440	Assumes a Precast Concrete Building (Use $80 per SF for Metal)
			Building Subtotal	$	1,096,440	
Site Construction						
Salt Storage	allow	$	100,000	$	100,000	New 1,000 Ton Shed
Site Work	3	$	120,000	$	360,000	Includes utilities, grading, paving, site lighting and fencing
Soft Costs						
Construction and Estimating Contingency			8.0%	$	116,515	
Architecture / Engineering Fees			6.0%	$	87,386	
			Total	$	203,902	
			Complete Construction Cost	$	1,660,342	

*Estimate does not include furnishings, moving/relocation expenses, or plan approval and review fees
**Estimate does not include land acquisition costs

TAB 9
PLAN OPTION - COST SUMMARY

Village of Bellevue Multi-Department
Preliminary Cost Estimate Summary

		Total	Notes
New Fire, New Recreation, Renovated DPW			
New Recreation Building			
Complete Construction Cost (7,886 SF)	$	1,859,980	
New Fire Station #2			
Complete Construction Cost (9,986 SF)	$	2,463,875	
New DPW Building			
Complete Construction Cost (9,442 SF)	$	1,660,342	
	$	5,984,197	

New Fire, New Recreation, Renovated DPW			
New Recreation Building			
Complete Construction Cost (7,886 SF)	$	1,859,980	
New Fire Station #2			
Complete Construction Cost (9,986 SF)	$	2,463,875	
DPW Remodel			
Renovation of Existing DPW and Fire Bays (7,500 SF)	$	227,700	
Shared Space at Existing Building - Remodeled			
Renovation of existing space for new Village Use (4,600 SF)	$	433,129	
	$	4,984,684	

New Fire, Renovated Recreation, Renovated DPW			
Recreation Remodel			
Complete Construction Cost (4,600 SF)	$	433,129	
New Fire Station #2			
Complete Construction Cost (9,986 SF)	$	2,463,875	
DPW Remodel			
Renovation of Existing DPW and Fire Bays (7,500 SF)	$	227,700	
	$	3,124,704.00	

*These options do not account for site acquisition or relocation expenses

TAB 10
RECOMMENDATIONS

RECOMMENDATIONS

In this study we looked at multiple options to remodel the existing facility at 1811 Allouez Ave including:

1. Remodel the facility and continue using it for the same three departments.
2. Remodel the facility for use as a DPW and Community Center. The Fire Department would require a new building in this option.
3. Remodel the facility and site and use it for the sole purpose of a DPW facility. The Fire Department and Community Center would require a new building in this option.

In these three options a significant amount money would need to be spent remodeling the existing building to repair, bring up to current code, and redesign for the new arrangement od departments. If an investment is made in this facility it is important to note that none of the departments will have their optimal space needs will be met. Below is a short list of deficiencies by department if each department were to stay.

Fire Department

1. Full time staff can't be accommodated due to a lack of living quarters space which limits what the department can do from a staffing perspective in the future.
2. A remodel can't address the desire for pull through bays.
3. Only having one access drive in and out of the site is problematic particularly during community events.
4. Overhead power lines on the site limit ladder training
5. Overhead doors can't be widened as there is currently only two feet spacing between doors.
6. If the Fire Department stays at the current location and does not expand the department is short approximately 5,300 SF to meet their optimal needs.

Community Center

1. The Community Center does not have any room to expand at the current location. A building expansion towards the street would encroach on the overhead power line easement it does not make sense to consider moving them into the garage space.
2. The Community Center does not fit the land use plan of the area as most surrounding buildings are industrial or commercial. We feel that a building like this should be located in a more natural setting.
3. Currently the Recreation Department has to limit the number of activities and the size of the groups due to lack of space at the current facility. The goal of a larger facility would be to provide multiple sized spaces to serve the communities needs better.
4. The existing space that the Community Center occupies is under sized. It lacks appropriate storage space, waiting and gather areas and the flexibility to accommodate a variety of sized groups and activities.
5. Public toilet facilities are shared with the other departments, do not meet ADA code and are undersized with too few fixtures.
6. If the Community Center stays at the current location, where it can't easily expand, the department is short approximately 5,400 SF to meet their optimal needs.

Department of Public Works

1. The existing vehicle storage garage is 2,750 SF with only 2 overhead doors into the space. We would recommend approximately 5,000 SF to alleviate the current vehicle and equipment storage needs. There is vehicle storage space available if the Fire Department were to leave the site however spaces for shops would be lacking.

2. The long term goal of the department is to have all facilities including salt storage buildings and yard operations on the same site. This site would not accommodate the long term goals of the department.
3. If this building were to be considered the long term solution for the department it would still need a significant investment over time due to the age of the facility.
4. If the DPW were to take over the entire 1811 Allouez Ave building the lower roofed space closest to the street would be underutilized space. The Village could use some of the space for a different department use or the lower roof portion could be demolished and redesigned for DPW use if the long term direction is to stay on the existing site.

It is our professional option that a long term plan be developed to accommodate all three departments off site. We believe that the Fire Department should be the first to be relocated because the current building limits what they can do from a staffing stand point and the egress from the site less than ideal. These two factors have the potential to lead to a lower level of service to the Village residents and businesses.

Once the Fire Department is located at a different site the DPW could in the short term store some additional vehicles in the former Apparatus bays to help alleviate the some of the vehicle and equipment storage needs they have on site. A master plan for the DPW department as a whole should be developed to identify future land where a new Salt Shed and Yard could be located with future developable space for the entire department to co-locate in a single building. This would be a phased master plan approach that would likely see the Salt Shed first followed by the garage and yard replacement of 1811 Allouez Ave and finally the relocation of the main garage. The relocation of the main garage could be 30+ years from now however the long term goal of the department should be to operate out of one facility.

The Community Center at its current location is too small and has no room for growth in the existing building or by way of an addition. We do not feel that a Community Center fits the Future Land Use Plan for the area and for these reasons we recommend that a new location for the Community Center be found. If a new building is desired it can be designed in a way to accommodate future expansion to lower the building's initial investment. Locating this facility in a park or neighborhood setting would allow for a better connection to the community and give the department the ability to do more outdoor programming as well.

TAB 11
NEXT STEPS

NEXT STEPS

First a decision needs to be made on either investing in the current facility or exploring one of the other options that will include moving one or more departments off site. If it is determined that a moving departments off site is the preferred solution then the following steps should be taken.

- Department location study can be completed to assist in the identification of a preferred site location.
- A site selection study that identifies the preferred location of the department and then searches for properties that fit the desired parameters. A test fit of the building and site needs is performed and an assessment of the site, topography, and utilities is completed. We can work with a realtor during this phase to help identify subject parcels or a search can be completed without the help of a realtor.
- After a site has been selected for a particular department a due diligence process can be undertaken where a complete survey of the parcels is complete, soil borings may be taken and a more exhaustive search into items like wetlands, utilities, existing buildings and land use can be completed. This limits the amount of unknowns prior to the purchase of a site.
- If a new DPW building and site is desired the site should be master planned so that it can become the long term Main DPW site. The new site would be utilized as a satellite garage until the current main site reaches a replacement age at which point there will be sufficient land to co-locate these two shops on the same site.
- Explore an option to consolidate the DPW on the current Main DPW site and relocate Village Hall offices.