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CITY OF FRANKLIN
COMMITTEE OF THE WHOLE MEETING
FRANKLIN CITY HALL – COMMON COUNCIL CHAMBERS
9229 WEST LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA*

MONDAY, JANUARY 31, 2022 AT 6:30 P.M.

- A. Call to Order and Roll Call.
- B. Demonstration of the LUCAS Device (Lund University Cardiac Assist System) by the Fire Department.
- C. Kueny Architects, LLC Status Update Concerning the Department of Public Works and Fire Needs Assessment Services Project.
- D. Adjournment.

*Supporting documentation and details of these agenda items are available at City Hall during normal business hours

[Note Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services For additional information, contact the City Clerk’s office at (414) 425-7500]

APPROVAL <i>slw</i>	COMMITTEE OF THE WHOLE	MTG. DATE January 31, 2022
Reports & Recommendations	KUENY ARCHITECTS LLC STATUS UPDATE CONCERNING THE DPW AND FIRE NEEDS ASSESSMENT SERVICES PROJECT	ITEM NO. <i>C.</i>

BACKGROUND

The Department of Public Works (DPW) has outgrown its facility at 7979 W. Ryan Road and the 2021 budget includes design work for a Highway Building Addition. Meanwhile, the Fire Department noted that with the recent and anticipated growth in the southwest part of Franklin, a fourth fire station is needed. The Fire Department then realized that if the fire station on S. 60th Street were relocated to the DPW site, the City could be served by three stations, instead of four. This relocation of a station would have a tremendous cost savings each year of operation.

This issue was discussed at an August 16, 2021, Committee of the Whole meeting. Since that meeting, the DPW and Fire Departments have worked with Kueny Architects to program the needed improvements.

An update is provided and Kueny Architects will provide a full presentation at the meeting.

ANALYSIS

Analysis of the project and budget to be discussed at the meeting.

FISCAL NOTE

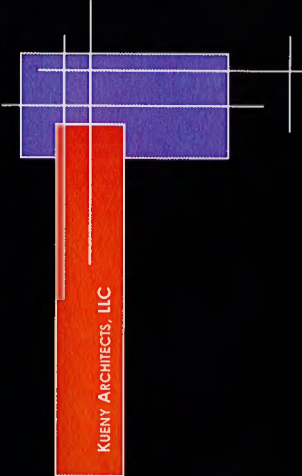
Any development for these projects will involve borrowing.

RECOMMENDATION MOTION

No official action for this meeting. Staff will be looking for direction to bring design contracts to Common Council for further development of the project.

Engineering Department: GEM

CITY OF FRANKLIN DPW AND FIRE FACILITY STUDY



presented by
Jon Wallenkamp, AIA
Kueny Architects, LLC



DPW



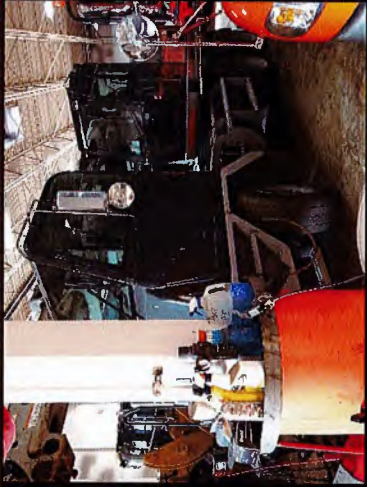
TOTAL EXISTING STRUCTURES 60,130 SQ/FT

EXISTING 7.50 ACRE SITE -- PARKING 36 STALLS

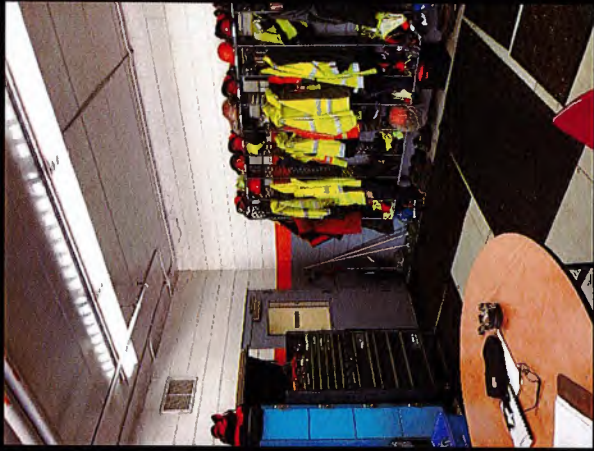


Existing Site Conditions

Existing Conditions



Existing Conditions





Existing Conditions



Fire Station #2

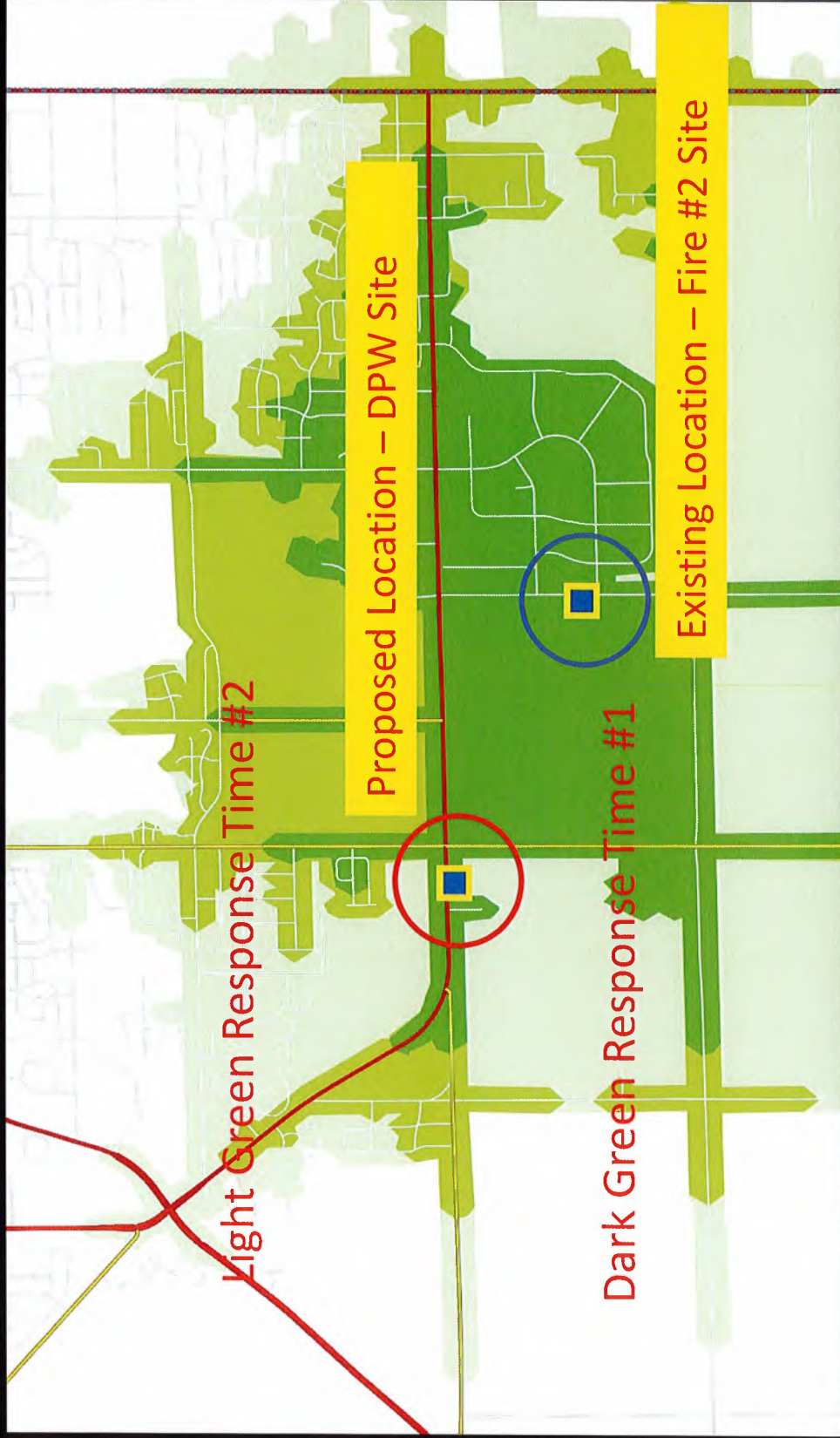
TOTAL EXISTING STRUCTURES 8,336 SQ/FT

EXISTING 2.8 ACRE SITE – 13 PARKING STALLS



Existing Site Conditions

Current Station #2 Drive Time Analysis



Proposed Station #2 Drive Time Analysis



Existing DPW to be occupied by Fire Station #2



SCALE

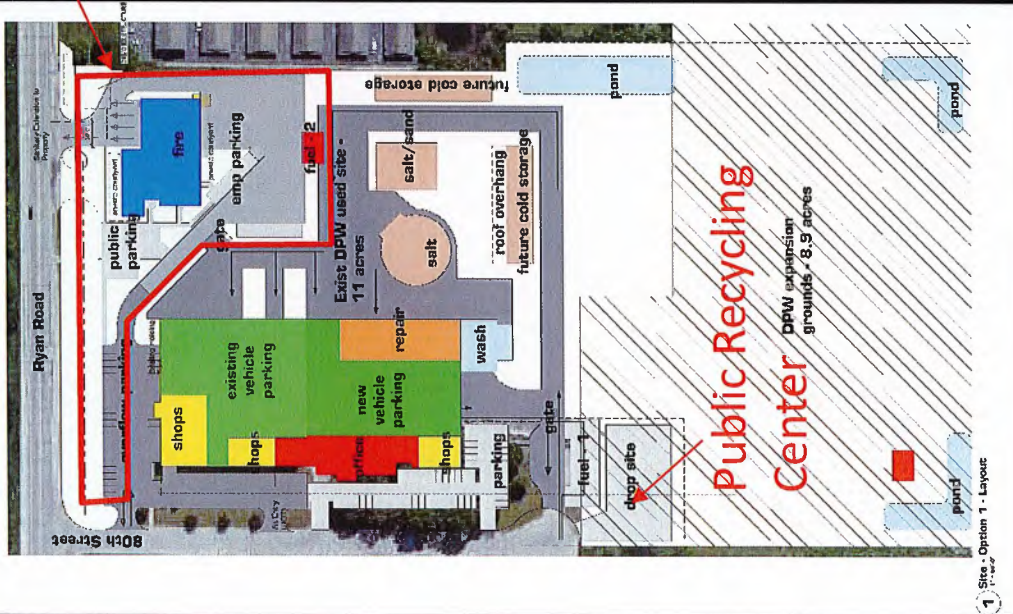
Existing and Master Plan Site Plan

Existing DPW - Skz

DEPARTMENT OF PUBLIC WORKS AREAS	
Current Space	Existing Square Feet
Administrative Offices & Amenities	4,079
Vehicle Repair & Service Bay Area	4,783
Shops	2,188
Vehicle and Equipment Storage	28,560
Storage Building #1	1,728
Storage Building #2	8,208
Ken Wendl Park	2,775
Wash Bay	673
Total Ground Level	52,994
Mezzanine / Second Level Shelled	5,990
Total Overall Floor Area	58,984
Parking Lot Stalls	36
Overflow Parking Lot Stalls	

Existing Conditions

Existing DPW to be occupied by Fire Station #2



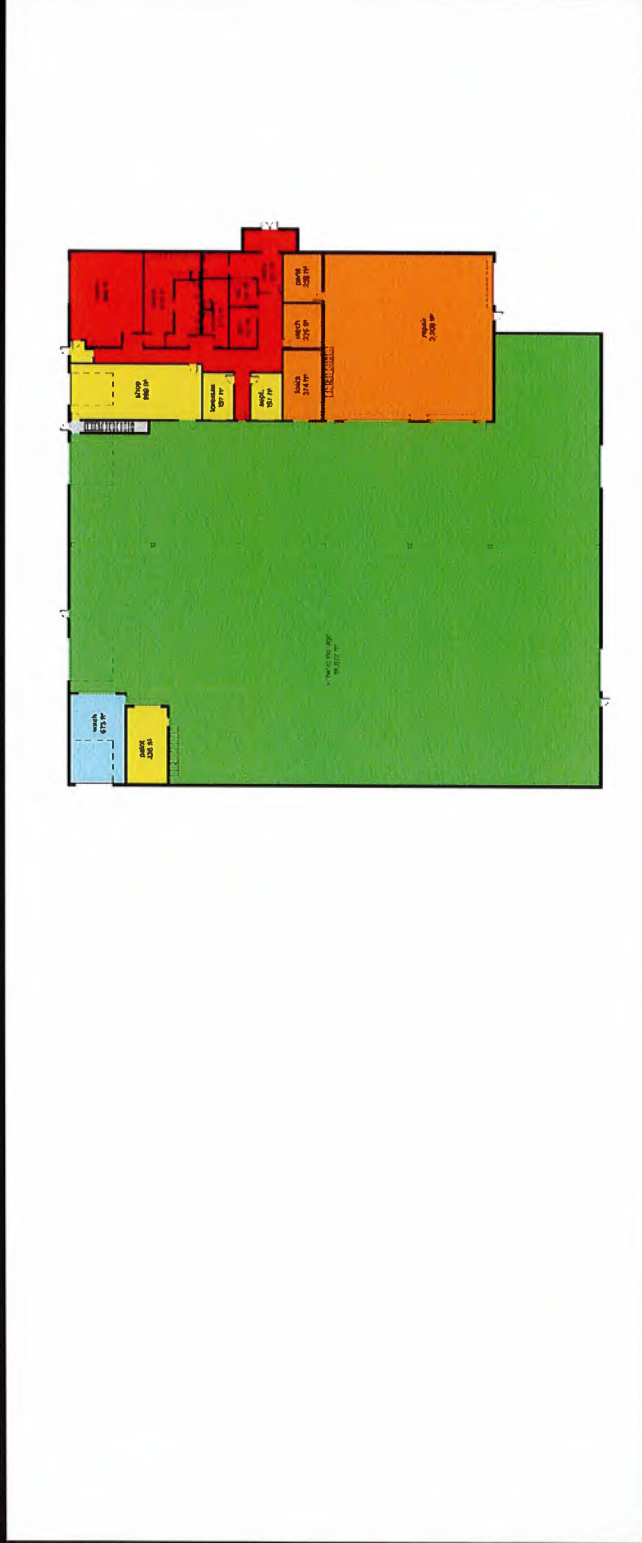
DEPARTMENT OF PUBLIC WORKS AREAS			
	Existing	Proposed Added	Proposed Facility
Current Space	Square Feet	Square Feet	Square Feet
Administrative Offices & Amenities	4,079	6,316	10,395
Vehicle Repair & Service Bay Area	4,783	4,372	9,155
Shops	2,188	12,317	14,505
Vehicle and Equipment Storage	28,560	24,110	52,670
Storage Building #1	1,728	0	0
Storage Building #2	8,208	0	0
Ken Wendt Park	2,775	0	0
Wash Bay	673	3,892	4,565
Total Ground Level	52,994	51,007	91,290
Mezzanine / Second Level Shelled	5,990	12,000	17,990
Total Overall Floor Area	58,984	63,007	109,280
Parking Lot Stalls	36	15	51
Overflow Parking Lot Stalls		36	36

GROWTH WARM/COLD STORAGE / ADD FIRE NUMBERS

Proposed Master Plan

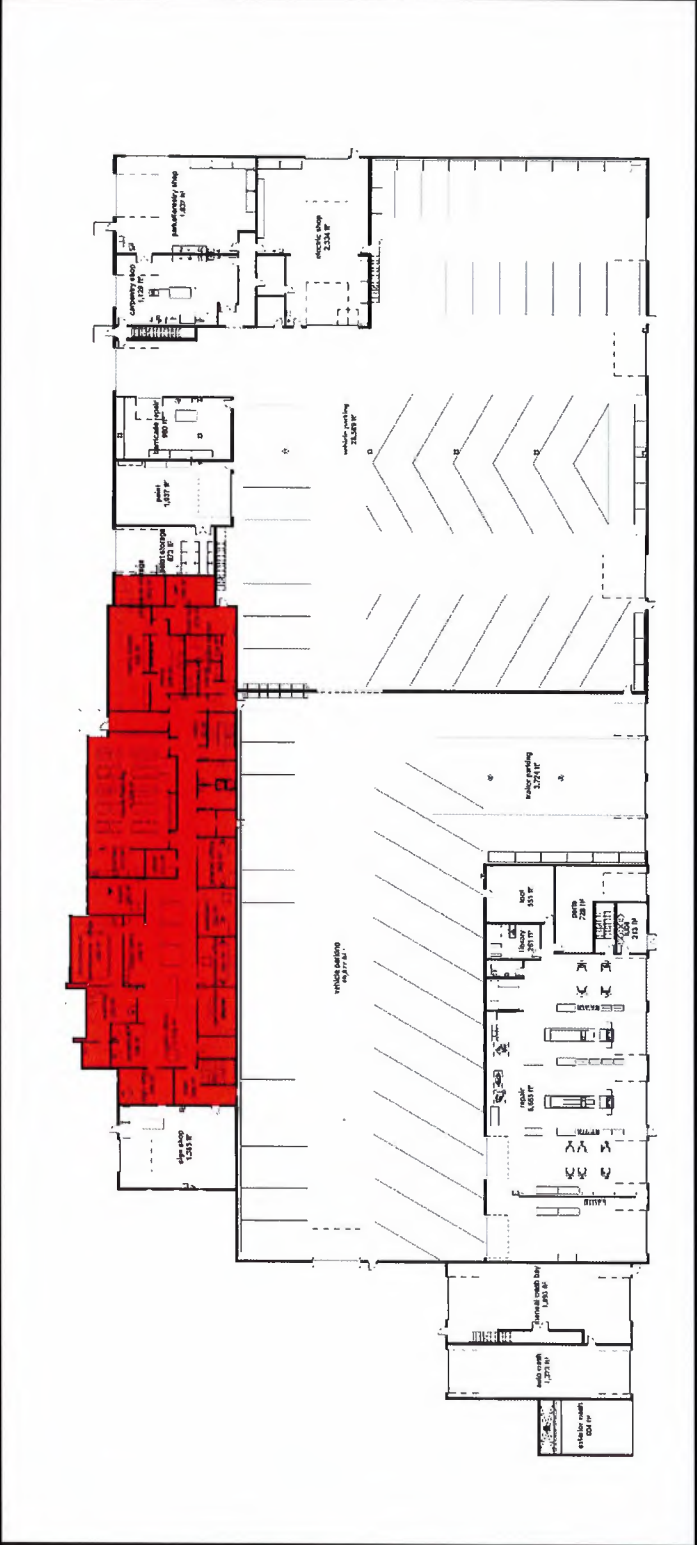
DPW

Existing DPW Facility Plan - 38,980 sq/ft



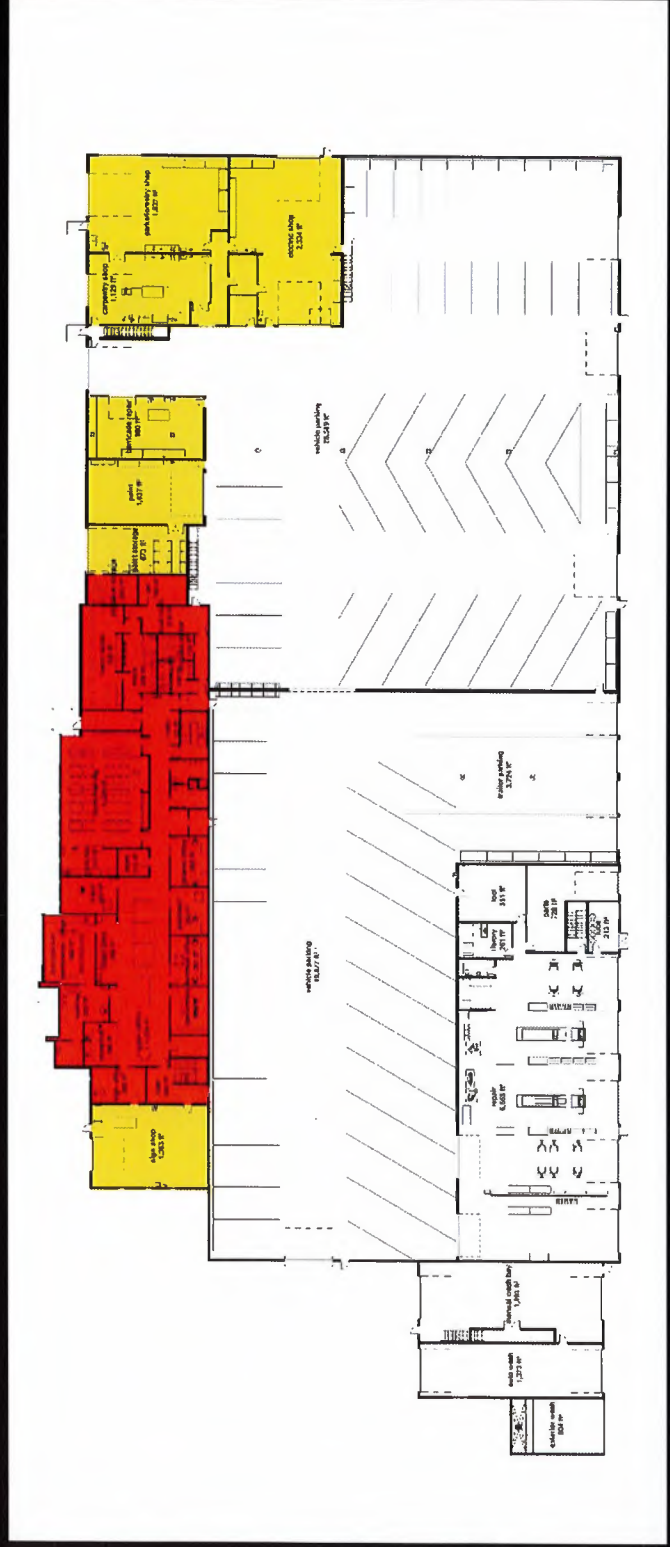


New Office and Support Area

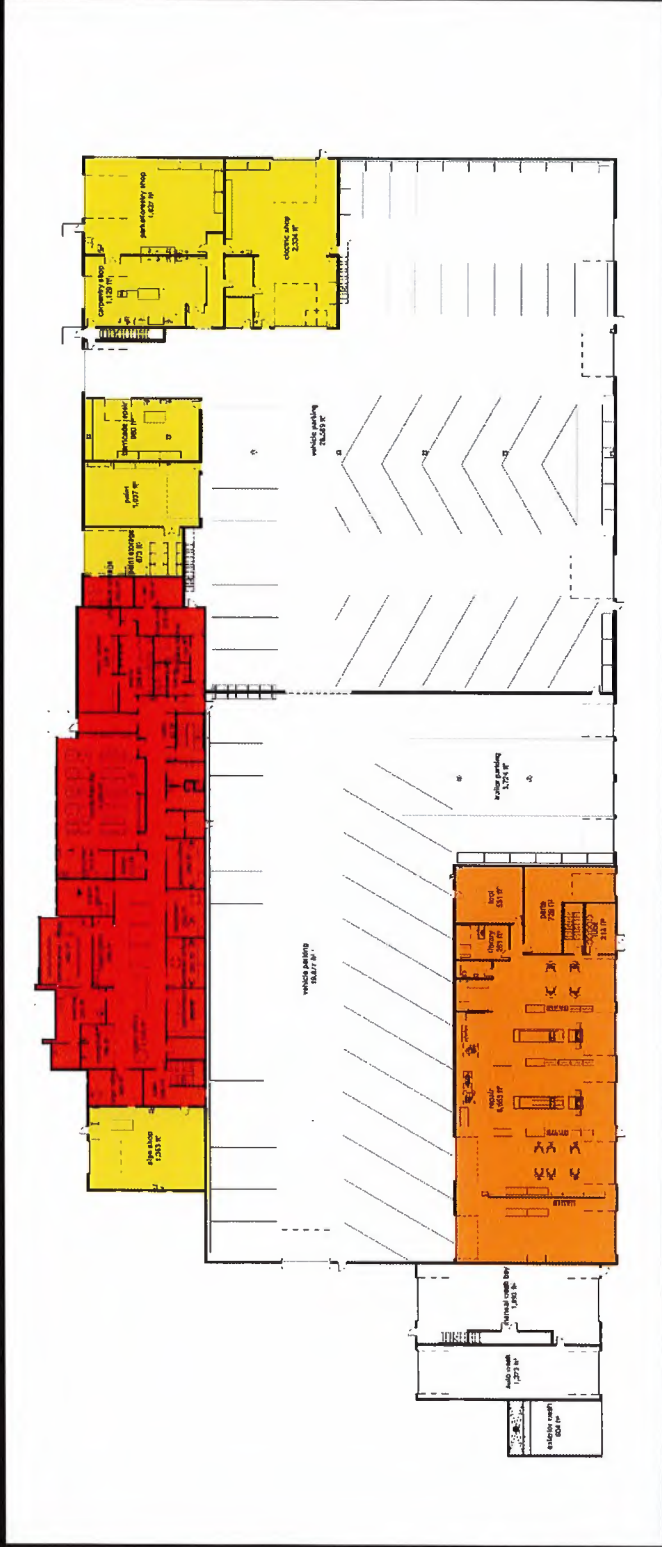




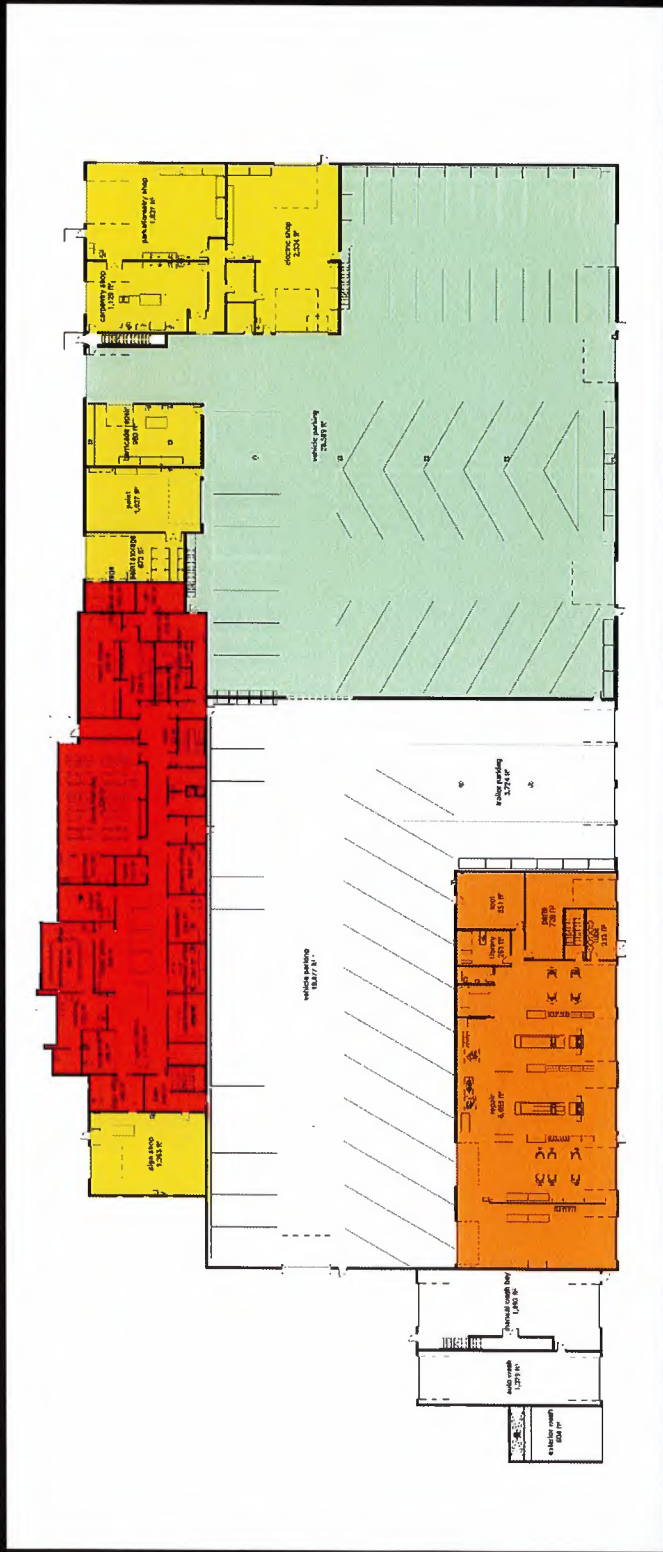
New Office and Support Area
New shops and Storage



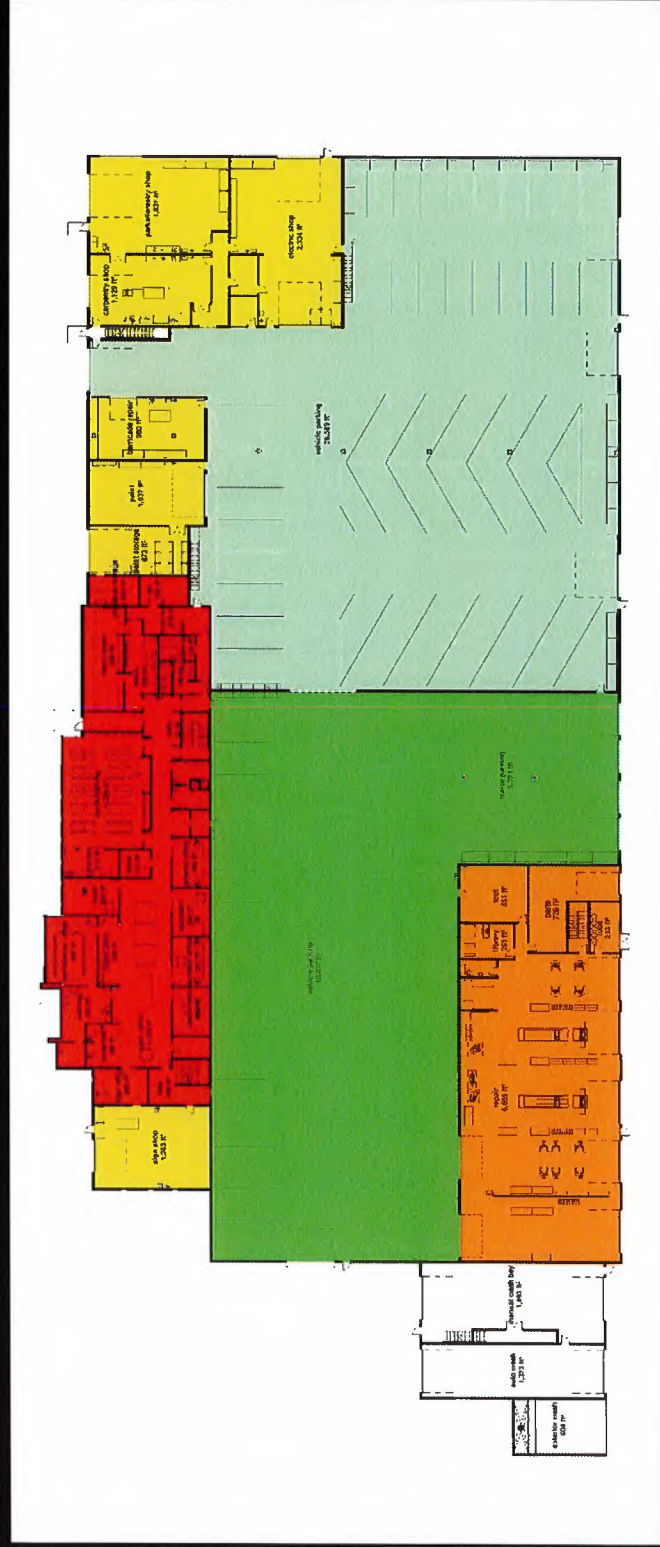
New Office and Support Area
New shops and Storage
New Repair Bay



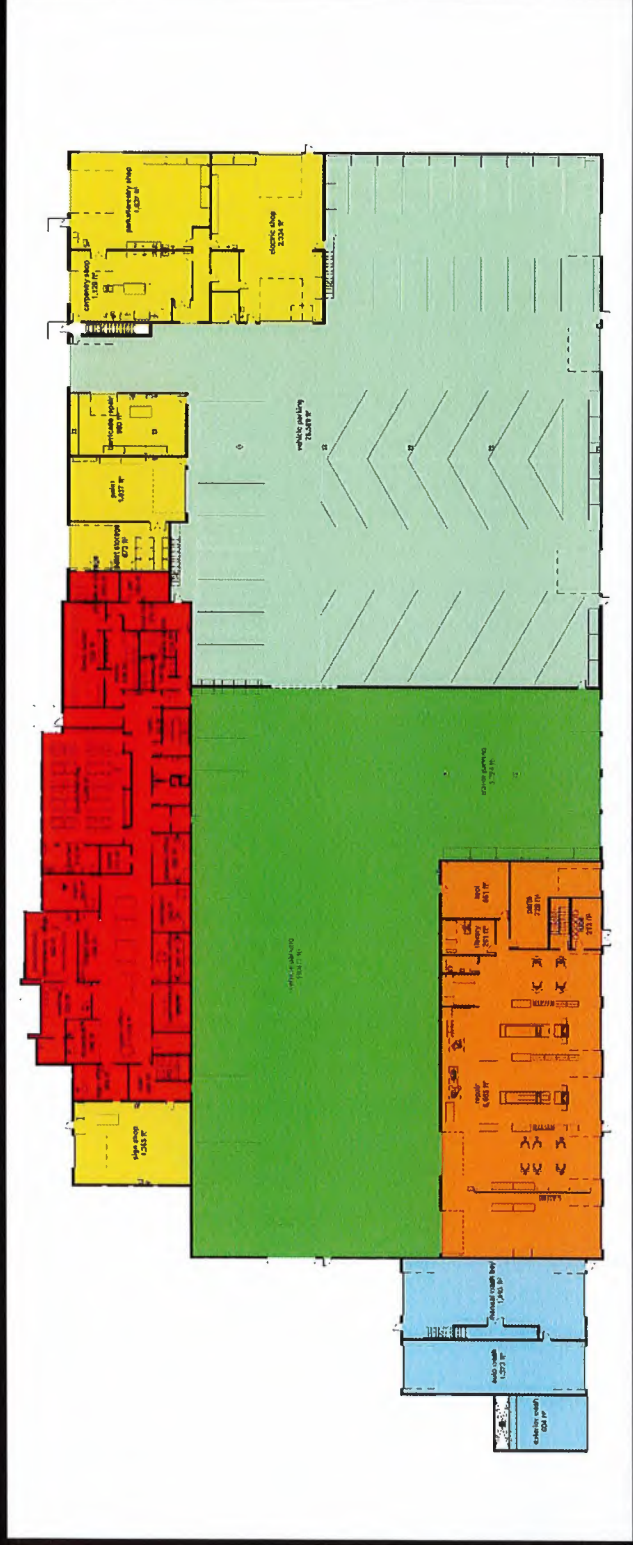
New Office and Support Area
New shops and Storage
New Repair Bay
Existing Vehicle Parking



New Office and Support Area
New shops and Storage
New Repair Bay
Existing Vehicle Parking
New Vehicle Parking



- New Office and Support Area
- New shops and Storage
- New Repair Bay
- Existing Vehicle Parking
- New Vehicle Parking
- New Wash Areas



Existing Out Buildings - 22,118 sq/ft

Existing Main Facility - 38,980 sq/ft



Existing Main Facility / Existing Out Buildings
61,098 sq/ft

Existing Main Facility / New Facility Addition
85,285 sq/ft



DPW - Level 1 - Overall - Option 2



Sleeping Rooms - #1
 Sleeping Rooms - #2
 Fire Support Areas
 Fire Storage Areas

FIRE



Sleeping Rooms - #1
 Sleeping Rooms - #2
 Fire Support Areas
 Fire Storage Areas



FIRE

Sleeping Rooms - #1
 Sleeping Rooms - #2
 Fire Support Areas
 Fire Storage Areas
 Fire Apparatus Bay



FIRE

Admin Support / Training
Admin Offices



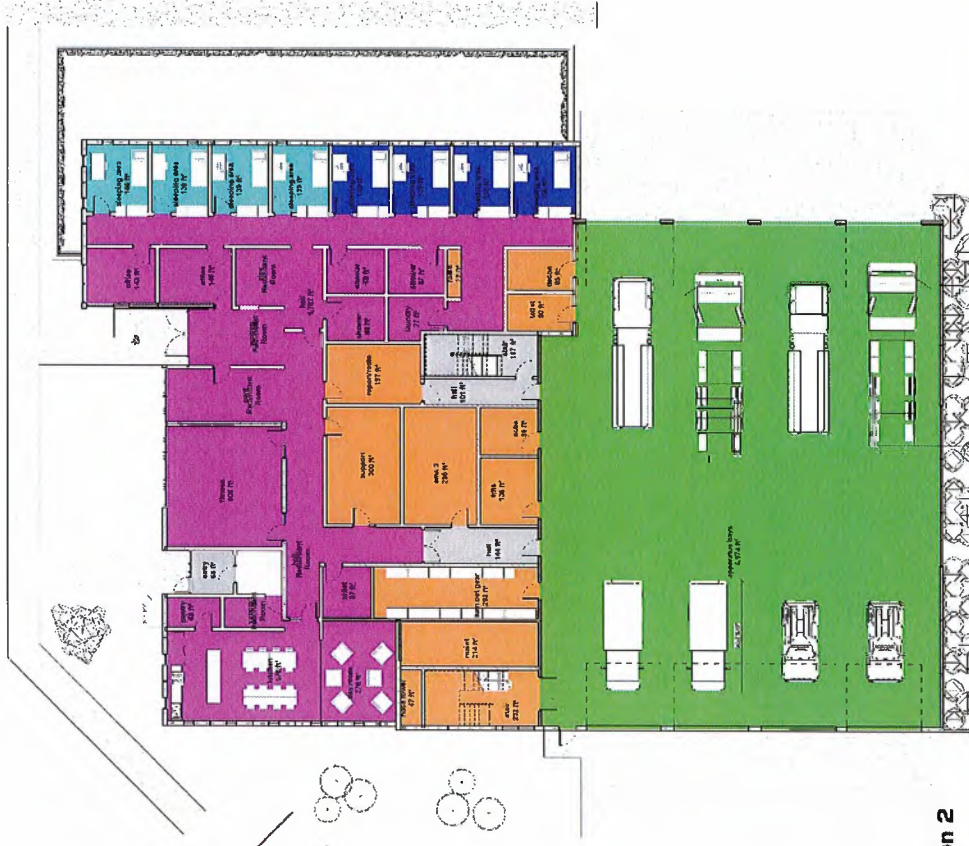
FIRE

Admin Support / Training
 Admin Offices
 Admin Future Expansion - Alternate



FIRE

- Department Legend**
- Apparatus Bay
 - Circulation
 - Company 1
 - Company 1 and 2
 - Company 2
 - Operational



First Floor Plan Fire Option 2
11.14.14

DPW Building Cost

DPW																
Description			QTY	Unit Price	Low	High					Low	High				
Building Related Items																
Demo East Salt sand structure			5,400	\$2	\$10,800	\$3					\$10,800	\$18,200				
Office Interior Build-out			10,385	\$210	\$2,182,950	\$225					\$2,182,950	\$2,338,875				
Vehicle Storage - Existing			28,560	\$45	\$1,285,200	\$65					\$1,285,200	\$1,856,400				
Vehicle Storage - New			24,110	\$130	\$3,134,300	\$145					\$3,134,300	\$3,495,950				
Repair - New			9,155	\$140	\$1,281,700	\$150					\$1,281,700	\$1,373,250				
Wash Bays			4,565	\$140	\$639,100	\$155					\$639,100	\$707,575				
Shop Areas (remodel exist office)			10,240	\$85	\$865,600	\$75					\$865,600	\$768,000				
Shop Areas - New			4,265	\$120	\$511,800	\$135					\$511,800	\$575,775				
Office Second Floor - Shell			8,000	\$110	\$880,000	\$135					\$880,000	\$1,080,000				
Mezzanine - Existing			6,000	\$25	\$150,000	\$35					\$150,000	\$210,000				
Mezzanine			4,000	\$85	\$340,000	\$100					\$340,000	\$400,000				
Site improvements(Rec center Public)			101,290	\$0.50	\$414,544	\$0.75					\$414,544	\$621,816				
													Building Related Items Sub Total		\$11,495,994	\$13,443,841
ADD SQ/FT PER %																

Source: Home

DPW FFE Cost

DPW		Low	High
Description	QTY	Unit Price	
ADD SQ/FT PER %		Building Related Items Sub Total	\$11,485,884
Special Items			
Fuel Island - 2	1	\$385,000	\$445,000
Salt Storage conveyor	1	\$165,000	\$185,000
Salt Storage - Replacement of Existing	1	\$450,000	\$500,000
Storage Facility	10,000	\$95	\$110
Bin Storage	1	\$55,000	\$65,000
Misc Items - Furnishings	1	\$65,000	\$85,000
Pressure washer	1	\$20,000	\$25,000
ALT Auto Wash System	1	\$235,000	\$255,000
		Special Items Sub Total	\$2,860,000
Project Cost		Project Sub Total	\$16,103,841

DPW Total Project Cost

DPW								Low	High
Description	QTY	Unit Price							
Project Cost		Project Sub Total						\$13,820,994	\$16,103,841
A/E Fee	4.50%							\$821,945	\$724,873
Construction Manager	2.50%							\$345,525	\$402,598
State plan fee and printing								\$15,500	\$15,500
Gas and electric services fee								\$20,000	\$20,000
Sanitary Extension To Site	(Separate Funds)							\$0	\$0
Contingency	8%							\$1,105,680	\$1,288,307
Land Cost								\$0	\$0
Geotechnical								\$25,000	\$25,000
Builders Risk								\$18,000	\$22,000
		Project Estimate Subtotal						\$2,151,848	\$2,476,078
Total Project Estimate								\$15,972,643	\$18,579,917
		12.4% Inflation as of 1/1/2021?							
									\$2,607,274
Cost inflation 2025 on Project Sub Total	4							\$18,613,868	\$21,652,396
Facility would be solar panel/system ready - No cost for install within above numbers									

Fire FFE Cost

Fire								Low	High
Description		QTY	Unit Price						
Special Items									
Fuel Island - 1		1	\$185,000				\$185,000	\$210,000	
Misc Items - Furnishings		1	\$45,000				\$45,000	\$45,000	
Extractor		1	\$25,000				\$25,000	\$32,000	
Gear Dryer		1	\$12,000				\$12,000	\$15,000	
Station Alerting System		1	\$40,000				\$40,000	\$45,000	
Street Warning Device		1	\$8,500				\$8,500	\$10,000	
			Special Items Sub Total				\$315,500	\$357,000	
			Project Sub Total				\$5,820,593	\$6,446,049	

Fire Total Project Cost

Fire		Low	High
Description	QTY	Unit Price	
Project Cost		Project Sub Total	\$6,446,049
A/E Fee	5.50%	\$320,133	\$354,533
Construction Manager	2.50%	\$145,515	\$161,151
State plan fee and printing		\$6,500	\$8,500
Gas and electric services fee		\$10,000	\$15,000
Contingency	8%	\$465,647	\$515,684
Land Cost		\$0	\$0
Geotechnical		\$6,500	\$8,500
Builders Risk		\$5,500	\$7,500
		Project Estimate Subtotal	\$1,063,368
Total Project Estimate			\$7,509,417
	12.4% Inflation as of 11/2/2021?		
Cost inflation 2025 on Project Sub Total		Difference	\$729,029
	4	3.90%	\$8,751,216
Facility would be solar panel/system ready - No cost for install within above numbers			

DPW and Fire Total Project Cost

Fire				Low	High
Description	QTY	Unit Price			
Total Project Estimate				\$6,780,387	\$7,509,417
Cost inflation 2025 on Project Sub Total			Difference		\$729,029
Facility would be solar panel/system ready - No cost for install within above number.	4	3.90%		\$7,901,630	\$8,751,216

DPW				Low	High
Description	QTY	Unit Price			
Total DPW cost - from front sheet				\$15,972,643	\$18,579,917
Sub Total				\$22,753,030	\$26,089,334
A/E fee removed (Already in total)				\$942,077	\$1,079,206
DPW/ire Total				\$21,810,953.08	\$25,010,128

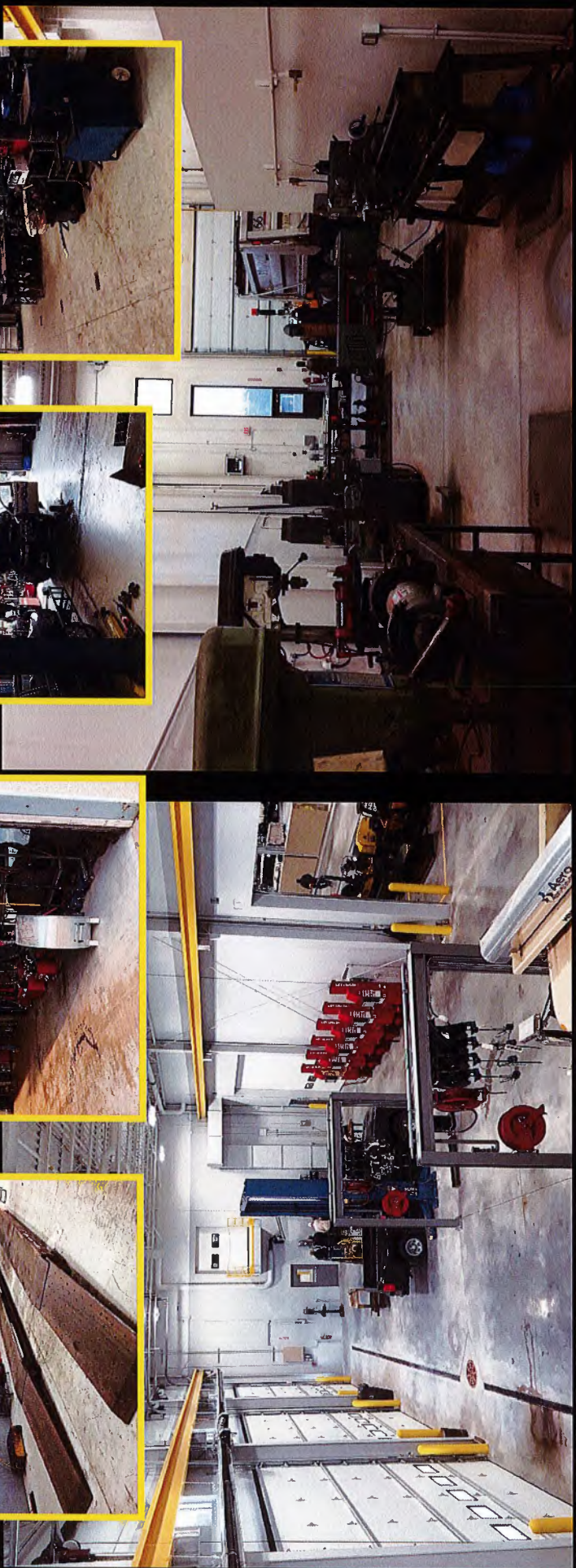
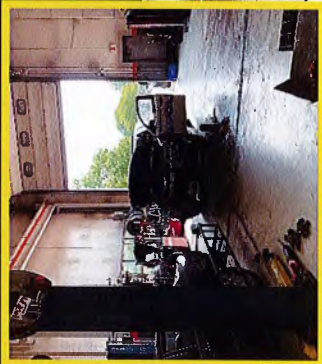
Master Plan Payback Benefits

1	Facility Efficiency	Fleet Vehicle Cost	Extended Life Years			Annual Savings
	Vehicle Extended Life	\$22,000,000	1			\$271,605
2	Under utilized Vehicles	Total Vehicle	sq/ft	Building Cost - VP	Save Valve	Savings
	Resale	2			\$20,000	\$40,000
	Building sq/ft Saved From Program	2	370	\$100		\$74,000
3	FTE Savings - Building Efficiency	Hours	Hourly Rate			Annual Savings
		1	2,080	\$75		\$156,080
4	Employees - Time Savings	Min. Savings/Day	Days Week	Number of Weeks	Hours/yr Savings	\$75 rate/Annual Savings
		30	5	50	3750	\$281,250
5	Fueling Time Savings - Number of Fuelings	Minutes	Hourly Rate		Minutes Per Week	Annual Savings
		30	\$75		12.50	\$42,250
6	Utility Savings	sq/ft	Utility Cost/sqft/Year	Total Cost		Annual Savings
	Existing	58,984	\$0.72	\$58,985		
	Program Facility - High Range	109,280	\$0.52	\$56,826		\$2,159
	Program Facility - Low Range	109,280	\$0.48	\$52,454		\$6,530
7	Station #2 Sale					Savings
	Property Sale					\$500,000
	Tax Revenue and 20 Years	\$2,410				\$2,410
8	CIP Savings					Savings
	Existing Facility Repairs					\$500,000
	One Time Savings					\$1,385,605
	Annual Savings					\$484,069

Facility Efficiency



Facility Efficiency



Facility Efficiency



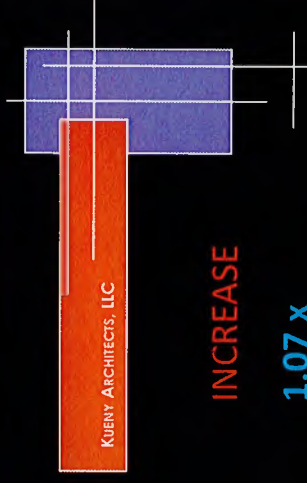
Facility Efficiency



City Growth

<u>1995</u>	<u>26 Years</u>	<u>2021</u>
25,163	Population(46%)	36,646
147	City Employees (63%)	240
128	Road Miles (37%)	175
14	DPW FTEs (57%)	22
min	Parks/Trails (??)	Lots+

Proposed Facility

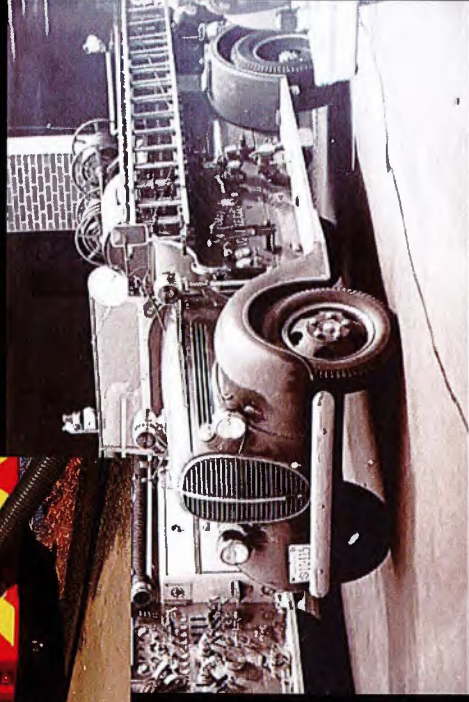


	EXISTING	PROPOSED INCREASE	INCREASE
FRANKLIN	58,984 sq/ft	63,007 SQ/FT	1.07 x
WESTON	33,108 sq/ft	66,000 SQ/FT	2.00 x
MOLINE IL	35,074 sq/ft	97,754 sq/ft	2.79 x
OSHKOSH	62,140 sq/ft	153,000 sq/ft	2.46 x
MEQUON	29,050 sq/ft	69,530 sq/ft	2.39 x
BAYSIDE	10,400 sq/ft	22,167 sq/ft	2.13 x
CEDARBURG	34,218 sq/ft	53,830 SQ/FT	1.57 x
BURLINGTON IA	44,100 sq/ft	75,000 sq/ft	1.70 x
BURNETT COUNTY	34,681 sq/ft	62,000 sq/ft	1.79 x
DUBUQUE IA	68,000 sq/ft	125,000 sq/ft	1.84 x
(95)	9,936 sq/ft	58,984 SQ/FT	5.94 x

Master Plan Video

Questions

KUENY ARCHITECTS, LLC



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