

CITY OF FORT ATKINSON
Special City Council Meeting ~ November 13, 2018

CALL TO ORDER

Pres. Becker called the special Council meeting to order at 6:04 pm.

ROLL CALL

Present: Cm. Johnson, Cm. Lescohier, Cm. Hartwick and Pres Becker. Also present: City Manager and City Clerk/Treasurer.

Excused absence: Cm. Kotz.

PRESENTATION OF FIRE STATION FACILITY STUDY, NEEDS ASSESSMENT AND PRELIMINARY DESIGN CONCEPT PLANS

Chief Rausch welcomed those in attendance and commented on the aging facility and bidding process to secure Keller, Inc. to assist with the study and needs assessment.

Devin Flanigan – Construction Manager and Rob Lindstrom – Architect from Keller were present to address the Council and those in attendance.

What are each of the City Council members hoping to accomplish today?

Cm. Lescohier is interested in hearing what Keller can provide for our department. He acknowledged improvements are necessary and is interested in hearing options.

Pres. Becker understands the financial aspect but wants to see how the facility can be shaped to last for many years.

Cm. Johnson would like to know about current ideas and any ideas after the life expectancy. He also wants to understand the budget.

Cm. Hartwick agreed he wants to learn about the process, project and have confirmation of a lasting facility.

Condition Report

Chief Rausch reviewed the facility, originally built in 1978 with an addition in 2000: Current concerns: ventilation, roof leaks, mechanical problems, environmental, space constraints, deferred maintenance, electrical code violations, general malfunction, safety, gender.

Facility Study

Mr. Flanigan reviewed the Facility Review Conclusions that discussed structural conclusions, mechanical conclusions, plumbing conclusions, electrical conclusions, environmental conclusions and a final facility conclusion. The existing facility is cramped due to inadequate space, this is visible in many rooms as extra storage space is nearly non-existent. Areas do not meet ADA requirements. Current facility has inefficient mechanical systems. Necessary updates for technology for daily living, training, working, and communicating is currently limited. Mechanical systems must be updated, a new roof is priority.

Department Study – Needs Assessment

Mr. Lindstrom discussed the summary of spaces including office spaces and garage area. Total square footage required 23,223 with existing 8,091 sq. ft. with a summary of 15,132 sq. ft. needed to accommodate a Department this size.

Value engineering was used to solve problems and identify and eliminate unwanted costs, while improving function and quality. That provided elimination of consideration of a basement which reduced 2,430 sq. ft. from project. Additionally, it was suggested to shorten the height of building.

Keller representatives went through video renderings and the various floor plans displaying how the elimination of the basement transpired and other cost cutting measures.

Chief Rausch commented this location could serve over 40 years. After 40 years with continued growth and expansion of the City, additional structures could be discussed. The Department is in a ten year window without major apparatus replacement. They seek to provide a facility adequate for the Department to do the job they are hired to do. The building design will support the current staff model without forcing the Department to become a full time department.

Cm. Lescohier liked the options creating lower cost; are we confident we didn't sacrifice anything really needed? Rausch commented reduction in spaces, some offices reduced, redundancy built in, maintain ability to house current operation, possible co-locating with Ryan Brothers Ambulance.

Cm. Lescohier questioned the extension to the west, will we lose any parking. Rausch confirmed in the end, we may lose a few stalls. Rausch pointed out the parking all around the facility. Lescohier asked if using local contractors will extend the timeline. Flanigan stated the construction management is done with every project. Similar to any project, they work with many local subcontractors. Local contractors have the proximity to their shop, less travel time, accessible staff for less travel time.

Cm. Hartwick has concern of one bid, plan, and source from Keller. Should we seek another vendor to provide a rendering and bid for the project? Rausch stated the bidding process would still go through Keller with multiple bids on steps in the process. Hartwick wants consideration of another single source design or vendor to provide another estimate. Rausch confirmed they did review two other firms that have built more elaborate stations at higher costs and added that Keller provides a practical approach.

Pres. Becker commented on the needs of the surrounding townships, have their needs been taken into account. Rausch stated we are not looking to re-locate, we will remain where we are to continue to serve the towns as we have. He has not heard of any integrated joint or merger of Departments inside the County.

Cm. Johnson assuming this location is a great location, is there enough parking for all Staff to respond. Rausch responded to the numbers of vacant stalls that exist and only lose a small handful in the end. Rausch added more entrance points for responders which will assist in utilizing all stalls around the building.

Cm. Lescohier how would this facility compare to other projects they worked on. Flanigan stated they have worked with all types of facilities, budgets, sizes, all conditions and ages.

Manager Trebatoski asked if design competition is common for this type of project. Rausch discussed his experience of construction and remodeling of fire stations and emergency departments. He also experienced low grade equipment and insufficient structures. This building was designed to serve over 40 years.

Cm. Hartwick asked what would be the remodel cost to repair everything that is existing and insufficient and not expand and put on additions. Rausch stated without increasing square footage, without meeting ADA requirements, a rough estimate for repairs reached \$3M and it was decided to stop calculating on

this level. The quote for the presentation tonight provided a \$5M estimate. Rausch stated with repairs, the building would only last approximately 10 more years.

Cm. Hartwick stated with expansion growth, would another entire station be necessary or a satellite station. Rausch stated this will also be headquarters. Should a substation be required in the future, it would be small scale with one or two garage bays, minimal office space.

Pres. Becker agreed one of the major needs they are trying to address is the living quarters and diversity. The living quarters in the presentation seemed efficient and will they address needs for all genders and ADA requirements. Rausch commented on the minimum sleeping quarters of 8 individuals and could sleep up to 12 with minor reconfiguration.

Cm. Hartwick asked Manager Trebatoski about interest rates and how the total borrowing amount would be calculated. Trebatoski stated we could exceed level limits if needed and could see up to an estimated \$8M with total costs and interests.

Manager Trebatoski stated this is an opportune time for the City to borrow for this type of project without a huge impact on taxpayers. We could see an estimated increase of \$25 per taxpayer.

Cm. Hartwick asked if there has been any thought to fundraising. Trebatoski stated it is not usual to fundraise for this type of project being a public safety facility.

Cm. Johnson inquired on the lighting. LED will be installed throughout the structure.

Chief Rausch thanked those in attendance especially the Fire Department full-time and POC Staff.

ADJOURNMENT

Cm. Johnson moved, seconded by Cm. Lescohier to adjourn the meeting. Meeting adjourned at 7:43 pm.

Michelle Ebbert, City Clerk/Treasurer

APPROVED:

PRESIDENT OF THE COUNCIL