



PUBLIC SAFETY BUILDING NEEDS ASSESSMENT PROJECT

prepared for

Village of



Germantown

prepared by:



October 21, 2024

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FIRE STATION #2 AND POLICE DEPARTMENT EXISTING BUILDING ASSESSMENT

GERMANTOWN, WI

PRA PROJECT #240084-01 | SEPTEMBER 2024





FIRE STATION #2 ARCHITECTURAL REPORT



Fire Station

Fire Station #2 was first occupied in 2001. It is the only active fire station in Germantown. The building is located in the north-west area of the Village of Germantown on the corner of Edison Drive and Maple Road.

There is also a training tower and “A Survive Alive” building located on the site.



The exterior of the building consists of masonry, EIFS/stucco finish, and wood trim. The roof is dimensional asphalt shingles. Generally speaking the exterior materials appear to have been maintained and visually appear to be in good shape.

Interior materials appeared to be in decent condition in the rooms reviewed at the fire station. The kitchen materials are nearing the end of their life expectancy. It was also observed that there is not enough room for all appliances in the kitchen and the residential style stove hood is not code compliant for cooking. A new and/or upgraded kitchen will need to be ADA compliant, provide more room for food preparation and cooking, and meet the proper code requirements for a cooking environment.

From a functional standpoint, the building is organized and laid out well. However, it is apparent that all areas of the building exceed their initial design capacities. This is true from staffing, equipment, and storage perspectives.

The existing Fire Station #2 requires additional space to handle the staffing needs, equipment needs, and operations that exist both currently and after the staffing increases that will occur in the near future (beginning of 2025).



From a staffing standpoint, the current building has many shortcomings that need to be addressed:

1. In January 2025, there will be 29 total staff in the fire department, with 8 firefighters assigned to a shift. There are currently 6 sleeping rooms in the building. There will be an immediate need for 2 additional sleeping rooms with an additional sleeping room needed for future staff growth.
2. There is currently not enough pantry space for kitchen and cooking supplies.
3. The existing kitchen is not large enough to cook meals for 8+ staff.
4. There are not enough lockers and shower rooms to accommodate the current nor the future staffing needs.
5. There is not enough space for eating meals.
6. There is not enough room in the Day Room to properly accommodate a firefighter shift.

From an equipment standpoint, the current building has shortcomings that need to be addressed:

1. Some of the firefighting equipment needs to be kept outside due to lack of space in the apparatus bay.
2. Storage and equipment areas overlap in many instances. For example, the base of the hose storage tower is used for miscellaneous storage and the items need to be moved when there are hoses to dry.
3. The current laundry room is also used for equipment and as a workshop. The overlap is not efficient as this does not allow any of these activities/uses to occur at the same time. Nor should equipment be kept in the same area as the laundry equipment as this is a potential safety hazard.

From a storage standpoint, the current building has a lack of storage space:

1. Many storage areas overlap with their intended and need use.
2. Some areas being used for storage do not meet the code requirements for storage.

Various photos taken during the review of the building showing rooms being used for multiple, overlapping purposes.



POLICE DEPARTMENT ARCHITECTURAL REPORT



Police Department

The police department consists of three separate buildings located on one site that fronts Mequon Road, with the entry on Western Avenue. Some buildings were purpose built and others were remodeled (former Library now used for office, conference, and training space). It is understood that the primary building has been added onto over the years. The buildings are located at the current civic campus in the Village of Germantown.

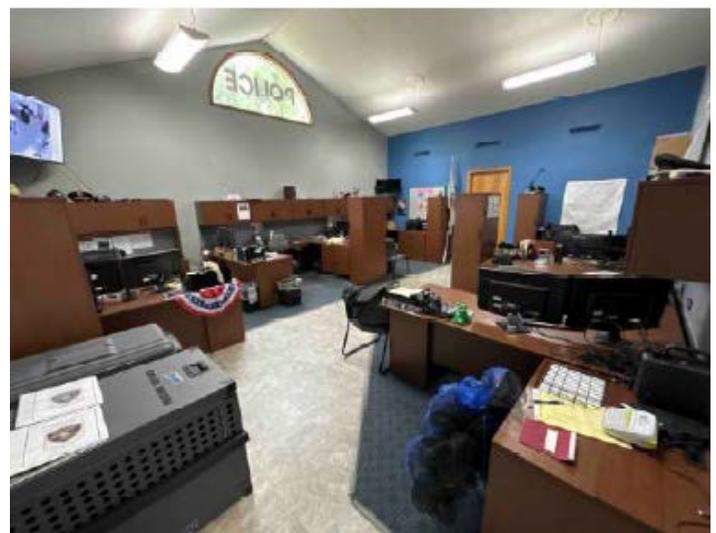
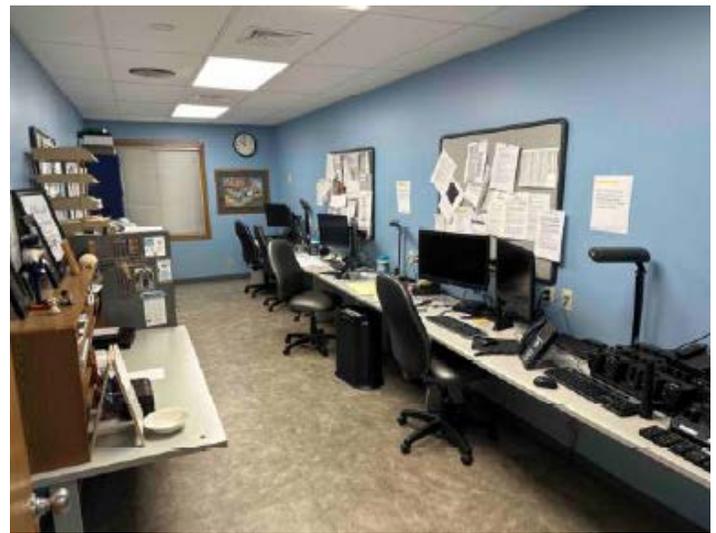
The site also contains two smaller outbuildings, a fueling station and towers that serve for local, county-wide and cellular communications.

Generally speaking, the current site is “maxed out” with no obvious area for any major expansion.

From a way finding standpoint, the main public entrance needs to be determined by signage, as visually, without the signage, it is unclear where the general public should enter.



The exterior of the two personnel related buildings consist of masonry, EIFS or stucco finish, and wood trim. Other building materials used are vinyl and metal sidings, which are used on the storage/garage buildings. The roofs are dimensional asphalt shingles. Generally speaking the exterior materials have been maintained and are in good shape. Interior materials appeared to be well maintained and are in decent condition throughout.



From a function standpoint, the building is poorly organized:

- Existing public lobby is too small
- Staff offices are not grouped together
- Common corridors do not exist
- Numerous spaces are undersized
- There is not enough indoor parking for police vehicles
- A proper training center does not exist
- An emergency operations center does not exist
- Work areas are shared
- There is no space for future staff
- General storage is lacking
- The locker room is not the appropriate size for female staff
- More showers should be available for all staff
- An indoor shooting range should be provided

The building clearly requires replacement in the near future to address the space needs challenges that are currently present.

CONCLUSION

As previously established, both the existing police department and fire station have become too small for current operations. This will be exacerbated at the start of 2025 as additional police and fire staff will be joining the departments as a result of the passed operational referendum. After reviewing the buildings and discussing functions and future staffing with the Village, it has become apparent that new buildings are needed for police and fire.

A space program was assembled for both new buildings and reviewed with leadership. From that information, it was derived that a new police station would be approximately 64,500-66,500 square feet. The proposed design includes indoor parking, a sallyport, ample storage and a shooting range on the lower level. The first floor would house all the staff workspace, training areas, locker rooms and public spaces.

The proposed fire station would be approximately 24,000-26,000 SF. Offices, training space, living quarters and the public lobby are designed on one half of the building, while the other half includes a five bay apparatus floor with storage for different functions and emergencies.

Refer to other documents developed by GRAEF, PRA and Moore Construction that identify potential building locations, site plans, floor plans, and probable overall budget cost information for the new fire and police stations.



CONCEPTUAL FLOOR PLAN



FIRST FLOOR
 1/8" = 1'-0"

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PROBABLE PROJECT COST INFORMATION

EXISTING FIRE STATION #2 OPTION #3 ADDITION/ RENOVATION BUDGET SUMMARY

Description		Building Add/Ren	Site Improvements	TOTALS
Gross Area (SF)		6,951	6,951	6,951
Sitework		\$40,715	\$337,098	\$377,813
Building Demo		\$62,120	\$0	\$62,120
Concrete		\$114,063	-	\$114,063
Masonry		\$190,297	-	\$190,297
Metals		\$75,350	-	\$75,350
Carpentry		\$383,826	-	\$383,826
Doors & Hardware		\$78,000	-	\$78,000
Glass and Glazing		\$190,740	-	\$190,740
Moisture & Thermal Protection		\$215,851	-	\$215,851
Drywall		\$165,303	-	\$165,303
Acoustical Ceilings		\$38,586	-	\$38,586
Flooring		\$88,038	-	\$88,038
Painting		\$46,211	-	\$46,211
Specialties		\$87,534	-	\$87,534
Signage		\$2,500	-	\$2,500
Equipment		\$29,500	-	\$29,500
Fire Protection		\$36,304	-	\$36,304
Plumbing		\$183,182	-	\$183,182
HVAC		\$590,940	-	\$590,940
Electrical		\$516,185	-	\$516,185
Subtotal		\$3,135,244	\$337,098	\$3,472,341
General Conditions Phased	10.0%	\$313,524	\$33,710	\$347,234
Bedrock Blasting/Over Excavation/Lean Mix Contingency		\$10,000	10,000	\$20,000
Subtotal		\$3,458,768	\$380,807	\$3,839,576
Construction Management Fees				
Construction Management Fee	8.0%	\$276,701	\$30,465	\$307,166
Libability Insurance	0.85%	\$31,751	\$3,496	\$35,247
Performance Bond	1.00%	\$37,672	\$4,148	\$41,820
Contingency	10%	\$345,877	\$38,081	\$383,958
Total Costs		\$4,150,770	\$456,996	\$4,607,766
OTHER ITEMS NOT INCLUDED ABOVE				
Architectural, Civil, Structural, MEP, Landscape Design Fees		\$415,052	\$45,697	\$460,749
Furniture Design and Furnishings		\$100,000	By Owner	\$100,000
Fitness Equipment		\$30,000	\$0	\$30,000
Plan Exam Fees		\$5,000	By Owner	\$5,000
WE Energies Service Fees, Temp & Permenant		By Owner	By Owner	By Owner
Moving Cost		By Owner	By Owner	By Owner
Low Voltage Equipment		By Owner	By Owner	By Owner
AV Equipment		By Owner	By Owner	By Owner
Testing Services; Soils & Concrete Allowance		\$5,000	\$0	\$5,000
Building Permit		\$3,476	\$0	\$3,476
Final Cleaning Allowance		\$3,476	\$0	\$3,476
Soil Borings Allowance		\$0	\$0	\$0
Builders Risk Insurance		By Owner	By Owner	By Owner
Utility Consumption During Construction		By Owner	By Owner	By Owner
Total Project Costs		\$4,712,774	\$502,693	\$5,215,467
	\$/SF	\$ 678.00	\$ 72.32	\$ 750.32

Exclusions

- City Assessment & Impact Fees
- WE Energies Charges
- Winter Construction Costs
- Utility Charges
- Exclude any work on the Survive Alive House
- Exclude Lockers for Turn out Gear

EXISTING FIRE STATION ADDITION/RENOVATION

BUILDING DETAIL

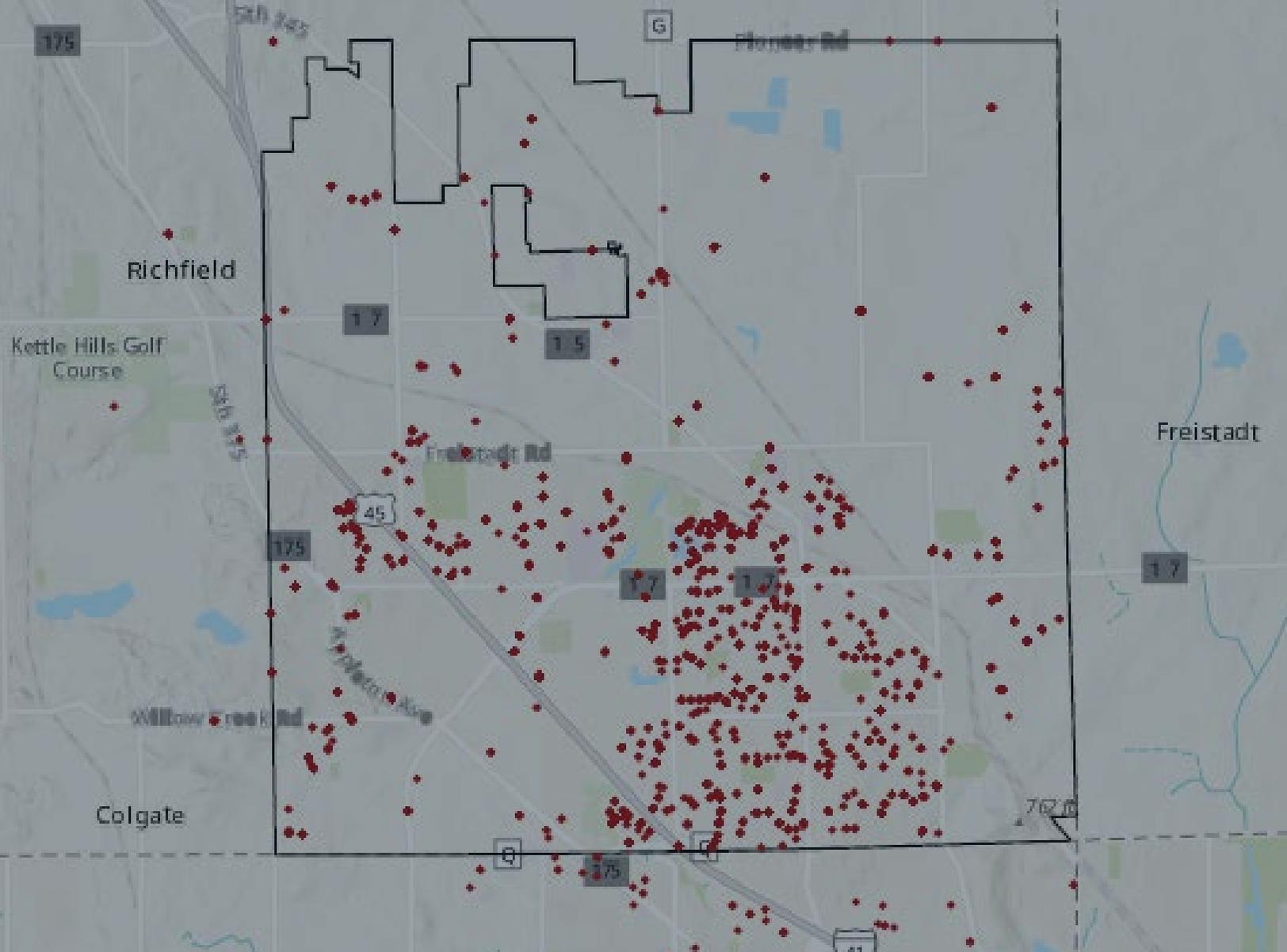
DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	4,790	SF	\$6.50	\$31,135
Building Stone	4,790	SF	\$2.00	\$9,580
			Subtotal	\$40,715
Building Demo				
Interior Demo Building	2,162	SF	\$10.00	\$21,620
Tie-Ins	1	Allow	\$25,000.00	\$25,000
New Interior Openings	2	EA	\$4,500.00	\$9,000
New Exterior Openings	1	EA	\$6,500.00	\$6,500
			Subtotal	\$62,120
Concrete				
Foundations				
Continuous Footings Perimeter	236	LF	\$50.00	\$11,800
Perimeter Column Pads Interior	6	EA	\$750.00	\$4,500
Pad Footings	6	EA	\$650.00	\$3,900
Stoop Footings	60	LF	\$35.00	\$2,100
Stoop Walls	240	SF	\$35.00	\$8,400
Stoop SOG	150	SF	\$20.00	\$3,000
Foundation Walls	944	SF	\$40.00	\$37,760
Foundation Insulation	944	SF	\$2.00	\$1,888
Interior Flatwork				
Slab on Grade - 5" Office	4,790	SF	\$8.50	\$40,715
			Subtotal	\$114,063
Masonry				
Load Bearing Block Walls	3,776	SF	\$28.00	\$105,728
Interior Block Walls				NA
Interior Brick Walls				NA
Brick Veneer 35%	1,322	SF	\$45.00	\$59,472
Exterior Wall Insulation	1,322	SF	\$4.50	\$5,947
Stone Sills	83	LF	\$50.00	\$4,150
Existing Masonry Repairs	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$190,297
Metals				
Misc. Structural Steel ; 2 Column Lines	4,790	SF	\$15.00	\$71,850
Roof Ladder	1	EA	\$3,500.00	\$3,500
			Subtotal	\$75,350
Carpentry				
Wood Truss Roof Framing	4,790	SF	\$50.00	\$239,500
Overlay Framing on Existing	1,500	SF	\$25.00	\$37,500
Exterior Wood Trims	944	LF	\$20.00	\$18,880
Interior Blocking	750	LF	\$20.00	\$15,000
Window Blocking	661	LF	\$20.00	\$13,216
Install Doors & Frames	25	EA	\$500.00	\$12,500
Door Hardware	25	EA	\$350.00	\$8,750
Base Cabinets	18	LF	\$375.00	\$6,750
Wall Cabinets	18	LF	\$375.00	\$6,750
Island Cabinet	11	LF	\$350.00	\$3,850
Pantry Cabinet	3	EA	\$1,000.00	\$3,000
Island Top	11	LF	\$200.00	\$2,200
Solid Surface Countertops	18	LF	\$200.00	\$3,600
Solid Surface Vanity Tops	16	LF	\$200.00	\$3,200
Window Sills	83	LF	\$50.00	\$4,130
Office Storage Shelving	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$383,826
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	2	EA	\$3,500.00	\$7,000
Interior Hollow Metal Doors, Frames & Hardware	1	EA	\$3,000.00	\$3,000
Hollow Metal Frames & Wood	22	EA	\$2,750.00	\$60,500
Doors & Hardware Special Hardware	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$78,000
Glass and Glazing				
Storefront Windows 30%	1,322	SF	\$75.00	\$99,120
Remove and Replace existing windows with fixed alum storefront windows	654	SF	\$100.00	\$65,400
Vestibule Entrance Doors	3	EA	\$4,500.00	\$13,500
Borrowed Lites	6	EA	\$1,500.00	\$9,000
Rest Room Mirrors	48	SF	\$15.00	\$720
Fitness Mirrors	200	SF	\$15.00	\$3,000
Automatic Operators				NA
			Subtotal	\$190,740
Moisture & Thermal Protection				
Building Insulation	4,790	SF	\$4.50	\$21,555
Spray Applied Air Barriers EIFS Base	3,776	SF	\$5.75	\$21,712
EIFS Trim	1,133	SF	\$15.00	\$16,992
EIFS Trim	944	LF	\$20.00	\$18,880
Aluminum Soffit & Fascia	944	SF	\$35.00	\$33,040
Roof Hatch	1	EA	\$3,500.00	\$3,500
Asphalt Shingle Roofing	2,994	SF	\$5.25	\$15,717
Fully Adhered EPDM at Bathtub	2,395	SF	\$25.00	\$59,875
Reroof Existing				Not Included
High Low Wall Transition	1	Allow	\$15,000.00	\$15,000
Caulking & Selants	4,790	SF	\$2.00	\$9,580
			Subtotal	\$215,851
Drywall				
Furring & Drywall Interior Walls	1,376	SF	\$6.50	\$8,944
Furring & Drywall Exterior Wall	3,776	SF	\$6.50	\$24,544
Interior Metal Stud and Drywall	9,200	SF	\$10.50	\$96,600
Prerock Trusses	4,790	SF	\$4.50	\$21,555
Plumbing Wall	352	SF	\$15.00	\$5,280
Soffits	100	SF	\$50.00	\$5,000
Drywall Ceilings at Showers & Toilet Rooms	520	SF	\$6.50	\$3,380
			Subtotal	\$165,303

EXISTING FIRE STATION ADDITION/RENOVATION BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Acoustical Ceiling				
New Acoustical	4,270	SF	\$6.00	\$25,620
Ceilings Renovation area ceilings	2,161	SF	\$6.00	\$12,966
			Subtotal	\$38,586
Flooring				
Hard Tile Walls to 5'	1,000	SF	\$20.00	\$20,000
Hard Tile Floors	603	SF	\$20.00	\$12,060
Hard Tile Base	200	LF	\$18.00	\$3,600
LVT	5,664	SF	\$7.00	\$39,648
Carpet Tile Offices	234	SF	\$6.00	\$1,404
Fitness Rubber Flooring	450	SF	\$15.00	\$6,750
Vinyl Base	1,664	LF	\$2.75	\$4,576
			Subtotal	\$88,038
Painting				
Paint New Walls	23,552	SF	\$1.50	\$35,328
Paint Drywall Ceilings Paint	520	SF	\$1.50	\$780
Existing Walls	1,930	SF	\$1.25	\$2,413
Paint Frames	25	EA	\$95.00	\$2,375
Paint Metal Doors	3	EA	\$105.00	\$315
Misc Painting of tie-in areas	1	Allow	\$5,000.00	\$5,000
Wallcovering Allowance				NA
			Subtotal	\$46,211
Specialties				
Toilet Room Accessories	5	EA	\$750.00	\$3,750
FEC	2	EA	\$275.00	\$550
Bunk Lockers & Desk	9	EA	\$8,000.00	\$72,000
Window Treatments	1,322	SF	\$8.50	\$11,234
			Subtotal	\$87,534
Signage				
Interior Signage	1	Allow	\$2,500.00	\$2,500
Building Signage				Existing
			Subtotal	\$2,500
Equipment				
Kitchen Appliances	1	Allow	\$20,000.00	\$20,000
Laundry Equipment	1	Allow	\$5,000.00	\$5,000
Marker Boards	1	Allow	\$1,000.00	\$1,000
Projection Screens	1	EA	\$3,500.00	\$3,500
			Subtotal	\$29,500
Fire Protection				
Addition	4,790	SF	\$6.00	\$28,740
Renovations	2,161	SF	\$3.50	\$7,564
			Subtotal	\$36,304
Plumbing				
Renovation	2,161	SF	\$12.00	\$25,932
Area Toilets	5	EA	\$3,500.00	\$17,500
Showers	5	EA	\$7,500.00	\$37,500
Lavs	5	EA	\$3,500.00	\$17,500
Floor Drains	5	EA	\$2,500.00	\$12,500
Sinks	1		\$3,500.00	\$3,500
Laundry Drinking	1	Allow	\$3,000.00	\$3,000
Fountain Roof	1	EA	\$3,500.00	\$3,500
Drains Hose	2	EA	\$7,500.00	\$15,000
Bibbs Water	3	EA	\$750.00	\$2,250
Heaters Water	1	Allow	\$25,000.00	\$25,000
Softner Grease	1	Allow	\$10,000.00	\$10,000
Inceptor	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$183,182
HVAC				
Additions; RTU w/VAV's	4,790	SF	\$50.00	\$239,500
Renovations; Modify existing areas	2,161	SF	\$40.00	\$86,440
Kitchen Hood	1	Allow	\$15,000.00	\$15,000
Existing HVAC Upgrades	1	Allow	\$250,000.00	\$250,000
			Subtotal	\$590,940
Electrical				
Additions	4,790	SF	\$45.00	\$215,550
Renovations	2,161	SF	\$35.00	\$75,635
Existing HVAC Electrical Upgrades	1	Allow	\$25,000.00	\$25,000
Service Upgrade	1	Allow	\$75,000.00	\$75,000
Access Control Modifications	1	LS	\$25,000.00	\$25,000
Generator Upgrade	1	LS	\$100,000.00	\$100,000
			Subtotal	\$516,185

EXISTING FIRE STATION ADDITION/RENOVATION BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Erosion Control Measures	1	Allow	\$2,500.00	\$2,500
Strip Topsoil for reuse	4,790	SFD	\$0.50	\$2,395
Rough Grade Site	4,790	SF	\$1.00	\$4,790
Finish Grading	4,790	SF	\$0.75	\$3,593
Clean up site and respread topsoil	4,790	SF	\$0.50	\$2,395
Stone for site concrete	1	Allow	\$3,000.00	\$3,000
Site Improvements	1	Allow	\$125,000.00	\$125,000
Asphalt Paving				
Side walks				
Curb & Gutter				
5" Sidewalks	300	SF	\$9.75	\$2,925
Patio	1,000	SF	\$10.00	\$10,000
HC warning Fields	1	EA	\$500.00	\$500
Site Utilities: Possible new laterals	1	Allow	\$75,000.00	\$75,000
Site Lighting Poles	5	EA	\$5,000.00	\$25,000
Dumpster/Transformer/Generator Enclosure Allowance	1	Allow	\$50,000.00	\$50,000
Landscaping	1	Allow	\$30,000.00	\$30,000
			Subtotal	\$337,098



SITE EVALUATIONS FOR PROPOSED FIRE STATION, POLICE STATION AND SAFETY FACILITY

GERMANTOWN, WI

GRAEF PROJECT NUMBER: 2024-0820.04

PROJECT MANAGER: Mike Paulos, PE | mike.paulos@graef-usa.com

PROJECT ENGINEER: David S. Roberts, PE | david.roberts@graef-usa.com

EXECUTIVE SUMMARY

Fire and Police Station Location Study

The GRAEF team was tasked with doing a location study for the new facilities. The purpose of the location study is to locate the new fire station in a location that better serves the community for response times to calls. The study combined the existing fire location with a new location to determine the best location for the new station.

Three sites were studied for fire and two for police. Locational wise police stations are more of a convenience than a standard for response times. The police site centrally located makes the most sense for most purposes but if a co-location for fire and police would work, then some savings might be found in the design and construction. The two police locations will not work for a fire station from a locational perspective in the community.

Fire sites analyzed were:

1. W140N11492 Country Aire Drive
2. N104W13645 Donges Bay Road
3. W151N11112 Mequon Road

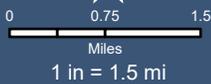
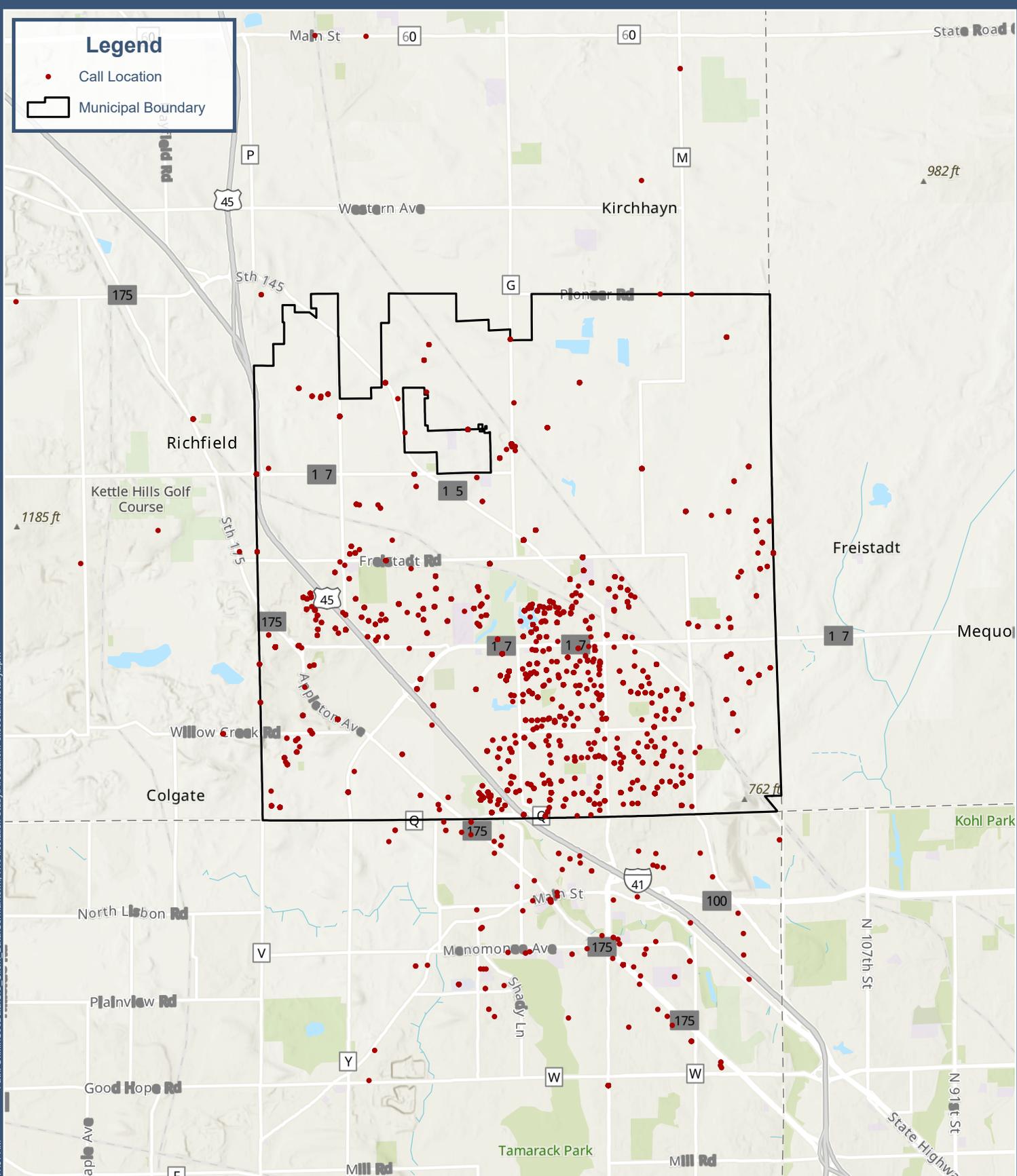
For fire location is key and is based on community call response. A fire department like Germantown's follows ISO Standards for insurance and National Fire Protection Association standards. Those standards say that the department must meet 6-minute response times for 2 companies to 90% of the call volume.

The response time study determines that the best overall coverage for the community physically within 6 or 8 minutes would be the W140N11492 Country Aire Drive location. The other sites also arrive at 90% of the previous 5 years calls within the 6-minute response time. As the community develops more into the "open" areas of the community, it will be important to make that 90% as well. The W140N11492 Country Aire Drive location will best serves the community from that perspective, covering more of the physical area of the community.

Maps were prepared for each of the 5 locations for site, environmental and response times. Those are included in this document. Along with the maps is a matrix of response times versus call locations to validate the 90% value will be achieved with the locations.

Legend

- Call Location
- ▭ Municipal Boundary



CALL LOCATIONS

2018 TO 2023

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



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Date Saved: 8/2/2024 11:37 AM
User: 1956

FIRE STATION SITE #1

W140N11492 Country Aire Drive (SW corner, N of driveway) – Village of Germantown

This summary evaluates the suitability of the site for a new 21,600 sf fire station in Germantown. The site currently houses Friedenfeld Park, a 53-acre sports complex located between Mequon Road and Freistadt Road, featuring a baseball diamond, flag football field, soccer field, playground, and existing infrastructure such as parking and pathways. The area investigated for the proposed fire station would appear to displace an existing practice field as well as the flag football grandstands and associated buildings. The site is zoned as Institutional (I), which permits fire station development without requiring rezoning. The site offers existing access from Country Aire Drive, with potential connections to the current driveway and opportunities for expanding the parking lot. Utilities, including sanitary sewer, water, and power services, are available adjacent to the site. Environmental considerations include the presence of wetlands and wetland indicators across the site, with the site classified within Floodplain Zone X. There appear to be existing ponds on-site. Further investigation is necessary to assess their potential to address stormwater requirements. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. A Phase 1 is recommended to determine if there are additional environmental constraints. The site's topography varies from gentle to moderate slopes, facilitating natural drainage but requiring careful grading and erosion control. Located 2.9 miles from the nearest fire station, the site is under the jurisdiction of the Village of Germantown Parks and Recreation Department, DPW, and the DNR.

CONCLUSION: The site is well-suited for the proposed 21,500 square-foot fire station.

Zoning District: I (Institutional)

Legend

	Potential Site	Water Utilities	
	Parcels		Hydrant
	Building		Main
	Pavement		Lateral
	Stormwater Pond	Sanitary Utilities	
	Index		Sanitary Structure
	Intermediate		Main
			Lateral

21,600 SF
 1-Story Garage
 2-Story Firehouse
 (90'x240')

W140N11492 Country Aire Drive
Village of Germantown
53.3 ac

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0 300
 Feet
 1 in = 300 ft

FIRE STATION - W140N11492 COUNTRY AIRE DRIVE

FIGURE S1

SITE MAP

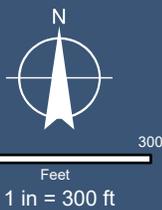
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway
-  Parcels

W140N11492 Country Aire Drive
Village of Germantown
53.3 ac



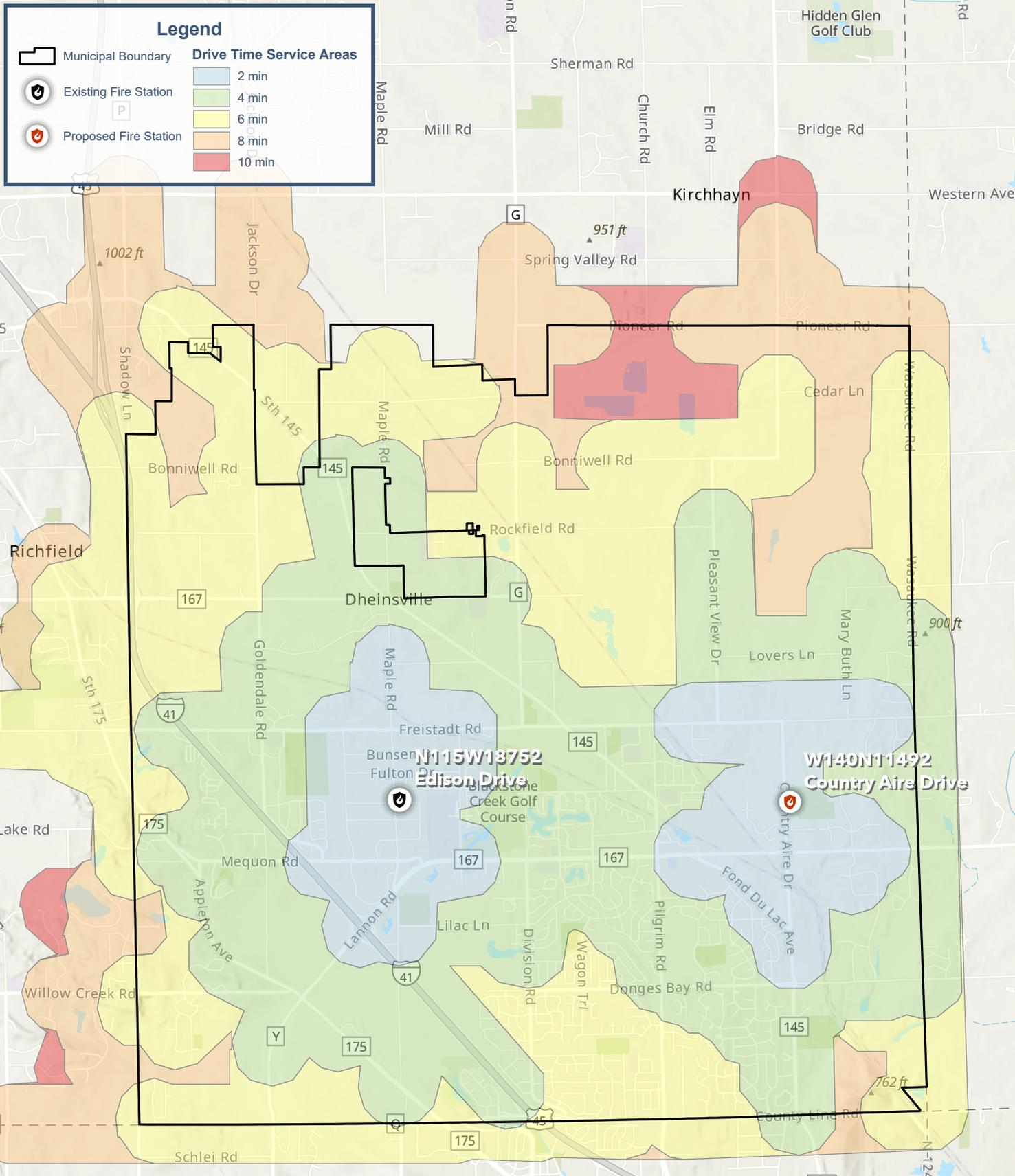
FIRE STATION - W140N11492 COUNTRY AIRE DRIVE
ENVIRONMENTAL CONDITIONS

FIGURE ES1

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



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Legend

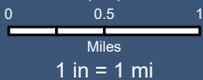
- Municipal Boundary
 - Existing Fire Station
 - Proposed Fire Station
- Drive Time Service Areas**
- 2 min
 - 4 min
 - 6 min
 - 8 min
 - 10 min

FIRE STATION - W140N11492 COUNTRY AIRE DRIVE

FIGURE DT1

DRIVE TIME SERVICE AREAS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



Project Fact Sheet:

Project Name	Germantown – Fire Department
Project No.	2024-0820.04
Property Statistics	
Property Address	W140N11492 Country Aire Drive (SW corner, N of driveway) – Village of Germantown
AHJ's	Village of Germantown Parks and Recreation Department Village of Germantown Community Development Department Village of Germantown Public Works Department Wisconsin Department of Natural Resources (DNR)
Building Size	Locker rooms and shed
Site Context (surrounding land uses)	Single home housing and farmland
Surrounding Zoning	A-1,2 - Agricultural District RS-1,2,3 - Single-Family Residential
Utilities	
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	Yes, throughout site
Wetland Indicators	Yes, throughout site
Floodplain	Zone X
Site Access	Existing access on Country Aire Dr, potentially can tie into existing driveway and/or expand parking lot
Stormwater	Existing pond on NW portion of site AtA: Slow infiltration due to clay content, leading to potential ponding and runoff. Engineered drainage systems can mitigate runoff. DsA: Moderate infiltration; potential for surface runoff during heavy rainfall. MgA: Slow drainage in heavy rain due to loam texture, requiring runoff management. Mild slopes facilitate drainage, reducing ponding risk. MtA: Moderate infiltration, necessitating careful stormwater planning in development. Gentle slopes support natural drainage, aiding stormwater control. Mzb: <u>Poor drainage</u> due to clay content; high risk of surface runoff and ponding. Minimal slope reduces erosion risk; stormwater systems can mitigate runoff issues. OuB: Carbonate substratum <u>may affect water retention</u> . Natural slopes assist in drainage; erosion control measures can manage stormwater. OuB2: Carbonate layers may alter water flow. Moderate slopes help with drainage; erosion control can enhance stormwater management. OuC2: <u>High erosion and runoff risk</u> ; steep slopes require significant stormwater management. Slopes facilitate drainage; terracing and control systems can manage water flow effectively. Ph: Flat terrain may lead to poor drainage and standing water. <u>Suitable for retention and detention</u>

	<p><u>basins to manage stormwater.</u></p> <p>ShB: Moderate slopes can lead to runoff and erosion, requiring management strategies. Slopes support natural drainage, aiding stormwater movement and control.</p>
Site Constraints	
Bedrock	<p>AtA (SE): Typically deep bedrock, minimal excavation issues expected. Ideal for construction with little concern for hitting bedrock.</p> <p>DsA (Far E): Generally deep, allowing for flexible construction options. Rarely encounters bedrock, offering a stable foundation.</p> <p>MgA (W third): Typically deep, minimal risk of encountering bedrock. Suitable for most building projects.</p> <p>MtA (NE): Usually deep, providing ample depth for construction. Minimal bedrock constraints, supporting varied uses.</p> <p>Mzb (NE corner): Typically deep, though heavy clay might obscure underlying rock layers. Bedrock rarely affects construction, but clay content may complicate digging.</p> <p>OuB (SW & NE): Variable depth, potential for shallow carbonate-rich layers. Requires site-specific checks to assess foundation depth.</p> <p>OuB2 (S NE): Moderate depth, <u>higher likelihood of encountering</u> bedrock due to erosion. Detailed geotechnical surveys needed.</p> <p>OuC2 (Middle Bottom): Moderate depth with a <u>higher chance of bedrock exposure</u>. Erosion increases the likelihood of encountering bedrock, requiring careful evaluation.</p> <p>Ph (Middle of Site): Typically deep, offering flexibility for development without bedrock hindrance. Rarely impacted by bedrock issues.</p> <p>ShB (E half): Generally deep, providing suitable conditions for construction. Minimal constraints, but access may be influenced by terrain.</p>
Grading Issues	<p>AtA (0 to 2 percent slopes): Minimal erosion risk due to flat slope. <u>Needs proper grading for water runoff and compaction management.</u></p> <p>DsA (1 to 3 percent slopes): Slight slopes aid drainage; minimal grading concerns. Adequate for construction with gentle runoff management.</p> <p>MgA (1 to 3 percent slopes): Mild slope provides natural drainage but requires minimal leveling. Suitable for development with moderate attention to grading.</p> <p>MtA (1 to 3 percent slopes): Gentle slope aids drainage, presenting minimal grading challenges. Suitable for most construction projects with minor slope adjustments.</p> <p>Mzb: <u>Very flat with clay content complicating grading.</u> May require careful drainage planning to prevent water accumulation.</p> <p>OuB (2 to 6 percent slopes): Moderate slope increases erosion risk; requires erosion control and proper runoff management.</p> <p>OuB2 (2 to 6 percent slopes, eroded): Moderate erosion risk due to slopes and previous erosion; requires erosion control and careful grading for stability.</p> <p>OuC2 (6 to 12 percent slopes, eroded): <u>High erosion risk with steep slopes;</u> needs significant erosion control, potential terracing, and drainage management.</p> <p>Ph (0 to 2 percent slopes): <u>Very flat terrain;</u> minimal grading needed but may require drainage solutions to manage water flow.</p> <p>ShB (2 to 6 percent slopes): Moderate slopes can lead to erosion; requires erosion control and effective runoff management.</p>
Distance to Nearest Fire Station	3.8 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A

Development Regulations for Current Zoning Designation	
Zoning Designation	I-Institutional
Permitted Land Uses	<ul style="list-style-type: none"> a) Churches and synagogues. b) Hospitals, sanatorium, nursing homes and clinics. c) Libraries, museums and art galleries. d) Public or private schools, colleges and universities. e) <u>Public administrative offices, including fire and police stations.</u> f) Public utility offices
Rezoning required?	No
Setbacks	<p>Front yard, minimum: Equal to average setback on each side of the use or districts</p> <p>Rear yard, minimum: 25 feet</p> <p>Side yard, minimum: Equal to side yard on adjacent use parcels or districts</p>
Dimensional Standards	<p>Building Standards:</p> <ul style="list-style-type: none"> • Building height, maximum: 35 feet <p>Coverage Standards:</p> <ul style="list-style-type: none"> • Building coverage, maximum: 70 percent • Lot coverage, maximum: Building coverage limited to 70 percent Lot <p>Standards:</p> <ul style="list-style-type: none"> • Lot area, minimum: 7,200 sq. ft. • Lot width, minimum: 60 feet at setback line

FIRE STATION SITE #2

W151N11112 Mequon Road – Frederick Gierach

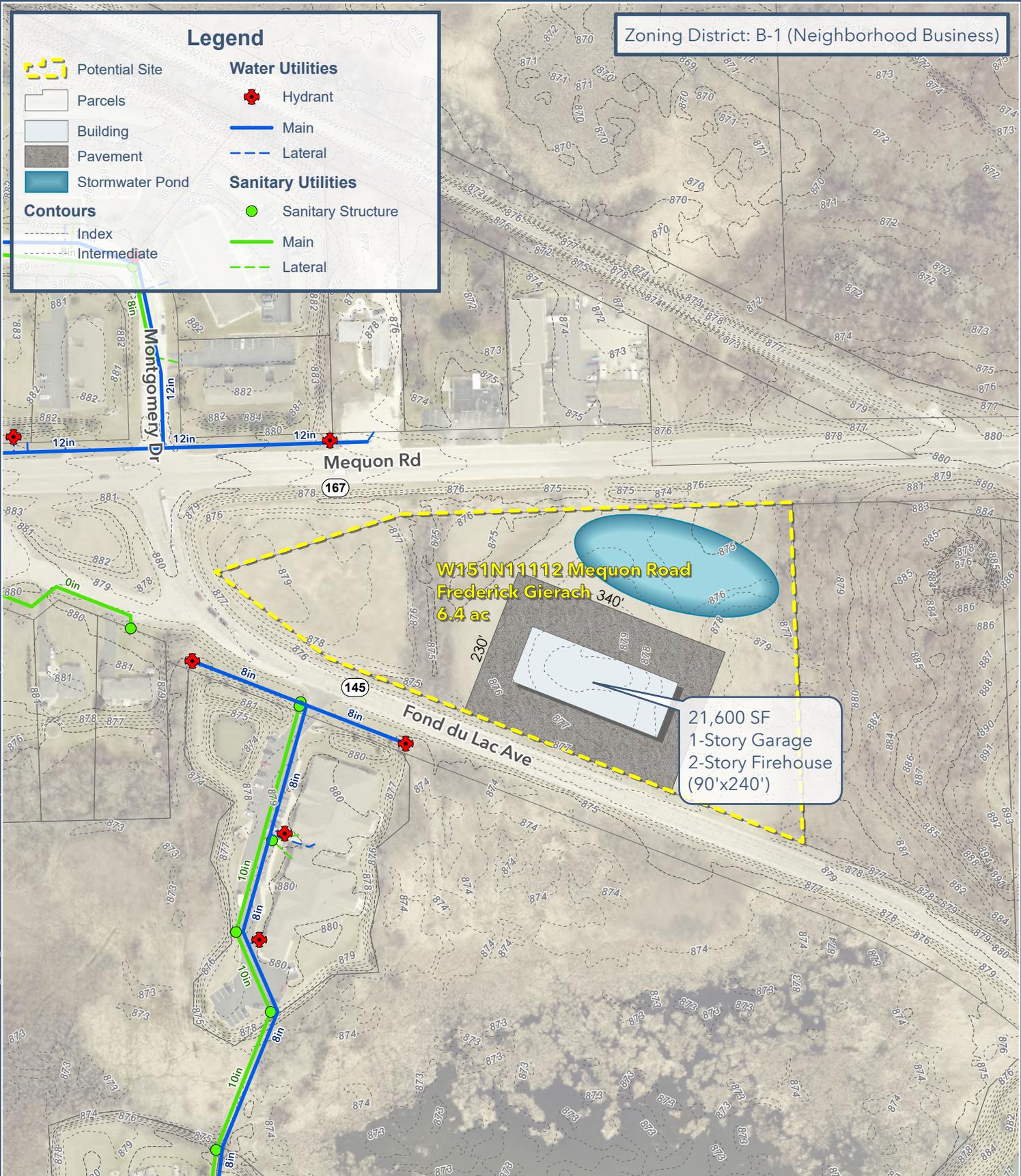
This summary evaluates the suitability of the site for a new 21,600 sf fire station in Germantown. The site is located among a mix of agricultural, residential, and commercial properties, offering access via Mequon Road and Fond du Lac Road with necessary WisDOT permits. Zoned B-1 Neighborhood Business, the site requires rezoning for a fire station. Utilities such as sanitary, water, and power are available adjacent to the site, as well as supporting infrastructure. Although the site has small undelineated wetlands, soil conditions support effective stormwater management. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. A Phase 1 is recommended to determine if there are additional environmental constraints. Located 2.9 miles from the nearest fire station, the site is under the jurisdiction of the Village of Germantown, WisDOT, and other local authorities.

CONCLUSION: The site is a viable option for the fire station, provided zoning and erosion challenges are addressed, as well as parking and additional infrastructure is built.

Zoning District: B-1 (Neighborhood Business)

Legend

	Potential Site	Water Utilities	
	Parcels		Hydrant
	Building		Main
	Pavement		Lateral
	Stormwater Pond	Sanitary Utilities	
Contours			Sanitary Structure
	Index		Main
	Intermediate		Lateral



W151N11112 Mequon Road
Frederick Gierach 340'
6.4 ac

21,600 SF
 1-Story Garage
 2-Story Firehouse
 (90'x240')

FIRE STATION - W151N11112 MEQUON ROAD

SITE MAP

VILLAGE OF GERMANTOWN
 WASHINGTON COUNTY, WISCONSIN

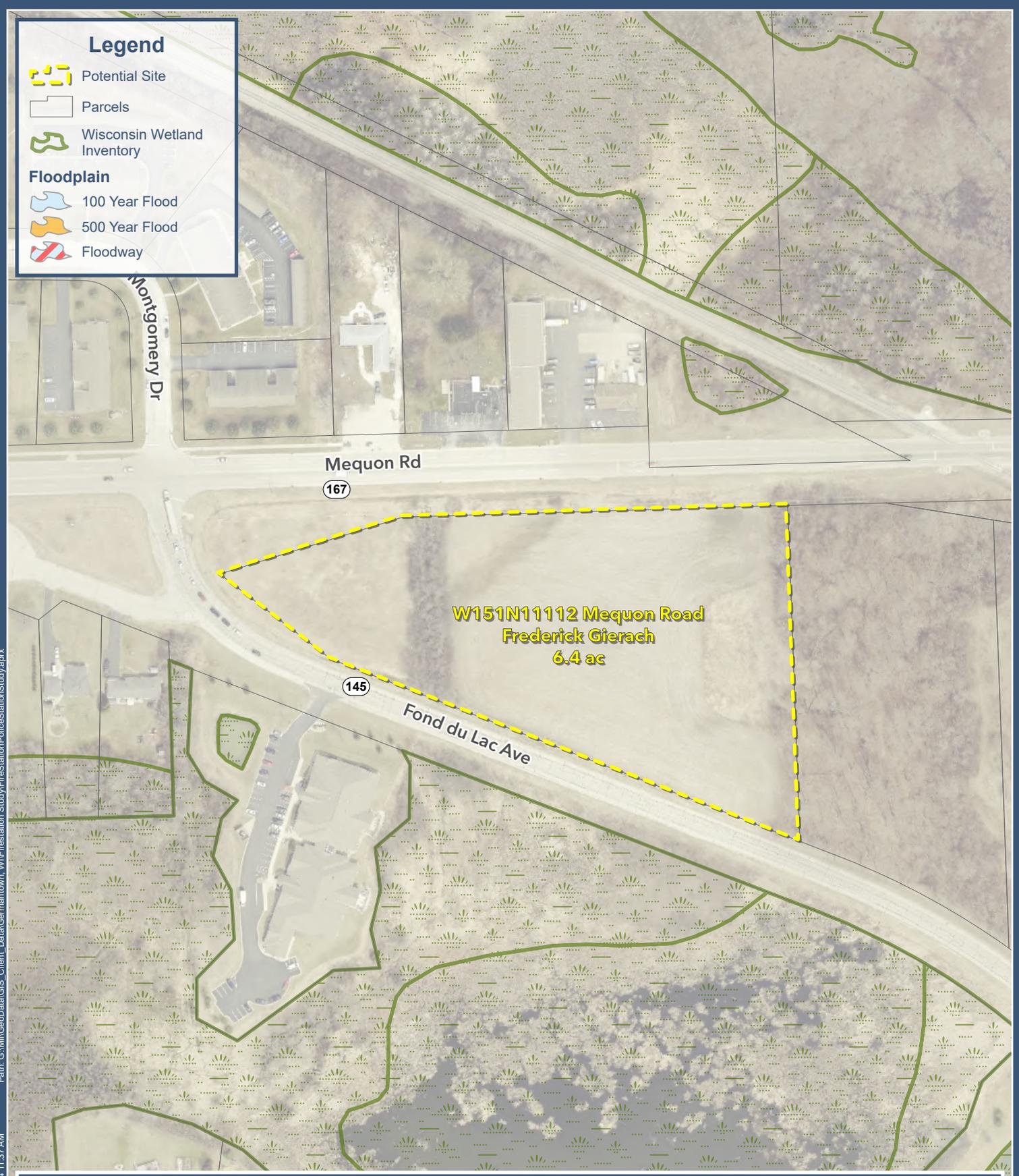
FIGURE S2



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Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway



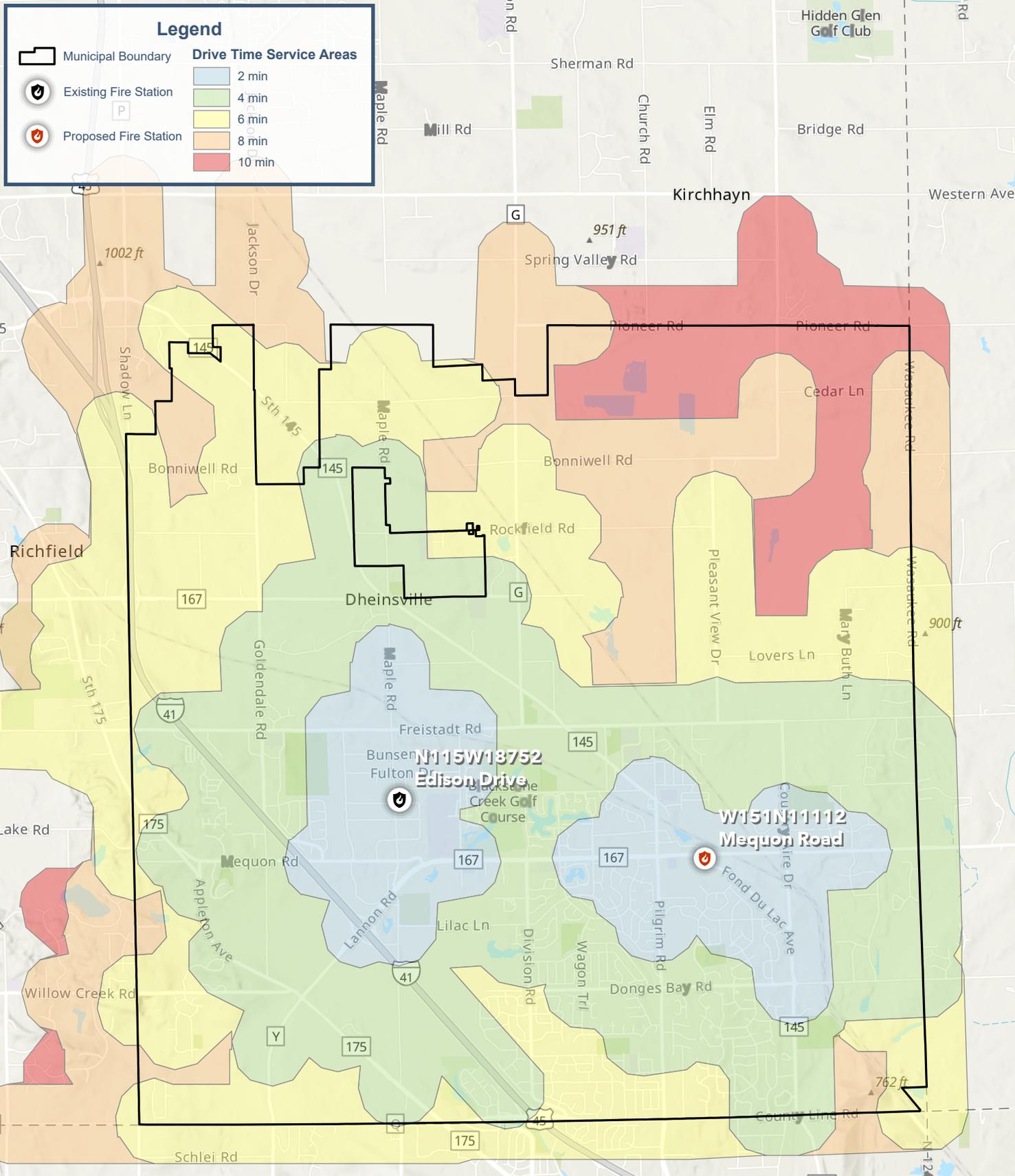
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Feet
1 in = 200 ft

FIRE STATION - W151N11112 MEQUON ROAD
ENVIRONMENTAL CONDITIONS
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE ES2



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Legend

- Municipal Boundary
- Existing Fire Station
- Proposed Fire Station

Drive Time Service Areas

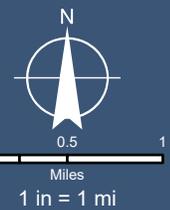
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FIRE STATION - W151N1112 MEQUON ROAD

FIGURE DT2

DRIVE TIME SERVICE AREAS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



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Project Fact Sheet:	
Project Name	Germantown – Fire Station Needs Assessment
Project No.	2024-0820.04
Property Statistics	
Property Address	W151N11112 Mequon Road – Frederick Gierach
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Wisconsin Department of Transportation (WisDOT)
Building Size	N/A – Vacant Lot
Site Context (surrounding land uses)	Mix of agricultural, residential, and commercial properties
Surrounding Zoning	B-3 General Business RM-3- Multiple Family Residential RS-4 Single-Family Residential A-2 – Agricultural District M-1 – Limited Industrial
Utilities	
Sanitary	Available
Water	Available
Power	Available
Environmental	
Wetlands	Yes - Wetlands too small to delineate
Wetland Indicators	Yes – Wetlands Identification and Confirmations (See Surface Water Data Viewer Map)
Floodplain	Zone X
Site Access	Existing Farm Entrance off Mequon Road (STH 167) Permit required from WisDOT Possible access off Fond du Lac Road (STH 145) Permit required from WisDOT
Stormwater	Needed – Wet Pond and storm sewer; Bio-Basin questionable due to soils
MMSD	Submittal required
Site Constraints	Swale/ditch surrounding corner of Property Approximately 5' of fall across the site
Bedrock	Bedrock Possible Soil Types: OuB2-Ozaukee silt loam, 2 to 6 percent slopes, eroded Mzb-Montgomery silty clay loam MzfA-Mundelein silt loam, 1 to 3 percent slopes
Grading Issues	Ozaukee silt loam: Requires erosion control due to its eroded state. Montgomery silty clay loam: Needs careful water management due to poor drainage
Distance to Nearest Fire Station	2.9 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A

Development Regulations for Current Zoning Designation	
Zoning Designation	B-1 Neighborhood Business
Permitted Land Uses	<p>Commercial</p> <ul style="list-style-type: none"> • Antique store • Art, dance or music studio • Bakery • Barber and beauty shop • Book store • Business office • Candy and confectionery store • Clock/watch shop • Clothing store • Commercial kennel • Computer sales and services • Convenience store • Delicatessen • Drug store • Financial or tax consultant • Florist • Furniture store • Garden supply • Gift store • Grocery store • Hardware store • Hobby store • Horticultural store • Liquor store • Meat fish or poultry store • Optical store • Photo and film store • Photo studio • Professional office • Real estate and insurance office • Restaurant • Second hand store • Self service laundry • Shoe repair store • Soda fountain • Sporting goods store • Variety <p>Government and Community Services:</p> <ul style="list-style-type: none"> • Health clinic • Noncommercial club • Park and playground <p>Telecommunication and Utilities</p>

	Accessory Uses
Rezoning required?	Yes – No Option for Conditional Use for Fire Department Facility
Setbacks	<p>Front yard, minimum: 30 feet</p> <p>Rear yard, minimum: 30 feet for principal building; 25 feet for accessory building</p> <p>Side yard, minimum: 20 feet</p>

FIRE STATION SITE #3

N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.

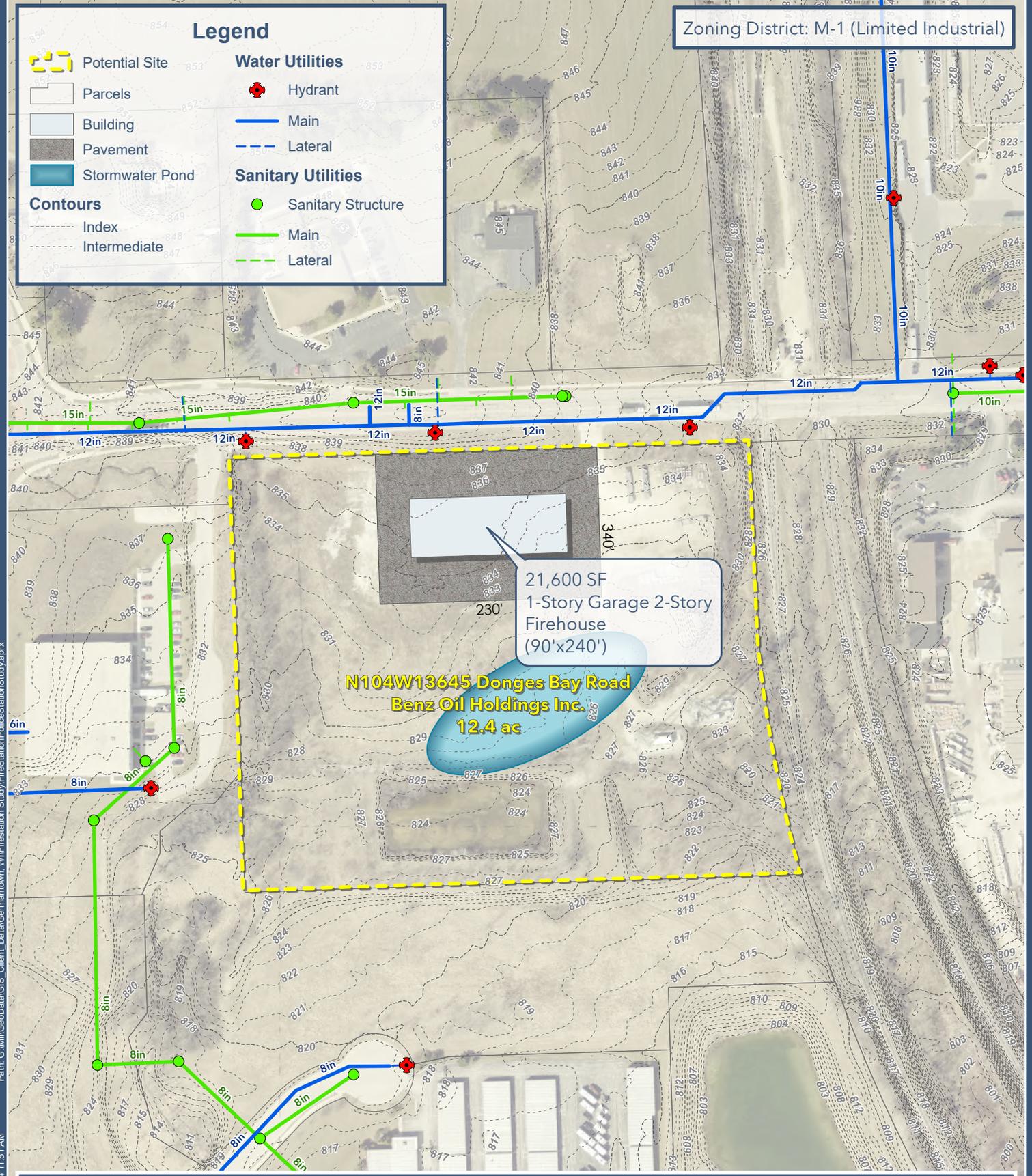
This summary evaluates the suitability of the site for a new 21,600 sf fire station in Germantown. Currently the site is vacant with the remnants of the old concrete processing facility, current storage areas present and two cell towers. Its strategic location offers easy access to major roads, facilitating efficient public service deployment. Zoned as M-1 Limited Industrial District, the site will require rezoning to accommodate a fire station. Utilities, including sanitary, water, and power, are available adjacent to the site. Further investigation is needed to determine the impact of the existing cell towers to the site layout. While the site lacks existing stormwater features, soil conditions appear to allow for effective management practices. While not within a designated wetland area, soil types like OuB2 and MtA suggest potential wetlands. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. Given that the site was a former concrete processing site a Phase I evaluation is recommended prior to purchase. Located 4.3 miles from the nearest fire station, the site falls under the jurisdiction of local and state departments, including the Village of Germantown and WisDOT.

CONCLUSION: The site is a viable option for the fire department, provided zoning challenges and erosion control strategies are addressed.

Zoning District: M-1 (Limited Industrial)

Legend

 Potential Site	Water Utilities
 Parcels	 Hydrant
 Building	 Main
 Pavement	 Lateral
 Stormwater Pond	Sanitary Utilities
Contours	 Sanitary Structure
 Index	 Main
 Intermediate	 Lateral



FIRE STATION - N104W13645 DONGES BAY ROAD

FIGURE S3A

SITE MAP



**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



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Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway

Donges Bay Rd

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac



0 200
Feet
1 in = 200 ft

FIRE STATION - N104W13645 DONGES BAY ROAD

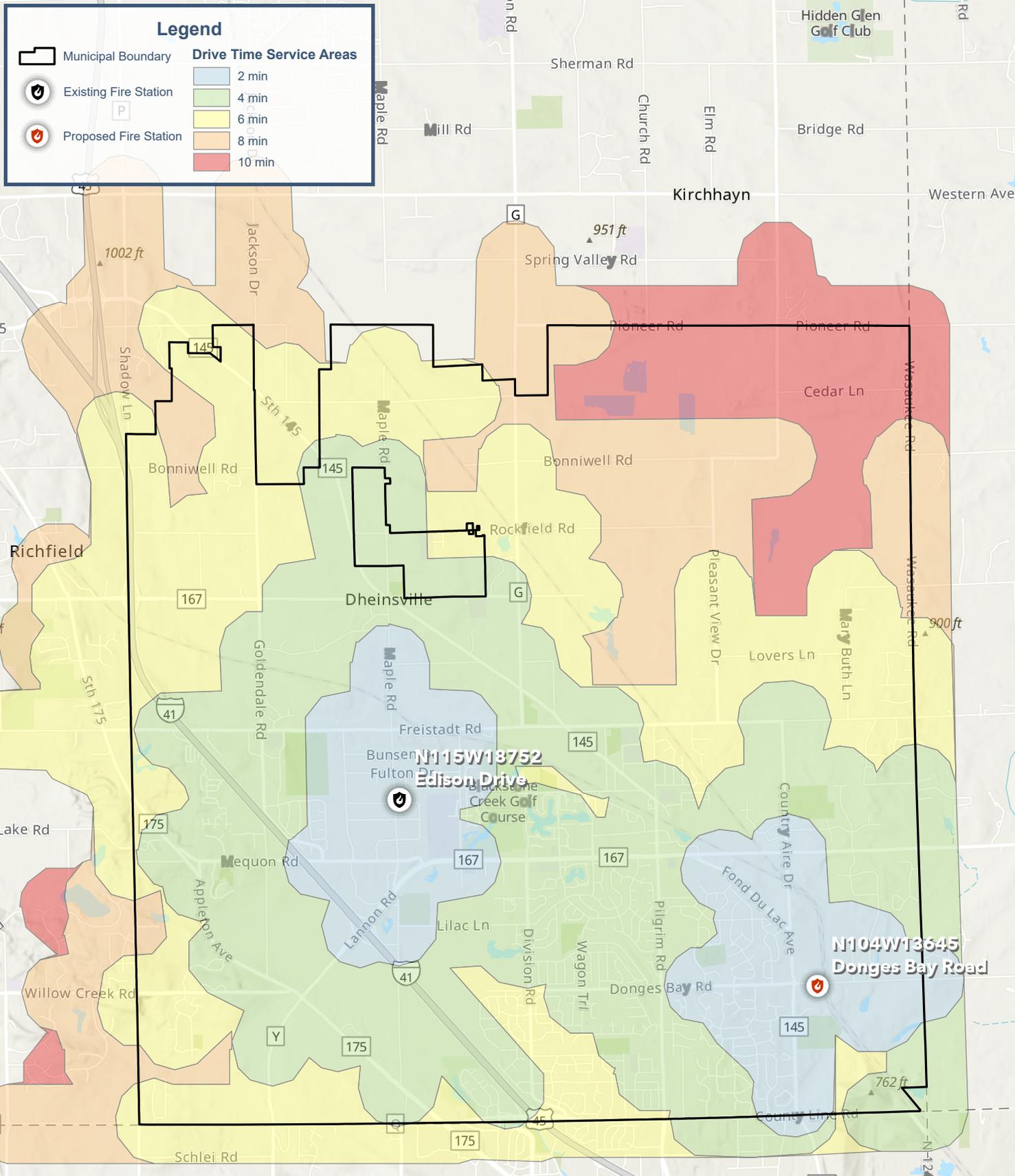
ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE ES3



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Legend

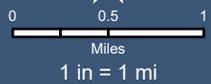
- Municipal Boundary
 - Existing Fire Station
 - Proposed Fire Station
- Drive Time Service Areas**
- 2 min
 - 4 min
 - 6 min
 - 8 min
 - 10 min

FIRE STATION - N104W13645 DONGES BAY ROAD

FIGURE DT3

DRIVE TIME SERVICE AREAS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



User: 1956 Date Saved: 8/7/2024 11:51 AM Path: G:\M\GeoData\GIS_Client_Data\Germantown_WVFireStationStudy\FireStationPoliceStationStudy.aprx

**Project Fact
Sheet:**

Project Name	Germantown – Fire Department
Project No.	2024-0820.04
Property Statistics	
Property Address	N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Washington County Highway Department Wisconsin Department of Natural Resources (DNR) Wisconsin Department of Transportation (WisDOT)
Building Size	N/A - Site used for managing and storing public works equipment and vehicles necessary for municipal operations, including maintenance and road work.
Site Context (surrounding land uses)	Currently houses the Germantown Department of Public Works. The site supports the village's infrastructure projects and routine maintenance activities such as snow plowing, street repairs, and public utilities management. The site is strategically located with easy access to major roads, supporting efficient deployment of public works services across Germantown
Surrounding Zoning	Surrounding area is primarily zoned for residential use with nearby industrial zones, making it suitable for municipal operations while remaining close to residential areas. I - Institutional A-1 - Agricultural District M-1 - Limited Industrial RS-4 - Single-Family Residential
Utilities	Construction on Division Rd (maybe new laterals see PIM invite for more information)
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	No – but there is one located directly north and another directly south of the site boundaries
Wetland Indicators	Maybe – there are two soil types on the far west side of the site with wetland indicators OuB2 MtA
Floodplain	Zone X
Site Access	Existing access off Donges Bay Rd
Stormwater	No existing storm water features found MtA: Moderate infiltration rates, moderate drainage, but heavy rainfall can exceed the soil's absorption capacity, leading to temporary ponding. <u>Suitable for stormwater management practices like swales and rain gardens that can enhance infiltration and reduce runoff.</u> OuB2: <u>High erosion risk</u> ; carbonate substratum affects water retention, erosion control can enhance water management. ThB2: High erosion potential; increased runoff during heavy rain. Natural slopes aid stormwater flow;

	erosion control can improve infiltration.
Site Constraints	
Bedrock	MtA (W): Usually deep, providing ample depth for construction. Minimal bedrock constraints, supporting varied uses. OuB2 (majority of site):Moderate depth, <u>higher likelihood of encountering</u> bedrock due to erosion. Detailed geotechnical surveys needed. ThB2(NW): Generally deep; eroded areas may need geotechnical evaluation.
Grading Issues	MtA (1 to 3 percent slopes): Gentle slope aids drainage, presenting minimal grading challenges. Suitable for most construction projects with minor slope adjustments. OuB2 (2 to 6 percent slopes, eroded): Moderate erosion risk due to slopes and previous erosion; requires erosion control and careful grading for stability. ThB2 (2 to 6 percent slopes): <u>High erosion risk; significant erosion control and grading required.</u>
Distance to Nearest Fire Station	4.3 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A
Development Regulations for Current Zoning Designation	
Zoning Designation	M-1 LIMITED INDUSTRIAL DISTRICT
Permitted Land Uses	<p>I. PERMITTED PRINCIPAL USES.</p> <ul style="list-style-type: none"> o Building and yards for the storage and wholesale of goods and materials o All uses involving the manufacture and fabrication of goods within the confines of a building o All uses involving the provisions of a service which is either manufacturing-related or fabrication-related and not permitted in business districts confined within a building, and in which smoke, dust, flash, heat, noise or odor produced by such service uses is confined within the building. o Commercial self-storage buildings where all storage is conducted within an enclosed building or individual units within a building. (Cr. Ord. #09-16) <p>II. (2)PERMITTED ACCESSORY USES.</p> <ul style="list-style-type: none"> o Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process. o Offices normally auxiliary to the principal use. o Garages for the storage of vehicles used in conjunction with the operation of the warehouse or industrial use. o Auxiliary power generators. o Off-street parking and loading areas. o One aboveground storage tank (maximum 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code. (Cr. Ord. #30-97)
Rezoning required?	Yes – does not meet conditional requirements. See 17.33 (3) code
Setbacks	Front yard, minimum: 30 feet Rear yard, minimum: 25 feet

	Side yard, minimum: 10 feet
Dimensional Standards	<p>Building Standards:</p> <ul style="list-style-type: none"> • Building height, maximum: 45 feet <p>Coverage Standards:</p> <ul style="list-style-type: none"> • Building coverage, maximum: 80 percent <p>Lot Standards:</p> <ul style="list-style-type: none"> • Lot area, minimum: 30,000 sq. ft. • Lot width, minimum: 120 feet at setback line

POLICE STATION SITE #1

N122W17177 Fond du Lac Avenue – Village of Germantown

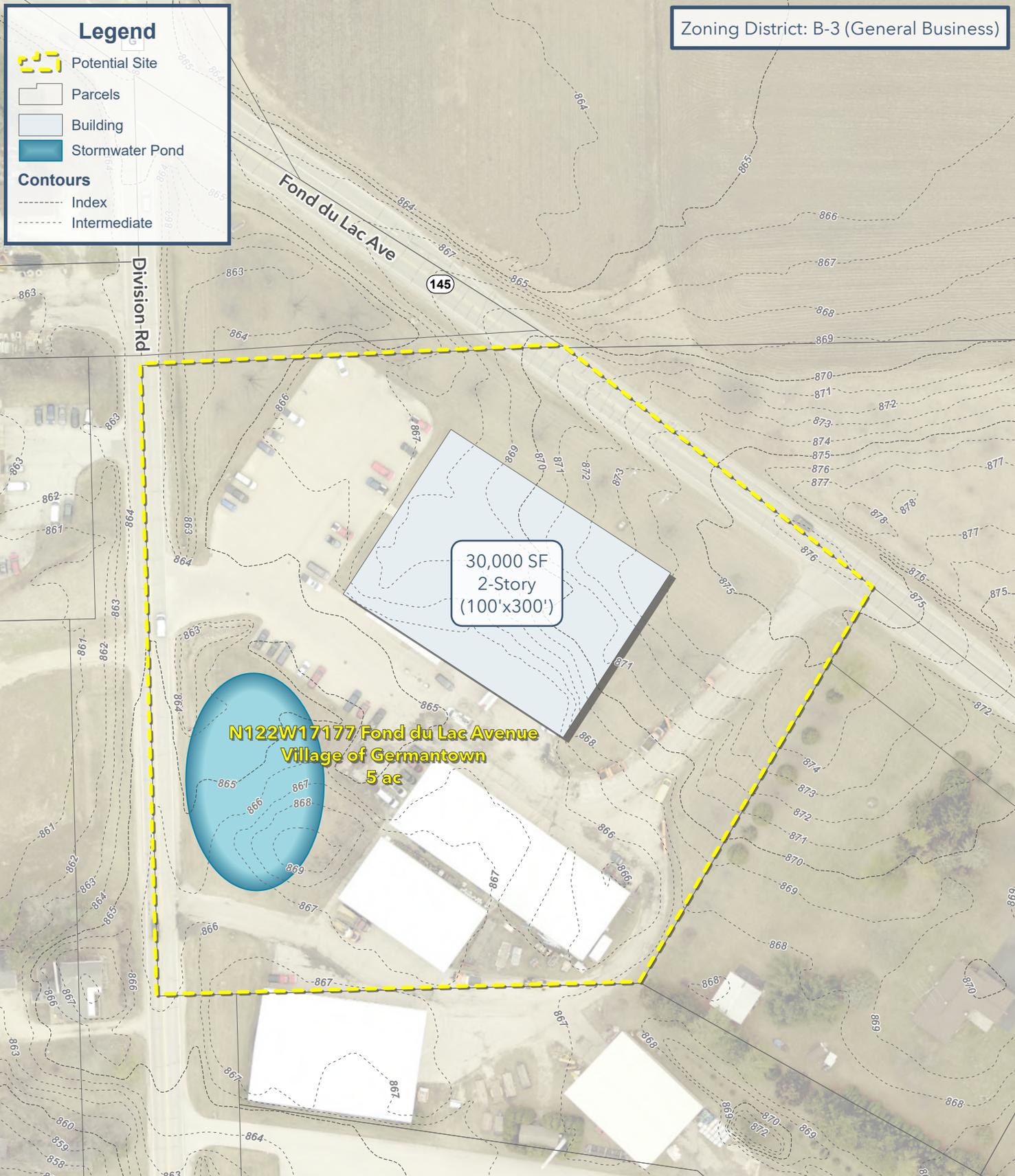
This summary evaluates the suitability of the site at for a new police department facility; 30,000sf (2 story) or 47,000sf (1-story) in Germantown. The site encompasses two buildings of approximately 11,000 square foot (that would need to be demolished and is surrounded by agricultural land and park areas. It is zoned as Institutional (I), allowing for police station development without the need for rezoning. Power is available adjacent to the site and water and sanitary sewer service will need to be extended approximately 2,250 LF. The site has existing access from Fond du Lac Road (STH 145) and Division Road (CTH G). The property is partially situated in Floodplain Zone X but does not contain wetlands or wetland indicators. Existing stormwater infrastructure includes piping, but a detention pond may be necessary to manage runoff with additional construction. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. A Phase 1 is recommended to determine if there are additional environmental constraints. The site features a 10-foot elevation change from Fon du Lac Road to Division Road. The site is under the jurisdiction of WisDOT, and Washington County Highway Department, and the Village of Germantown's: Community Development Department, PWD.

CONCLUSION: The site is well-suited for the proposed 30,000 sf (2 story) police department facility due to its central location within the village and strategic access to Fond du Lac Avenue, provided effective stormwater management and erosion control measures are implemented.

Zoning District: B-3 (General Business)

Legend

-  Potential Site
 -  Parcels
 -  Building
 -  Stormwater Pond
- Contours**
-  Index
 -  Intermediate



N122W17177 Fond du Lac Avenue
Village of Germantown
5 ac

30,000 SF
2-Story
(100'x300')

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0 100
 Feet
 1 in = 100 ft

POLICE STATION - N122W17177 FOND DU LAC AVENUE

FIGURE S4A

SITE MAP

VILLAGE OF GERMANTOWN
 WASHINGTON COUNTY, WISCONSIN



Zoning District: B-3 (General Business)

Legend

- Potential Site
- Parcels
- Building
- Stormwater Pond
- Sanitary Sewer & Water Main Extension
- Water Utilities**
- Hydrant
- Main
- Lateral
- Sanitary Utilities**
- Sanitary Structure
- Main
- Lateral

Division Rd
G

Lovers Ln

Century Ln

Fond du Lac Ave

N122W17177 Fond du Lac Avenue
Village of Germantown
5 ac

145

Division Rd

~2,250 LF

Freistadt Rd

F

16in 18in

18in 8in

18in



0 400
Feet
1 in = 400 ft

POLICE STATION - N122W17177 FOND DU LAC AVENUE

FIGURE S4B

SITE MAP

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



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Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway

Fond du Lac Ave

145

Division Rd

**N122W17177 Fond du Lac Avenue
Village of Germantown
5 ac**



0 100
Feet
1 in = 100 ft

POLICE STATION - N122W17177 FOND DU LAC AVENUE

FIGURE ES4

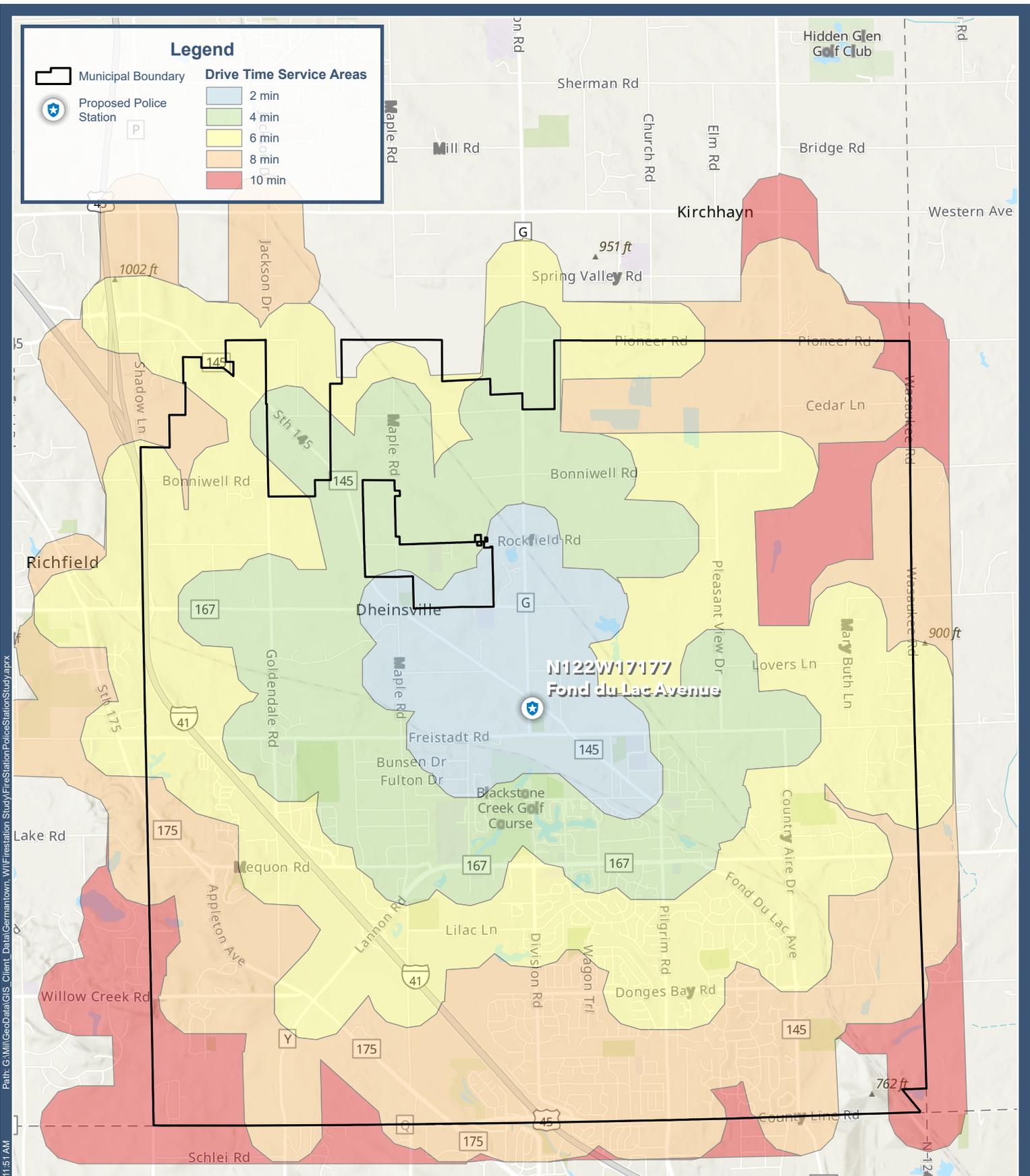
ENVIRONMENTAL CONDITIONS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



Legend

- Municipal Boundary
- Proposed Police Station
- Drive Time Service Areas**
 - 2 min
 - 4 min
 - 6 min
 - 8 min
 - 10 min



POLICE STATION - N122W17177 FOND DU LAC AVENUE

FIGURE DT4

DRIVE TIME SERVICE AREAS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



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User: 1956
Date Saved: 8/7/2024 11:51 AM
Proj. Number: 2024-0820.04
Source: Washington County | WDNR | FEMA

**Project Fact
Sheet:**

Project Name	Germantown – Police Department
Project No.	2024-0820.04
Property Statistics	
Property Address	N122W17177 Fond du Lac Avenue – Village of Germantown
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Wisconsin Department of Transportation (WisDOT) Washington County Highway Department
Building Size	North Building : 10,500 SF Middle: 11,500 SF South Building: 5,700 SF
Site Context (surrounding land uses)	Agricultural and Park surroundings
Surrounding Zoning	I-Institutional A-2 – Agricultural RS-3 Single Family residential B-3 Neighborhood business
Utilities	
Sanitary	Available – Need to extend ~2,500 LF
Water	Available – Need to extend ~2,500 LF
Power	Available
Environmental	
Wetlands	No
Wetland Indicators	No
Floodplain	Zone X
Site Access	Existing access off FonDuLac Road (STH 145) Permit required from WisDOT Existing access off Division RD (CTH G) Permit required from Washington County Highway department
Stormwater	Has the pipes but might need detention pond with added construction
Site Constraints	~10' elevation change
Bedrock	ScA - St. Charles silt loam, 1 to 3 percent slopes: Typically deep bedrock, minimal excavation issues expected. KwB - Kidder loam, 2 to 6 percent slopes: Moderate bedrock depth, may require deeper foundations, site-specific checks recommended. KwC2 - Kidder loam, 6 to 12 percent slopes, eroded: Moderate bedrock depth, higher likelihood of encountering bedrock due to erosion, detailed geotechnical survey needed.
Grading Issues	ScA - Minimal erosion risk; needs proper grading for water runoff and compaction management. KwB - erosion risk; requires erosion control, good drainage planning, and proper runoff management. KwC2 - High erosion risk; <u>needs significant erosion control</u> , potential terracing, critical drainage management, and careful runoff planning.

Adopted Plans, Goals, and Policies	
Overlay Zones	
Development Regulations for Current Zoning Designation	
Zoning Designation	I-Institutional
Permitted Land Uses	<ul style="list-style-type: none"> a) Churches and synagogues. b) Hospitals, sanatorium, nursing homes and clinics. c) Libraries, museums and art galleries. d) Public or private schools, colleges and universities. e) <u>Public administrative offices, including fire and police stations.</u> f) Public utility offices
Rezoning required?	No
Setbacks	<p>Front yard, minimum: Equal to average setback on each side of the use or districts</p> <p>Rear yard, minimum: 25 feet</p> <p>Side yard, minimum: Equal to side yard on adjacent use parcels or districts</p>
Dimensional Standards	<p>Building Standards:</p> <ul style="list-style-type: none"> • Building height, maximum: 35 feet <p>Coverage Standards:</p> <ul style="list-style-type: none"> • Building coverage, maximum: 70 percent • Lot coverage, maximum: Building coverage limited to 70 percent Lot <p>Standards:</p> <ul style="list-style-type: none"> • Lot area, minimum: 7,200 sq. ft. • Lot width, minimum: 60 feet at setback line

POLICE STATION SITE #2

W188N10963 Maple Road – KT Real Estate Holdings LLC

This summary evaluates the suitability of the site at for a new police department facility; 30,000sf (2 story) or 47,000sf (1-story) in Germantown. The site contains two existing buildings, measuring 4,316 square feet and 2,658 square feet, respectively, and is surrounded by a gymnastics gym, autobody shop, and hotel. It is located within a B-5 Highway Business zoning area, which requires rezoning for a police department. The site is supported by available utilities, including sanitary, water, and power. It has existing access off Commerce Circle. While most of the site is in Floodplain Zone X, the southeast portion falls into Zone AE, indicating a higher flood risk. No wetlands or wetland indicators are present on the site. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. Given that the site is a functioning gas station a Phase I evaluation is recommended prior to purchase. The site falls under the jurisdiction of the Village of Germantown Community Development Department, DNR, and WisDOT.

CONCLUSION: Due to building size requirements and lack of slope, the site is not a viable option for either the single story or two-story police station.

Zoning District: B-5 (Highway Business)

Legend

- Potential Site
- Parcels
- Building

Contours

- Index
- Intermediate

Water Utilities

- Hydrant
- Main
- Lateral

Sanitary Utilities

- Sanitary Structure
- Main
- Lateral



POLICE STATION - W188N10963 MAPLE ROAD

FIGURE S5

SITE MAP

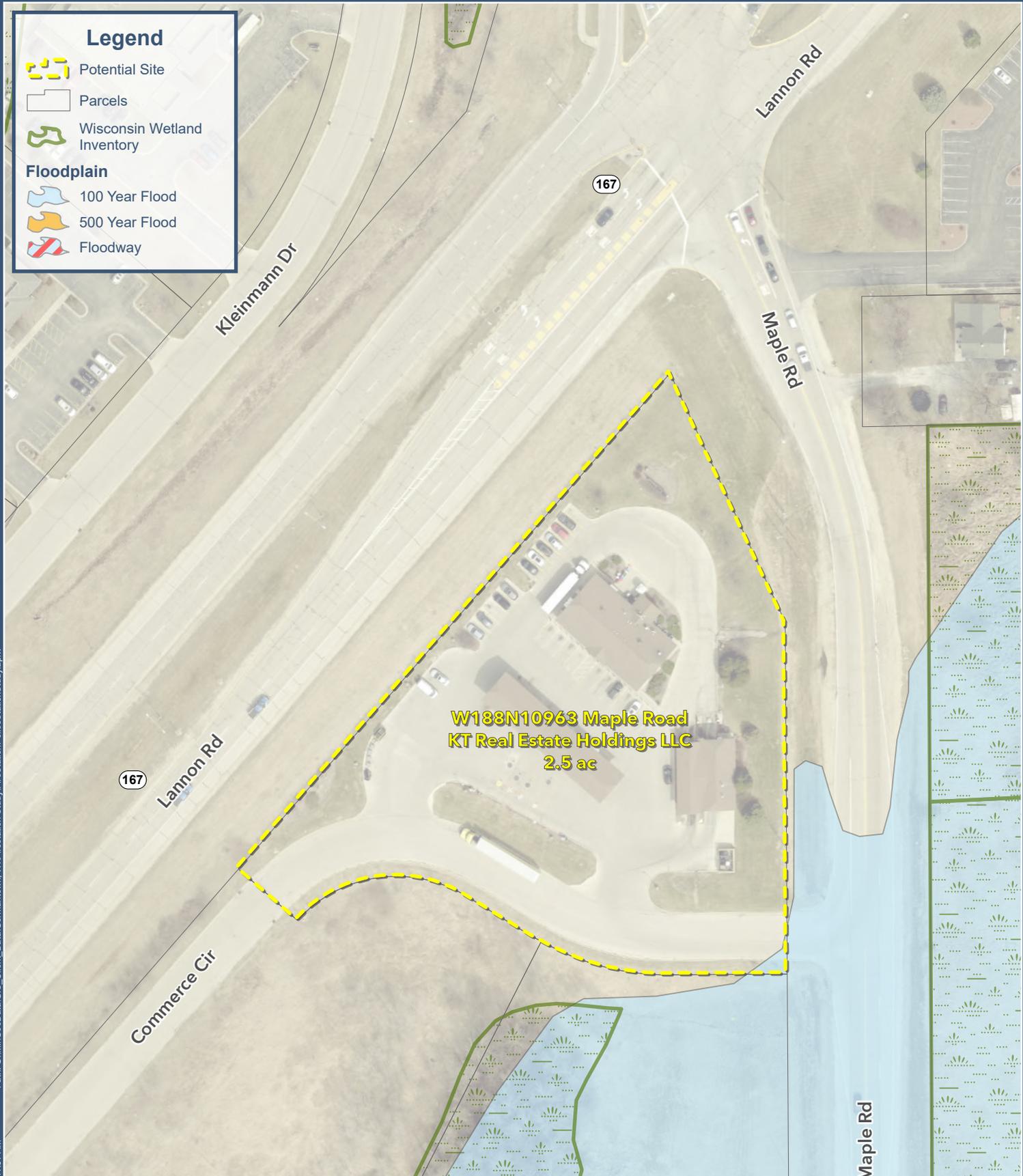
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



Path: G:\M\GeoData\GIS_Client_Data\Germantown_WVFireStationStudy\FireStationPoliceStationStudy.aprx
Date Saved: 8/7/2024 11:51 AM
User: 1956
Proj. Number: 2024-0820.04 Source: Washington County | WDNR | FEMA

Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway



W188N10963 Maple Road
KT Real Estate Holdings LLC
2.5 ac

POLICE STATION - W188N10963 MAPLE ROAD

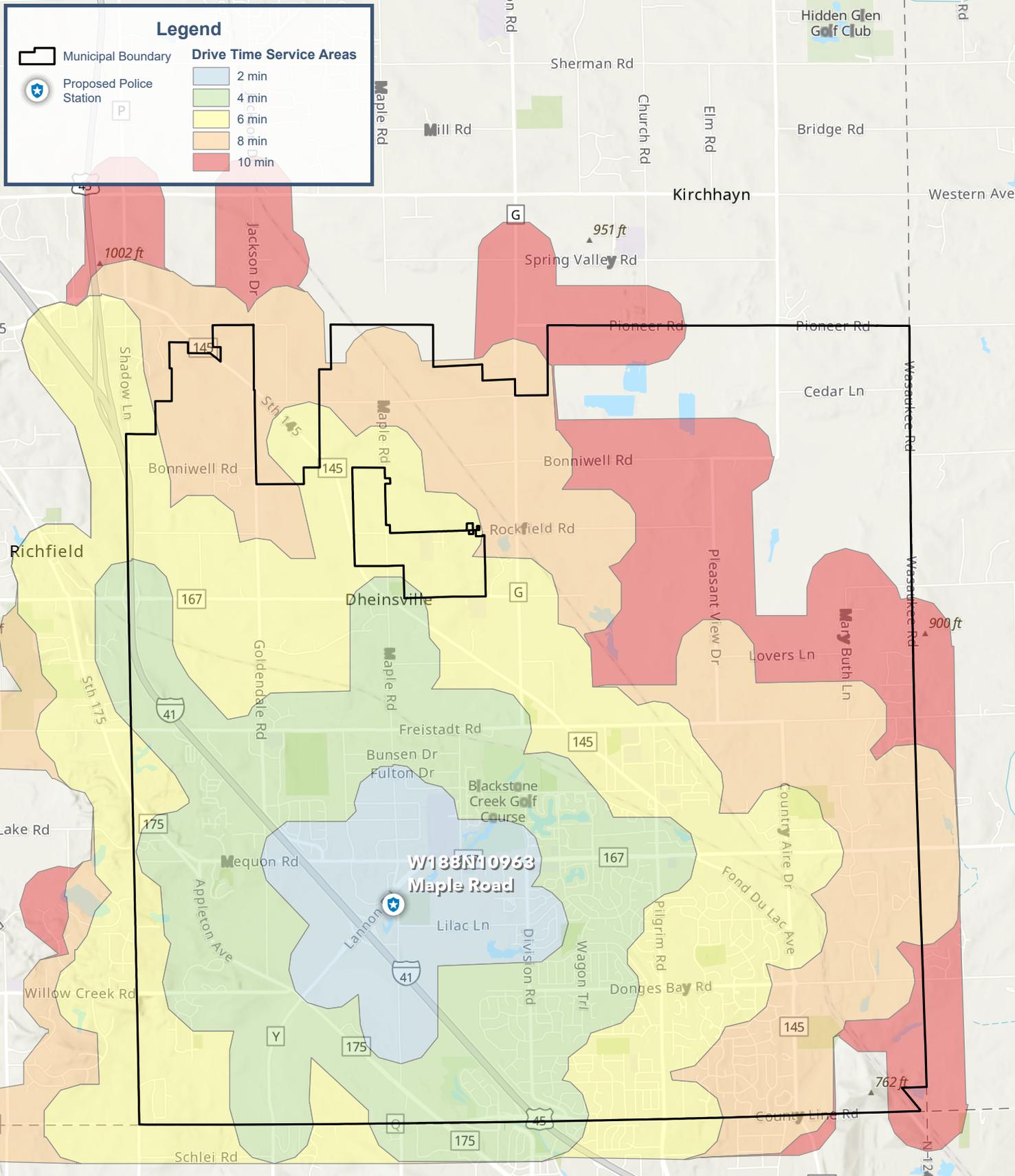
FIGURE ES5

ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



0 100
Feet
1 in = 100 ft



Legend

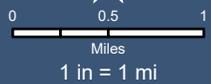
- Municipal Boundary
- Proposed Police Station
- Drive Time Service Areas**
- 2 min
- 4 min
- 6 min
- 8 min
- 10 min

POLICE STATION - W188N10963 MAPLE ROAD

FIGURE DT5

DRIVE TIME SERVICE AREAS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



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**Project Fact
Sheet:**

Project Name	Germantown – Police Department
Project No.	2024-0820.04
Property Statistics	
Property Address	W188N10963 Maple Road – KT Real Estate Holdings LLC
AHJ's	Village of Germantown Community Development Department Wisconsin Department of Natural Resources (DNR) Wisconsin Department of Transportation (WisDOT)
Building Size	N building: 4,316 sqft E Building: 2658 sqft
Site Context (surrounding land uses)	Gymnastics gym and autobody to the NW, Hotel to NE and SW SE is empty
Surrounding Zoning	B-5 Highway Business B-1 Neighborhood Business I Institutional RS-5 Single-Family Residential (hotel)
Utilities	
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	No
Wetland Indicators	No
Floodplain	Mostly Zone X, SE falls into Zone AE
Site Access	Existing access off commerce Cir
Stormwater	No existing storm water features found CrD2: High erosion risk due to steep slopes; rapid runoff can lead to soil degradation. DsA: Moderate infiltration; potential surface runoff with heavy rain. GP: <u>Poor water retention and rapid drainage due to loose gravel material.</u> Excellent drainage reduces waterlogging; suitable for managing stormwater overflow. Hu: <u>High water retention; prone to waterlogging and poor drainage.</u> Flat terrain helps minimize erosion; suitable for wetland and floodplain management. Mzb: Poor drainage due to high clay content; potential ponding and surface runoff. engineered drainage systems can improve runoff management.
Site Constraints	~10' topo site change
Bedrock	CrD2: Variable depth; steep terrain may increase the likelihood of encountering bedrock. DsA: Generally deep, providing flexibility for construction without significant bedrock issues. GP: Variable; excavation may expose bedrock or require removal of gravel deposits. Hu: Typically deep; peat layers obscure bedrock, requiring specialized assessment for construction. Mzb: Generally deep, though clay content can mask underlying rock layers.

Grading Issues	<p>CrD2 (12 to 20 percent slopes): High erosion risk; requires significant erosion control and terracing. DsA (1 to 3 percent slopes): Minimal grading challenges; gentle slopes aid natural water runoff. GP: Variable terrain; requires extensive grading for stabilization and development.</p> <p>Hu (0 to 2 percent slopes): Poor load-bearing capacity; requires careful grading to prevent waterlogging and ensure stability.</p> <p>Mzb: Very flat with clay content complicating grading; needs drainage solutions to prevent ponding.</p>
Adopted Plans, Goals, and Policies	
Overlay Zones	<p>Highway Interchange Area District</p> <p>100-year Floodplain</p>
Development Regulations for Current Zoning Designation	
Zoning Designation	B-5 Highway Business
Permitted Land Uses	<ul style="list-style-type: none"> • PERMITTED PRINCIPAL USES. <ul style="list-style-type: none"> ○ Appliance sales and services. ○ Art, dance or music studios. ○ Banks, savings and loan associations and other financial institutions.\ ○ Business offices. ○ Cellular phone retail store. ○ Convenience food stores. ○ Delicatessens.(h)Dentist, physician or other similar professional health offices. ○ Hotels and motels. ○ Indoor health and recreation establishments. ○ Petroleum service stations. ○ Professional offices. ○ Restaurants. ○ Transit bus station • PERMITTED ACCESSORY USES <ul style="list-style-type: none"> ○ Off-street parking and loading areas. ○ Roof-mounted satellite transmitting and receiving fixtures. ○ Drive-through establishments and facilities provided that all such facilities meet the yard requirements set forth herein, any protective canopy shall be located not closer than 25 feet to the property line, and any parking stall or driveway, shall not be closer than 50 feet to a residential district lot line (per section 17.45(1)(b)). (Cr. Ord. #7-04) ○ Outdoor vending (see section 17.50). (Cr. Ord. #24-10)
Rezoning required?	Yes – does not meet conditional requirements. See 17.32 (3) code
Setbacks	<p>Front yard, minimum: 40 feet</p> <p>Rear yard, minimum: 25 feet for principal building; 5 feet for accessory building Side</p> <p>yard, minimum: 10 feet for principal building; 5 feet for accessory building</p>
Dimensional Standards	<p>Building Standards:</p> <ul style="list-style-type: none"> • Building height, maximum: 35 feet, maximum of 2 stories <p>Coverage Standards:</p> <ul style="list-style-type: none"> • Building coverage, maximum: 80 percent <p>Lot Standards:</p> <ul style="list-style-type: none"> • Lot area, minimum: 30,000 sq. ft. • Lot width, minimum: 120 feet at setback line

SAFETY FACILITY SITE #1

N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.

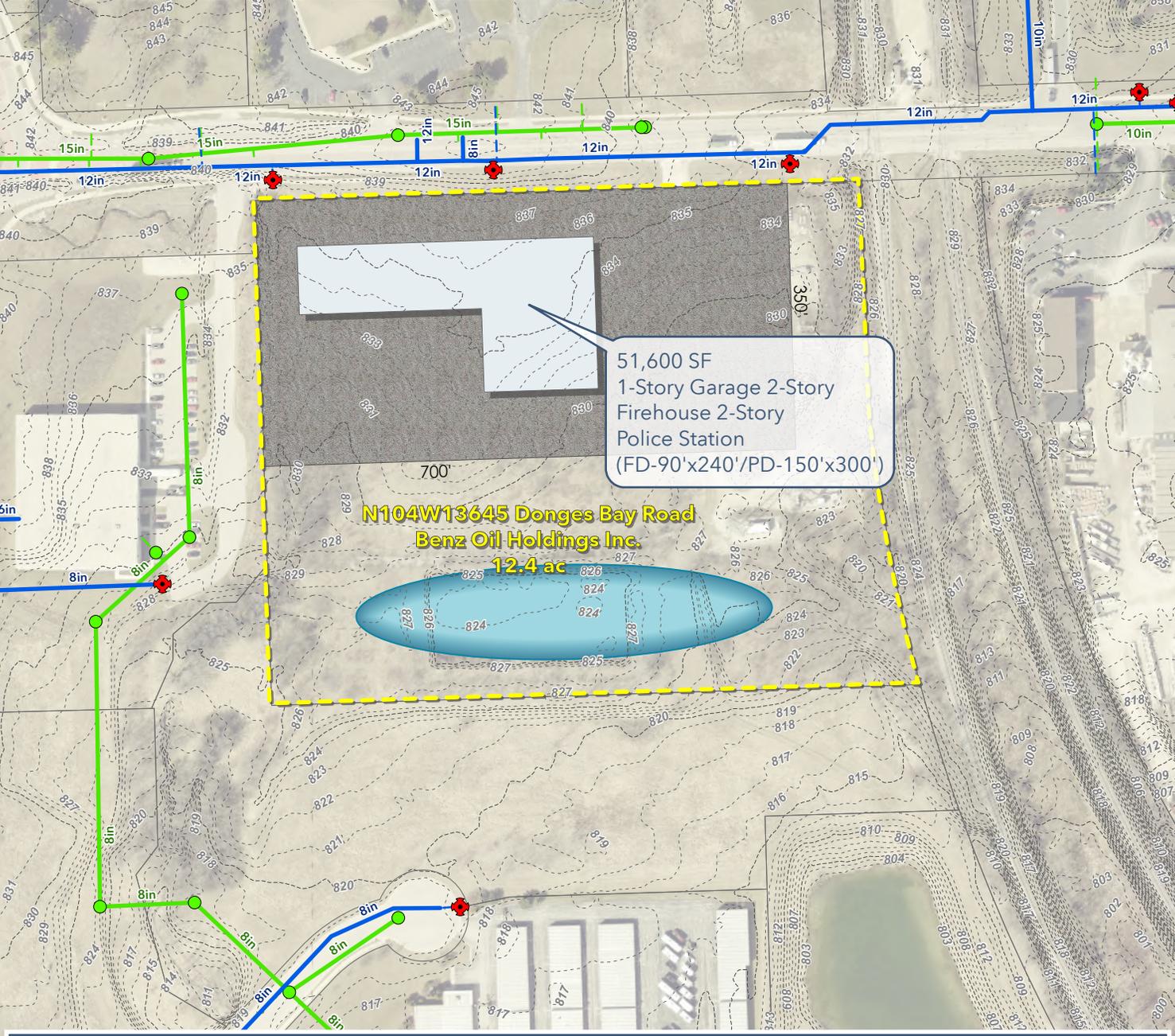
This summary evaluates the suitability of the site for a new 51,600 sf safety facility in Germantown. Currently the site is vacant with the remnants of the old concrete processing facility, current storage areas present and two cell towers. Its strategic location offers easy access to major roads, facilitating efficient public service deployment. Zoned as M-1 Limited Industrial District, the site will require rezoning to accommodate a fire station. Utilities, including sanitary, water, and power, are available adjacent to the site. Further investigation is needed to determine the impact of the existing cell towers to the site layout. While the site lacks existing stormwater features, soil conditions appear to allow for effective management practices. While not within a designated wetland area, soil types like OuB2 and MtA suggest potential wetlands. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. Given that the site was a former concrete processing site a Phase I evaluation is recommended prior to purchase. Located 4.3 miles from the nearest fire station, the site falls under the jurisdiction of local and state departments, including the Village of Germantown and WisDOT.

CONCLUSION: The site is a viable option for the safety facility, provided zoning challenges and erosion control strategies are addressed.

Zoning District: M-1 (Limited Industrial)

Legend

 Potential Site	Water Utilities
 Parcels	 Hydrant
 Building	 Main
 Pavement	 Lateral
 Stormwater Pond	Sanitary Utilities
Contours	 Sanitary Structure
 Index	 Main
 Intermediate	 Lateral



51,600 SF
 1-Story Garage 2-Story
 Firehouse 2-Story
 Police Station
 (FD-90'x240'/PD-150'x300')

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac

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PUBLIC SAFETY BUILDING - N104W13645 DONGES BAY ROAD FIGURE S3B

SITE MAP

VILLAGE OF GERMANTOWN
 WASHINGTON COUNTY, WISCONSIN



Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway

Donges Bay Rd

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac



0 200
Feet
1 in = 200 ft

FIRE STATION - N104W13645 DONGES BAY ROAD

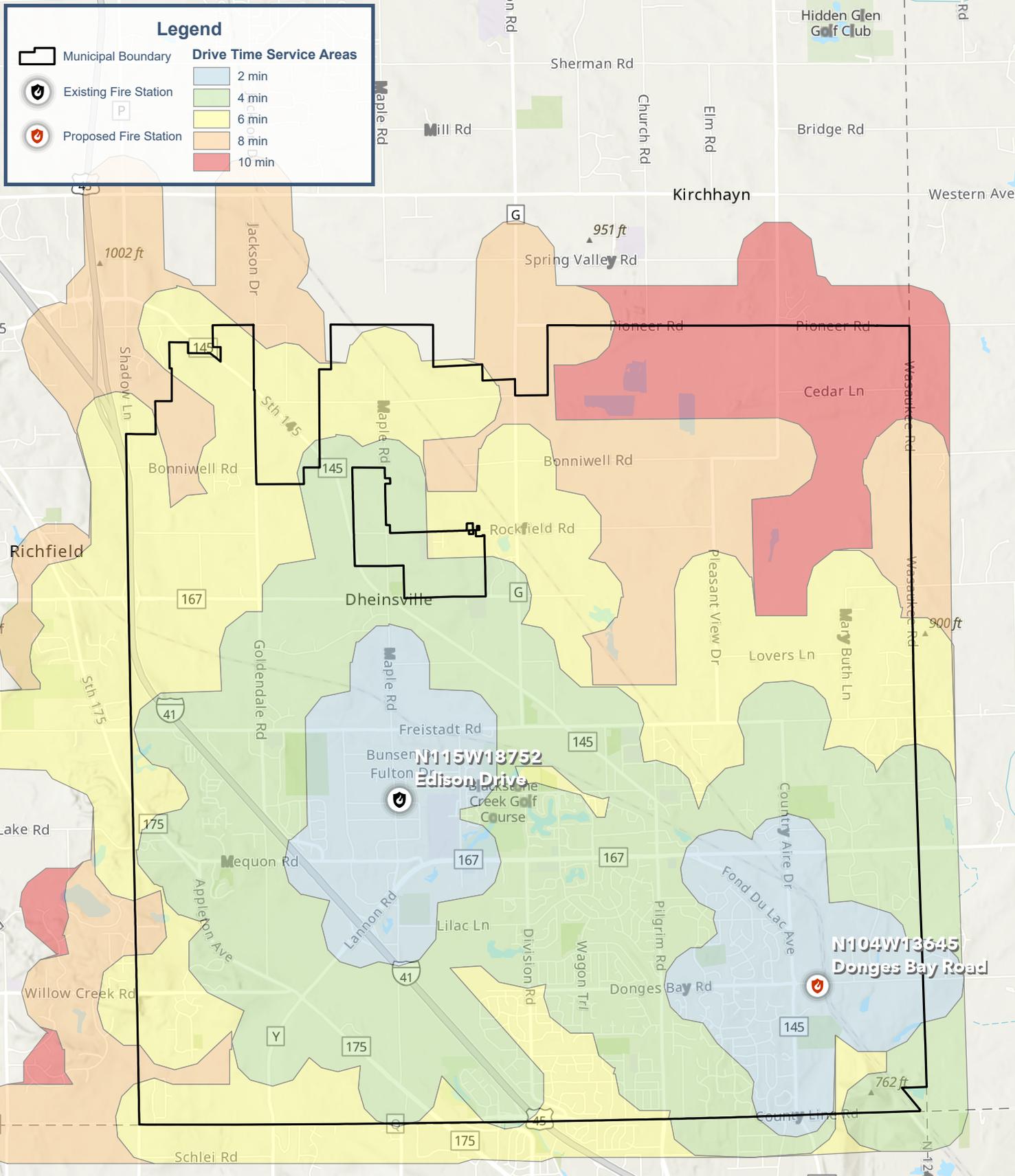
ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE ES3



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Date Saved: 8/7/2024 11:37 AM
Proj. Number: 2024-0820.04
Source: Washington County | WDNR | FEMA



Legend

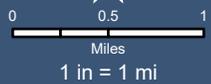
- Municipal Boundary
 - Existing Fire Station
 - Proposed Fire Station
- Drive Time Service Areas**
- 2 min
 - 4 min
 - 6 min
 - 8 min
 - 10 min

FIRE STATION - N104W13645 DONGES BAY ROAD

FIGURE DT3

DRIVE TIME SERVICE AREAS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



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**Project Fact
Sheet:**

Project Name	Germantown – Safety Facility
Project No.	2024-0820.04
Property Statistics	
Property Address	N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Washington County Highway Department Wisconsin Department of Natural Resources (DNR) Wisconsin Department of Transportation (WisDOT)
Building Size	N/A - Site used for managing and storing public works equipment and vehicles necessary for municipal operations, including maintenance and road work.
Site Context (surrounding land uses)	Currently houses the Germantown Department of Public Works. The site supports the village's infrastructure projects and routine maintenance activities such as snow plowing, street repairs, and public utilities management. The site is strategically located with easy access to major roads, supporting efficient deployment of public works services across Germantown
Surrounding Zoning	Surrounding area is primarily zoned for residential use with nearby industrial zones, making it suitable for municipal operations while remaining close to residential areas. I - Institutional A-1 - Agricultural District M-1 - Limited Industrial RS-4 - Single-Family Residential
Utilities	Construction on Division Rd (maybe new laterals see PIM invite for more information)
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	No – but there is one located directly north and another directly south of the site boundaries
Wetland Indicators	Maybe – there are two soil types on the far west side of the site with wetland indicators OuB2 MtA
Floodplain	Zone X
Site Access	Existing access off Donges Bay Rd
Stormwater	No existing storm water features found MtA: Moderate infiltration rates, moderate drainage, but heavy rainfall can exceed the soil's absorption capacity, leading to temporary ponding. <u>Suitable for stormwater management practices</u> like swales and rain gardens that can enhance infiltration and reduce runoff. <u>OuB2: High erosion risk</u> ; carbonate substratum affects water retention, erosion control can enhance water management. <u>ThB2: High erosion potential</u> ; increased runoff during heavy rain. Natural slopes aid stormwater flow;

	erosion control can improve infiltration.
Site Constraints	
Bedrock	MtA (W): Usually deep, providing ample depth for construction. Minimal bedrock constraints, supporting varied uses. OuB2 (majority of site):Moderate depth, <u>higher likelihood of encountering</u> bedrock due to erosion. Detailed geotechnical surveys needed. ThB2(NW): Generally deep; eroded areas may need geotechnical evaluation.
Grading Issues	MtA (1 to 3 percent slopes): Gentle slope aids drainage, presenting minimal grading challenges. Suitable for most construction projects with minor slope adjustments. OuB2 (2 to 6 percent slopes, eroded): Moderate erosion risk due to slopes and previous erosion; requires erosion control and careful grading for stability. ThB2 (2 to 6 percent slopes): <u>High erosion risk; significant erosion control and grading required.</u>
Distance to Nearest Fire Station	4.3 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A
Development Regulations for Current Zoning Designation	
Zoning Designation	M-1 LIMITED INDUSTRIAL DISTRICT
Permitted Land Uses	<p>I. PERMITTED PRINCIPAL USES.</p> <ul style="list-style-type: none"> o Building and yards for the storage and wholesale of goods and materials o All uses involving the manufacture and fabrication of goods within the confines of a building o All uses involving the provisions of a service which is either manufacturing-related or fabrication-related and not permitted in business districts confined within a building, and in which smoke, dust, flash, heat, noise or odor produced by such service uses is confined within the building. o Commercial self-storage buildings where all storage is conducted within an enclosed building or individual units within a building. (Cr. Ord. #09-16) <p>II. (2)PERMITTED ACCESSORY USES.</p> <ul style="list-style-type: none"> o Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process. o Offices normally auxiliary to the principal use. o Garages for the storage of vehicles used in conjunction with the operation of the warehouse or industrial use. o Auxiliary power generators. o Off-street parking and loading areas. o One aboveground storage tank (maximum 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code. (Cr. Ord. #30-97)
Rezoning required?	Yes – does not meet conditional requirements. See 17.33 (3) code
Setbacks	Front yard, minimum: 30 feet Rear yard, minimum: 25 feet

	Side yard, minimum: 10 feet
Dimensional Standards	<p>Building Standards:</p> <ul style="list-style-type: none"> • Building height, maximum: 45 feet <p>Coverage Standards:</p> <ul style="list-style-type: none"> • Building coverage, maximum: 80 percent <p>Lot Standards:</p> <ul style="list-style-type: none"> • Lot area, minimum: 30,000 sq. ft. • Lot width, minimum: 120 feet at setback line

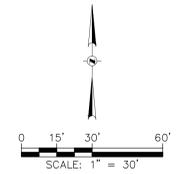


DETAILED SITE EVALUATION FOR PROPOSED FIRE STATION

WI140N11492 COUNTRY AIRE DRIVE

GERMANTOWN, WI

SITE PLAN, SPACE PROGRAM, CONCEPTUAL FLOOR PLAN &
PROBABLE PROJECT COST INFORMATION



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER

CONSULTANTS:

- Consultant 1
- Consultant 2
- Consultant 3
- Consultant 4

PROJECT TITLE:

GERMANTOWN FIRE STATION

W140N11492 COUNTY AIRE DRIVE

ISSUE:

NO.	DATE	REVISIONS	BY

PROJECT STATUS

PROJECT INFORMATION:

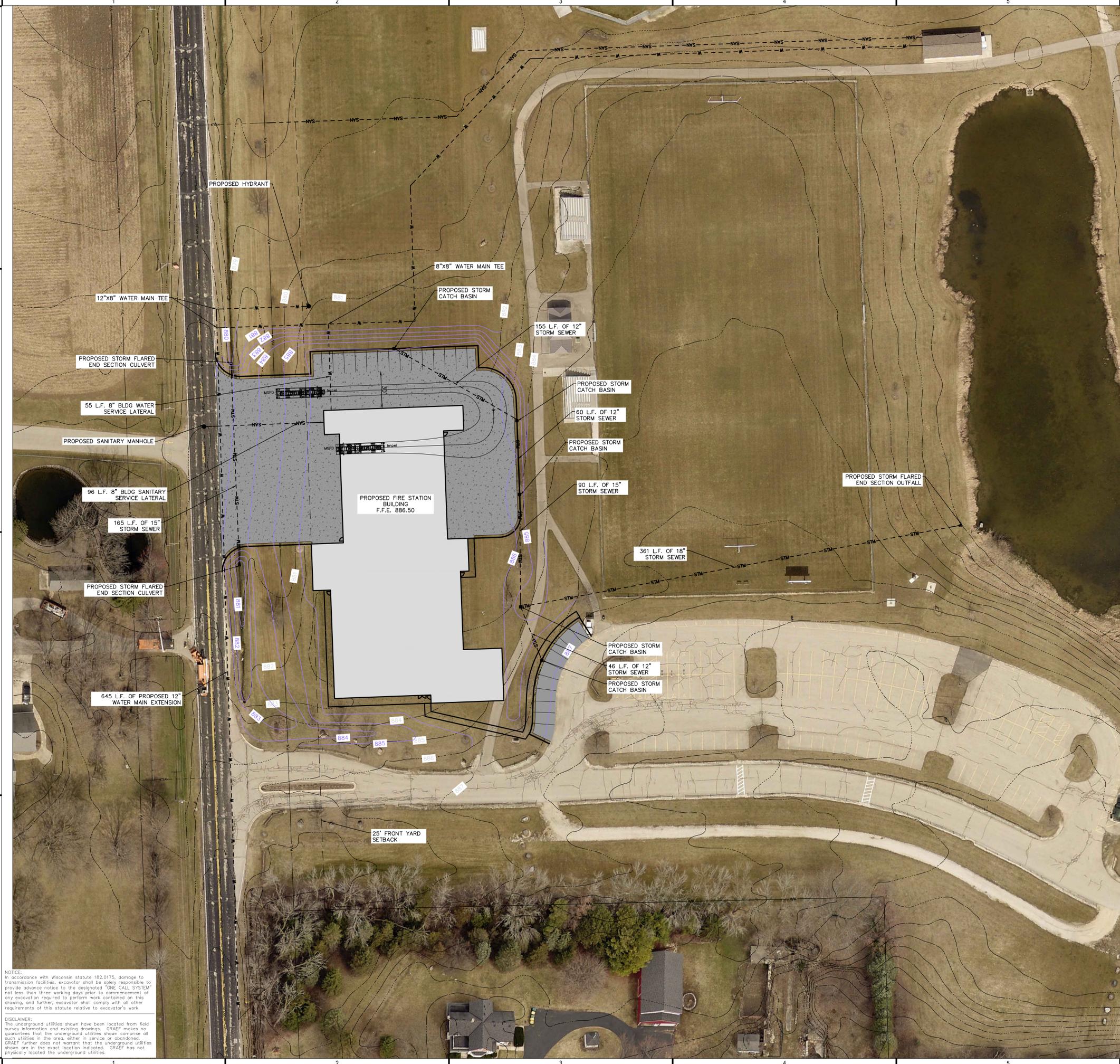
PROJECT NUMBER: 2024-0820.04
DATE: 09/20/2024
DRAWN BY: RCR
CHECKED BY: DSR
APPROVED BY: DSR
SCALE: AS NOTED

SHEET TITLE:

CONCEPT LAYOUT, GRADING & UTILITIES

SHEET NUMBER:

C100



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

**GERMANTOWN FIRE STATION PUBLIC SAFETY BUILDING
SPACE PROGRAM**

PRA Project No. 240084-01

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	165	1	165	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby & Drinking Fountain Alcove	474	1	474	
1.104	Public Waiting	165	1	165	Ten chairs
	Net Square Feet			1,284	
	Departmental Grossing Factor 15%			193	
	Total Unit Departmental Square Feet			1,477	

Fire Department					
Space	Facility Component	Space	Number of	Total NSF	Comments
10.100	Reception	313	1	313	
10.101	Chief Office	220	1	220	
10.102	Battalion Chief Office	150	2	300	
10.103	Lieutenant Office	121	4	484	
10.104	Open Office Area	150	2	300	
10.105	Admin office	150	1	150	
10.106	Conference Room	323	1	323	
10.107	Training Room	1750	1	1750	
10.108	Staff Toilet Room - Single Occupant	80	1	80	
10.109	Day Room	550	1	550	
10.110	Kitchen and Dining	800	1	800	3 pantries and 3 fridges, plus main fridge
10.111	Bunk Rooms	115	9	1,035	
10.112	ADA Bunk Rooms	115	1	115	
10.113	Men's Toilet Room - Single Occupant	100	1	100	
10.114	Women's Toilet Room - Single Occupant	100	1	100	
10.115	Unisex Shower Rooms	100	3	300	
10.116	Unisex Shower Room - Fully Accessible	120	1	120	
10.117	Fitness Room	600	1	600	
10.118	Turnout Gear Storage	560	1	560	40 Lockers
10.119	Equipment Room	213	1	213	
10.120	Hose Storage	245	1	245	70sf for Hose, 160sf for Stair
10.121	Storage (General)	121	1	121	near kitchen and laundry
10.122	Laundry	150	1	150	near bunk rooms
10.123	EMS Supplies	210	1	210	
10.124	Storage (General - Apparatus Bay)	150	1	150	
10.125	Tool Room/Work Bench	128	1	128	
10.126	Apparatus Bay	7375	1	7375	
10.127	Office Storage	50	1	50	office supplies
10.128	Janitor Closet	52	1	52	
10.129	File Room (Admin)	100	1	100	
10.130	Gear Laundry	225	1	225	
10.131	Training Stair	300	1	300	
10.132	Report Writing	305	1	305	
10.133	Toilet & Shower (Apparatus Bay)	90	2	180	
10.134	Breakout (Training Room)	110	1	110	Table w/ 4 chairs
10.135	Breakout (Training Room)	140	1	140	Table w/ 6 chairs
10.136	Storage (Training Room)	140	1	140	
	Net Square Feet			18,394	
	Departmental Grossing Factor 10%			1,839	
	Total Unit Departmental Square Feet			20,233	

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,285	1	1,285	include water room
12.101	IT Room	184	1	184	
Net Square Feet				1,469	
Departmental Grossing Factor - N/A				N/A	
Total Unit Departmental Square Feet				1,469	

Summary of Facility Space Program				
Facility Component	Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet	
1.000 Lobby/ & Public Areas	1,284	15%	1,477	
10.000 Fire Department	18,394	15%	21,153	
12.000 Mechanical/Electrical	1,469	NA	1,469	
Total for All Components		21,147	24,099	
Building Gross Square Feet with Grossing Factor of 10%			26,509	

10%

The above table summarizes the space requirements for the main police facility.

- * **Net Square Feet:** Square feet of usable space (inside wall to inside wall) for each component of the police facility.
- * **Departmental Grossing Factor:** A factor added to each component to account for circulation between spaces within each component (varies between components)
- * **Departmental Gross Square Feet:** Total square feet for usable areas and circulation within each component.
- * **Building Gross Square Feet:** A factor of 10% added to the Departmental Gross Square Feet to account for major building system wall thickness and main building circulation.



FS Color Legend

- Apparatus Bay
- Circulation
- Living/Amenities
- Offices
- Public Spaces
- Service/Utility

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FIRST FLOOR PLAN
 1/16" = 1'-0"

PROPOSED SQUARE FOOTAGE: 25,085

09/27/2024

COUNTRY AIRE DRIVE SITE FIRE STATION

BUDGET SUMMARY

Description		Building	Site Improvement	TOTALS
Gross Area (SF)		25,225	25,225	25,225
Sitework		\$140,466	\$1,156,871	\$1,297,337
Concrete		\$401,920	-	\$401,920
Masonry		\$1,286,650	-	\$1,286,650
Metals		\$867,885	-	\$867,885
Carpentry		\$668,540	-	\$668,540
Doors & Hardware		\$422,000	-	\$422,000
Glass and Glazing		\$167,405	-	\$167,405
Moisture & Thermal Protection		\$915,784	-	\$915,784
Drywall		\$256,403	-	\$256,403
Acoustical Ceilings		\$72,467	-	\$72,467
Flooring		\$281,938	-	\$281,938
Painting		\$133,220	-	\$133,220
Specialties		\$73,279	-	\$73,279
Signage		\$80,000	-	\$80,000
Equipment		\$38,500	-	\$38,500
Fire Protection		\$105,350	-	\$105,350
Plumbing		\$655,508	-	\$655,508
HVAC		\$1,100,317	-	\$1,100,317
Electrical		\$1,264,194	-	\$1,264,194
Added 1,814 SF post takeoffs Bldg @\$484/SF Site \$70/SF		\$877,976	\$126,980	\$1,004,956
2027 Construction Escalation 8%		\$784,784	\$102,708	\$887,492
Subtotal		\$10,594,585	\$1,386,559	\$11,981,144
General Conditions 8.0%		\$847,567	\$110,925	\$958,492
Bedrock Blasting/Over Excavation/Lean Mix Contingency		\$0	\$150,000	\$150,000
Subtotal		\$11,442,151	\$1,647,484	\$13,089,635
Construction Management Fees				
Construction Management Fee 5.0%		\$572,108	\$82,374	\$654,482
Libability Insurance 0.85%		\$102,121	\$14,704	\$116,825
Performance Bond 1.00%		\$121,164	\$17,446	\$138,609
Contingency 10%		\$1,144,215	\$164,748	\$1,308,964
Total Costs		\$13,381,759	\$1,926,756	\$15,308,515
OTHER ITEMS NOT INCLUDED ABOVE				
Architectural, Civil,Structural, MEP, Landscape Design Fees		\$1,373,058	\$197,698	\$1,570,756
Furniture Design and Furnishings		\$100,000	\$0	\$100,000
Plan Exam Fees		\$10,000	By Owner	\$10,000
Phase One and Two Services Environmental Services		By Owner	By Owner	By Owner
WE Energies Service Fees, Temp & Permenant		By Owner	By Owner	By Owner
Moving Cost		By Owner	By Owner	By Owner
Low Voltage Equipment		\$30,000	\$0	\$30,000
AV Equipment		\$30,000	\$0	\$30,000
Testing Services; Soils & Concrete Allowance		\$15,000	\$5,000	\$20,000
Building Permit		\$12,613	\$0	\$12,613
Final Cleaning Allowance		\$12,613	\$0	\$12,613
Soil Borings Allowance		\$5,000	\$2,500	\$7,500
Relocate Bleachers Allowance				Not Included
Reroute Walking Path Allowance				Not Included
Builders Risk Insurance		By Owner	By Owner	By Owner
Utility Consumption During Construction		By Owner	By Owner	By Owner
Total Project Costs		\$14,970,042	\$2,131,954	\$17,101,996
	\$/SF	\$ 593.46	\$ 84.52	\$ 677.98

Exclusions

- City Assessment & Impact Fees
- WE Energies Charges
- Winter Construction Costs
- Utility Charges
- Fire Pump
- Turnout Gear,hose,eq Supply,EMS Storage Shelving

VILLAGE OF GERMANTOWN FIRE STATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	23,411	SF	\$4.50	\$105,350
Building Stone	23,411	SF	\$1.50	\$35,117
			Subtotal	\$140,466
Concrete				
Foundations				
Continuous Footings Perimeter	777	LF	\$45.00	\$34,965
Continuous Footings Interior	476	LF	\$45.00	\$21,420
Perimeter Column Pads	20	EA	\$750.00	\$15,000
Interior Pad Footings	14	EA	\$650.00	\$9,100
Stoop Footings	80	LF	\$35.00	\$2,800
Stoop Walls	320	SF	\$35.00	\$11,200
Stoop SOG	150	SF	\$20.00	\$3,000
Foundation Walls	3,108	SF	\$35.00	\$108,780
Foundation Insulation	3,108	SF	\$2.00	\$6,216
Interior Flatwork				
Slab on Grade - 4" Office	10,702	SF	\$6.50	\$69,563
Slab on Grade - 6" Apparatus Bay	12,709	SF	\$7.50	\$95,318
Install Bollards	20	EA	\$450.00	\$9,000
Concrete Fill Stairs	1	Allow	\$7,500.00	\$7,500
Ashford Formula Concrete Hardner. One Coat. No joint Sealants included	1,529	SF	\$2.00	\$3,058
Winter Construction Cost	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$401,920
Masonry				
Load Bearing Block Walls	16,518	SF	\$28.00	\$462,504
Interior Block Walls	9,996	SF	\$26.00	\$259,896
Brick Veneer 35%	10,726	SF	\$45.00	\$482,659
Exterior Wall Insulation	14,187	SF	\$4.50	\$63,842
Stone Sills	355	LF	\$50.00	\$17,750
			Subtotal	\$1,286,650
Metals				
Structural Steel Framing; Interior Columns, Beams, Joist & Decking	23,411	SF	\$35.00	\$819,385
Hose Apparatus Bay Steel	1	Allow	\$30,000.00	\$30,000
Roof Ladder	1	EA	\$3,500.00	\$3,500
Bollards	20	EA	\$150.00	\$3,000
Pipe Bollard Covers	20	EA	\$100.00	\$2,000
Metal Pan Stairs	1	EA	\$10,000.00	\$10,000
			Subtotal	\$867,885
Carpentry				
Mansard Over Framing	776	LF	\$500.00	\$388,000
Roof Blocking	1,774	LF	\$25.00	\$44,350
Interior Blocking	417	LF	\$20.00	\$8,340
Window Blocking	1,000	LF	\$20.00	\$20,000
Install Doors & Frames	64	EA	\$500.00	\$32,000
Door Hardware	64	EA	\$350.00	\$22,400
Reception Desk	1	Allow	\$30,000.00	\$30,000
Base Cabinets	88	LF	\$375.00	\$33,000
Wall Cabinets	88	LF	\$375.00	\$33,000
Pantry Cabinet	3	EA	\$1,000.00	\$3,000
Solid Surface Countertops	88	LF	\$200.00	\$17,600
Solid Surface Vanity Tops	28	LF	\$200.00	\$5,600
Window Sills	125	LF	\$50.00	\$6,250
Office Storage Shelving	1	Allow	\$10,000.00	\$10,000
Bunk Room Casework	6	EA	\$2,500.00	\$15,000
			Subtotal	\$668,540
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	2	EA	\$3,500.00	\$7,000
Interior Hollow Metal Doors, Frames & Hardware	18	EA	\$3,000.00	\$54,000
Hollow Metal Frames & Wood Doors & Hardware	44	EA	\$2,750.00	\$121,000
Special Hardware	1	Allow	\$15,000.00	\$15,000
Overhead Doors				
Overhead Doors: 13 x 14 Motor Operated	10	EA	\$22,500.00	\$225,000
			Subtotal	\$422,000
Glass and Glazing				
Storefront Windows 30%	1,598	SF	\$80.00	\$127,800
Entrance Doors	4	EA	\$4,500.00	\$18,000
Borrowed Lites	4	SF	\$1,500.00	\$6,000
Rest Room Mirrors	207	SF	\$15.00	\$3,105
Fitness Mirrors	300	SF	\$15.00	\$4,500
Automatic Operators	2	EA	\$4,000.00	\$8,000
			Subtotal	\$167,405
Moisture & Thermal Protection				
Building Insulation				w/DW
Spray Applied Air Barriers	14,853	SF	\$5.75	\$85,405
Composite Metal Wall Soffits on Canopies.	1,065	SF	\$65.00	\$69,225
Composite Metal Wall Panels 35%	1,864	SF	\$65.00	\$121,144
Roof Hatch	1	EA	\$3,500.00	\$3,500
Fully Adhered 60 Mil EPDM Roofing & Sheet Metal	23,411	SF	\$18.00	\$421,398
Metal Standing Seam Roofing	1	Allow	\$125,000.00	\$125,000
High Low Wall Transition	666	SF	\$65.00	\$43,290
Caulking & Selants	23,411	SF	\$2.00	\$46,822
Foundation Waterproofing				NA
			Subtotal	\$915,784
Drywall				
Cold Formed Exterior Walls w/Densglass				NA
Furring Drywall Exterior Walls	5,325	SF	\$6.50	\$34,613
Interior Metal Stud and Drywall	19,425	SF	\$10.50	\$203,963
High Low Wall Furring & Insulation	666	SF	\$8.00	\$5,328
Soffits	200	SF	\$50.00	\$10,000
Drywall Ceilings	1	Allow	\$2,500.00	\$2,500
			Subtotal	\$256,403
Acoustical Ceiling				
Acoustical Ceilings	9,660	SF	\$6.00	\$57,960
Restroom Ceilings	1,274	SF	\$5.50	\$7,007
Decorative Lobby Ceiling	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$72,467
Flooring				
Hard Tile Walls to 5'	2,300	SF	\$20.00	\$46,000
Hard Tile Floors	1,274	SF	\$20.00	\$25,480
Hard Tile Base	460	LF	\$18.00	\$8,280
LVT	9,446	SF	\$7.00	\$66,122
Carpet Tile				NA
Vinyl Base	2,590	LF	\$2.75	\$7,123
Epoxy Flooring	9,597	SF	\$12.00	\$115,164
Epoxy Base	952	LF	\$11.00	\$10,472
Polished Concrete				NA
Sealed Concrete	1,319	SF	\$2.50	\$3,298
			Subtotal	\$281,938

VILLAGE OF GERMANTOWN FIRE STATION BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Painting				
Paint Walls	75,360	SF	\$1.25	\$94,200
Paint Frames	64	EA	\$95.00	\$6,080
Paint Metal Doors	20	EA	\$105.00	\$2,100
Paint Exposed Structure Ceiling & Columns	11,336	SF	\$2.50	\$28,340
Paint Stairs	1	LS	\$2,500.00	\$2,500
Wallcovering Allowance				NA
			Subtotal	\$133,220
Specialties				
Toilet Room Accessories	14	EA	\$750.00	\$10,500
Solid Surface Toilet Partitions	8	EA	\$2,750.00	\$22,000
Wire Mesh Partitions				NA
Operable Partitions				NA
FEC	8	EA	\$275.00	\$2,200
Lockers	10	EA	\$2,000.00	\$20,000
Window Treatments	1,598	SF	\$8.50	\$13,579
Apparatus Bay Markings	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$73,279
Signage				
Interior Signage	1	EA	\$20,000.00	\$20,000
Building Signage	1	Allow	\$60,000.00	\$60,000
			Subtotal	\$80,000
Equipment				
Kitchen Appliances	1	Allow	\$10,000.00	\$10,000
Laundry Equipment	1	Allow	\$20,000.00	\$20,000
Marker Boards	1	Allow	\$1,000.00	\$1,000
Projection Screens	1	EA	\$2,500.00	\$2,500
Vehicle Wash Equipment	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$38,500
Fire Protection				
Fire Sprinkler System	23,411	SF	\$4.50	\$105,350
Fire Pump				NA
			Subtotal	\$105,350
Plumbing				
Roof drains	23,411	SF	\$28.00	\$655,508
Kitchen	-			
Restrooms				
Apparatus Bay Plumbing				
Laundry				
Showers				
Hose Reels				
Reverse Osmosis				
Trench Drains in Apparatus Bay				
Air Compressor				
Hose Bibbs				
Water Softner				
Power Wash				
Grease Inceptor				
			Subtotal	\$655,508
HVAC				
4 RTU's with Distribution	23,411	SF	\$47.00	\$1,100,317
14 VAV's				
AC Throughout				
Exhaust at Apparatus Bay				
Infrared Heaters at AB.				
Vented Commercial Hood				
			Subtotal	\$1,100,317
Electrical				
Building Electrical	23,411	SF	\$54.00	\$1,264,194
Mechanical Connections				
Fire Alarm				
Security System & CCTV				
Access Control				
Generator				
			Subtotal	\$1,264,194

VILLAGE OF GERMANTOWN FIRE STATION

SITE IMPROVEMENT DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Erosion Control Measures	1	Allow	\$6,500.00	\$6,500
Strip Topsoil for reuse	1	Allow	\$13,000.00	\$13,000
Rough Grade Site	1	Allow	\$100,000.00	\$100,000
Finish Grading	1	Allow	\$28,000.00	\$28,000
Clean up site and respread topsoil	1	Allow	\$20,000.00	\$20,000
Stone for site concrete	1	Allow	\$2,200.00	\$2,200
Paving				
Light Duty Asphalt Pavement Including Stone	175	SY	\$75.00	\$13,150
Heavy Duty Concrete Pavement	24,915	SF	\$8.50	\$211,778
Concrete Paving Stone Base	24,915	SF	\$2.00	\$49,830
Markings & Signage	1	Allow	\$3,500.00	\$3,500
Site Concrete Curb & Gutter				
18" Curb & Gutter	657	LF	\$35.00	\$22,995
Site Concrete walks and slabs				
5" Sidewalks	2,225	SF	\$9.75	\$21,694
HC warning Fields	1	EA	\$500.00	\$500
Concrete stoops	150	SF	\$25.00	\$3,750
Mobilization and Layout	1	LS	\$8,700.00	\$8,700
Site Utilities & Storm Water Management				
Extend Water to Park Concessions	800	LF	\$110.00	\$88,000
Additional Water Connection	1	EA	\$7,500.00	\$7,500
Extend Sanitary to Park Concessions	610	LF	\$125.00	\$76,250
Domestic Water				
8" main Lateral	55	LF	\$125.00	\$6,875
8" Valve & Accessies	1	EA	\$3,000.00	\$3,000
Hydrant	1	EA	\$9,500.00	\$9,500
Building Entry	1	LS	\$6,500.00	\$6,500
Connect to Existing	1	LS	\$7,500.00	\$7,500
Water Main Extension	695	LF	\$150.00	\$104,250
Sanitary Sewer				
Sewer Main	96	LF	\$200.00	\$19,200
Manhole	1	EA	\$7,000.00	\$7,000
Riser	1	LS	\$1,000.00	\$1,000
Building Entry	1	LS	\$3,500.00	\$3,500
Connect to existing	1	LS	\$5,500.00	\$5,500
Storm Sewer				
Storm sewer main 15-18"	877	LF	\$100.00	\$87,700
Catch Basin/Manhole	5	EA	\$5,500.00	\$27,500
Outlet Structure	3	EA	\$6,000.00	\$18,000
Connect to Existing	1	LF	\$2,500.00	\$2,500
Site Lighting Poles	3	EA	\$5,000.00	\$15,000
Monument Sign Allowance	1	Allow	\$25,000.00	\$25,000
Dumpster Enclosure Allowance	1	Allow	\$30,000.00	\$30,000
Fencing				NA
Fencing Gate Operators				NA
Retention Pond Construction				Existing
Landscaping	1	Allow	\$100,000.00	\$100,000
			Subtotal	\$1,156,871

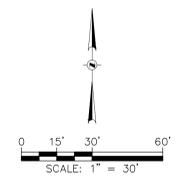


DETAILED SITE EVALUATION FOR PROPOSED FIRE STATION

N104W13645 DONGES BAY ROAD

GERMANTOWN, WI

SITE PLAN, SPACE PROGRAM, CONCEPTUAL FLOOR PLAN &
PROBABLE PROJECT COST INFORMATION



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER

CONSULTANTS:

- Consultant 1
- Consultant 2
- Consultant 3
- Consultant 4

PROJECT TITLE:

GERMANTOWN FIRE STATION

W104N13645 DONGES BAY ROAD

NO. DATE		REVISIONS		ISSUE BY	

PROJECT STATUS

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0820.04
DATE: 09/20/2024
DRAWN BY: RCR
CHECKED BY: DSR
APPROVED BY: DSR
SCALE: AS NOTED

SHEET TITLE:

CONCEPT LAYOUT, GRADING & UTILITIES

SHEET NUMBER:

C100



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

**GERMANTOWN FIRE STATION PUBLIC SAFETY BUILDING
SPACE PROGRAM
PRA Project No. 240084-01**

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	165	1	165	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby & Drinking Fountain Alcove	474	1	474	
1.104	Public Waiting	165	1	165	Ten chairs
	Net Square Feet			1,284	
	Departmental Grossing Factor 15%			193	
	Total Unit Departmental Square Feet			1,477	

Fire Department					
Space	Facility Component	Space	Number of	Total NSF	Comments
10.100	Reception	313	1	313	
10.101	Chief Office	220	1	220	
10.102	Battalion Chief Office	150	2	300	
10.103	Lieutenant Office	121	4	484	
10.104	Open Office Area	150	2	300	
10.105	Admin office	150	1	150	
10.106	Conference Room	323	1	323	
10.107	Training Room	1750	1	1750	
10.108	Staff Toilet Room - Single Occupant	80	1	80	
10.109	Day Room	550	1	550	
10.110	Kitchen and Dining	800	1	800	3 pantries and 3 fridges, plus main fridge
10.111	Bunk Rooms	115	9	1,035	
10.112	ADA Bunk Rooms	115	1	115	
10.113	Men's Toilet Room - Single Occupant	100	1	100	
10.114	Women's Toilet Room - Single Occupant	100	1	100	
10.115	Unisex Shower Rooms	100	3	300	
10.116	Unisex Shower Room - Fully Accessible	120	1	120	
10.117	Fitness Room	600	1	600	
10.118	Turnout Gear Storage	560	1	560	40 Lockers
10.119	Equipment Room	213	1	213	
10.120	Hose Storage	245	1	245	70sf for Hose, 160sf for Stair
10.121	Storage (General)	121	1	121	near kitchen and laundry
10.122	Laundry	150	1	150	near bunk rooms
10.123	EMS Supplies	210	1	210	
10.124	Storage (General - Apparatus Bay)	150	1	150	
10.125	Tool Room/Work Bench	128	1	128	
10.126	Apparatus Bay	7375	1	7375	
10.127	Office Storage	50	1	50	office supplies
10.128	Janitor Closet	52	1	52	
10.129	File Room (Admin)	100	1	100	
10.130	Gear Laundry	225	1	225	
10.131	Training Stair	300	1	300	
10.132	Report Writing	305	1	305	
10.133	Toilet & Shower (Apparatus Bay)	90	2	180	
10.134	Breakout (Training Room)	110	1	110	Table w/ 4 chairs
10.135	Breakout (Training Room)	140	1	140	Table w/ 6 chairs
10.136	Storage (Training Room)	140	1	140	
	Net Square Feet			18,394	
	Departmental Grossing Factor 10%			1,839	
	Total Unit Departmental Square Feet			20,233	

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,285	1	1,285	include water room
12.101	IT Room	184	1	184	
Net Square Feet				1,469	
Departmental Grossing Factor - N/A				N/A	
Total Unit Departmental Square Feet				1,469	

Summary of Facility Space Program				
Facility Component	Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet	
1.000 Lobby/ & Public Areas	1,284	15%	1,477	
10.000 Fire Department	18,394	15%	21,153	
12.000 Mechanical/Electrical	1,469	NA	1,469	
Total for All Components		21,147	24,099	
Building Gross Square Feet with Grossing Factor of 10%			26,509	

10%

The above table summarizes the space requirements for the main police facility.

- * **Net Square Feet:** Square feet of usable space (inside wall to inside wall) for each component of the police facility.
- * **Departmental Grossing Factor:** A factor added to each component to account for circulation between spaces within each component (varies between components)
- * **Departmental Gross Square Feet:** Total square feet for usable areas and circulation within each component.
- * **Building Gross Square Feet:** A factor of 10% added to the Departmental Gross Square Feet to account for major building system wall thickness and main building circulation.

VILLAGE OF GERMANTOWN FIRE STATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	23,411	SF	\$4.50	\$105,350
Building Stone	23,411	SF	\$1.50	\$35,117
			Subtotal	\$140,466
Concrete				
Foundations				
Continuous Footings Perimeter	777	LF	\$45.00	\$34,965
Continuous Footings Interior	476	LF	\$45.00	\$21,420
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Foundation Insulation	3,108	SF	\$2.00	\$6,216
Interior Flatwork				
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Slab on Grade - 6" Apparatus Bay	12,709	SF	\$7.50	\$95,318
Install Bollards	20	EA	\$450.00	\$9,000
Concrete Fill Stairs	1	Allow	\$7,500.00	\$7,500
Ashford Formula Concrete Hardner. One Coat. No joint Sealants included	1,529	SF	\$2.00	\$3,058
Winter Construction Cost	1	Allow	\$5,000.00	\$5,000
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Hose Apparatus Bay Steel	1	Allow	\$30,000.00	\$30,000
Roof Ladder	1	EA	\$3,500.00	\$3,500
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Pipe Bollard Covers	20	EA	\$100.00	\$2,000
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Reception Desk	1	Allow	\$30,000.00	\$30,000
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Wall Cabinets	88	LF	\$375.00	\$33,000
Pantry Cabinet	3	EA	\$1,000.00	\$3,000
Solid Surface Countertops	88	LF	\$200.00	\$17,600
Solid Surface Vanity Tops	28	LF	\$200.00	\$5,600
Window Sills	125	LF	\$50.00	\$6,250
Office Storage Shelving	1	Allow	\$10,000.00	\$10,000
Bunk Room Casework	6	EA	\$2,500.00	\$15,000
			Subtotal	\$668,540
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	2	EA	\$3,500.00	\$7,000
Interior Hollow Metal Doors, Frames & Hardware	18	EA	\$3,000.00	\$54,000
Hollow Metal Frames & Wood Doors & Hardware	44	EA	\$2,750.00	\$121,000
Special Hardware	1	Allow	\$15,000.00	\$15,000
Overhead Doors				
Overhead Doors: 13 x 14 Motor Operated	10	EA	\$22,500.00	\$225,000
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Entrance Doors	4	EA	\$4,500.00	\$18,000
Borrowed Lites	4	SF	\$1,500.00	\$6,000
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Fitness Mirrors	300	SF	\$15.00	\$4,500
Automatic Operators	2	EA	\$4,000.00	\$8,000
			Subtotal	\$167,405
Moisture & Thermal Protection				
Building Insulation				w/DW
Spray Applied Air Barriers	14,853	SF	\$5.75	\$85,405
Composite Metal Wall Soffits on Canopies.	1,065	SF	\$65.00	\$69,225
Composite Metal Wall Panels 35%	1,864	SF	\$65.00	\$121,144
Roof Hatch	1	EA	\$3,500.00	\$3,500
Fully Adhered 60 Mil EPDM Roofing & Sheet Metal	23,411	SF	\$18.00	\$421,398
Metal Standing Seam Roofing	1	Allow	\$125,000.00	\$125,000
High Low Wall Transition	666	SF	\$65.00	\$43,290
Caulking & Selants	23,411	SF	\$2.00	\$46,822
Foundation Waterproofing				NA
			Subtotal	\$915,784
Drywall				
Cold Formed Exterior Walls w/Densglass				NA
Furring Drywall Exterior Walls	5,325	SF	\$6.50	\$34,613
Interior Metal Stud and Drywall	19,425	SF	\$10.50	\$203,963
High Low Wall Furring & Insulation	666	SF	\$8.00	\$5,328
Soffits	200	SF	\$50.00	\$10,000
Drywall Ceilings	1	Allow	\$2,500.00	\$2,500
			Subtotal	\$256,403
Acoustical Ceiling				
Acoustical Ceilings	9,660	SF	\$6.00	\$57,960
Restroom Ceilings	1,274	SF	\$5.50	\$7,007
Decorative Lobby Ceiling	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$72,467
Flooring				
Hard Tile Walls to 5'	2,300	SF	\$20.00	\$46,000
Hard Tile Floors	1,274	SF	\$20.00	\$25,480
Hard Tile Base	460	LF	\$18.00	\$8,280
LVT	9,446	SF	\$7.00	\$66,122
Carpet Tile				NA
Vinyl Base	2,590	LF	\$2.75	\$7,123
Epoxy Flooring	9,597	SF	\$12.00	\$115,164
Epoxy Base	952	LF	\$11.00	\$10,472
Polished Concrete				NA
Sealed Concrete	1,319	SF	\$2.50	\$3,298
			Subtotal	\$281,938

VILLAGE OF GERMANTOWN FIRE STATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Painting				
Paint Walls	75,360	SF	\$1.25	\$94,200
Paint Frames	64	EA	\$95.00	\$6,080
Paint Metal Doors	20	EA	\$105.00	\$2,100
Paint Exposed Structure Ceiling & Columns	11,336	SF	\$2.50	\$28,340
Paint Stairs	1	LS	\$2,500.00	\$2,500
Wallcovering Allowance				NA
			Subtotal	\$133,220
Specialties				
Toilet Room Accessories	14	EA	\$750.00	\$10,500
Solid Surface Toilet Partitions	8	EA	\$2,750.00	\$22,000
Wire Mesh Partitions				NA
Operable Partitions				NA
FEC	8	EA	\$275.00	\$2,200
Lockers	10	EA	\$2,000.00	\$20,000
Window Treatments	1,598	SF	\$8.50	\$13,579
Apparatus Bay Markings	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$73,279
Signage				
Interior Signage	1	EA	\$20,000.00	\$20,000
Building Signage	1	Allow	\$60,000.00	\$60,000
			Subtotal	\$80,000
Equipment				
Kitchen Appliances	1	Allow	\$10,000.00	\$10,000
Laundry Equipment	1	Allow	\$20,000.00	\$20,000
Marker Boards	1	Allow	\$1,000.00	\$1,000
Projection Screens	1	EA	\$2,500.00	\$2,500
Vehicle Wash Equipment	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$38,500
Fire Protection				
Fire Sprinkler System	23,411	SF	\$4.50	\$105,350
Fire Pump				NA
			Subtotal	\$105,350
Plumbing				
Roof drains	23,411	SF	\$28.00	\$655,508
Kitchen	-			
Restrooms				
Apparatus Bay Plumbing				
Laundry				
Showers				
Hose Reels				
Reverse Osmosis				
Trench Drains in Apparatus Bay				
Air Compressor				
Hose Bibbs				
Water Softner				
Power Wash				
Grease Inceptor				
			Subtotal	\$655,508
HVAC				
4 RTU's with Distribution	23,411	SF	\$47.00	\$1,100,317
14 VAV's				
AC Throughout				
Exhaust at Apparatus Bay				
Infrared Heaters at AB.				
Vented Commercial Hood				
			Subtotal	\$1,100,317
Electrical				
Building Electrical	23,411	SF	\$54.00	\$1,264,194
Mechanical Connections				
Fire Alarm				
Security System & CCTV				
Access Control				
Generator				
			Subtotal	\$1,264,194

VILLAGE OF GERMANTOWN FIRE STATION

SITE IMPROVEMENT DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Erosion Control Measures	1	Allow	\$7,000.00	\$7,000
Strip Topsoil for reuse	1	Allow	\$18,000.00	\$18,000
Rough Grade Site Haul in 25,000 CY	1	Allow	\$550,000.00	\$550,000
Finish Grading	1	Allow	\$42,000.00	\$42,000
Clean up site and respread topsoil	1	Allow	\$32,500.00	\$32,500
Stone for site concrete sidewalks	1	Allow	\$2,200.00	\$2,200
Create New Pond	1	Allow	\$75,000.00	\$75,000
Rework Roadway to Cell Towers	1	Allow	\$20,000.00	\$20,000
Paving				
Light Duty Asphalt Pavement Including Stone	717	SY	\$45.00	\$32,285
Heavy Duty Concrete Pavement	32,769	SF	\$8.50	\$278,537
Concrete Paving Stone Base	32,769	SF	\$2.00	\$65,538
Markings & Signage	1	Allow	\$3,500.00	\$3,500
Site Concrete Curb & Gutter				
18" Curb & Gutter	1,168	LF	\$35.00	\$40,880
Site Concrete walks and slabs				
5" Sidewalks	1,056	SF	\$9.75	\$10,296
Concrete stoops	150	SF	\$25.00	\$3,750
Mobilization & Layout	1	LS	\$8,000.00	\$8,000
Site Utilities & Storm Water Management				
<u>Domestic Water</u>				
8" main Lateral	112	LF	\$125.00	\$14,000
8" Valve & Accessies	1	EA	\$3,000.00	\$3,000
Hydrant	1	EA	\$9,500.00	\$9,500
Building Entry	1	LS	\$8,500.00	\$8,500
Connect to Existing	1	LS	\$7,500.00	\$7,500
Water Main Extension				NA
<u>Sanitary Sewer</u>				
Sewer Main	150	LF	\$200.00	\$30,000
Manhole	1	EA	\$7,000.00	\$7,000
Riser	1	LS	\$1,000.00	\$1,000
Building Entry	1	LS	\$3,500.00	\$3,500
Connect to existing	1	LS	\$15,000.00	\$15,000
<u>Storm Sewer</u>				
Storm sewer main 15-18"	787	LF	\$100.00	\$78,700
Catch Basin/Manhole	3	EA	\$5,500.00	\$16,500
Outlet Structure	3	EA	\$6,000.00	\$18,000
Connect to Existing	1	LF	\$2,500.00	\$2,500
Site Lighting Poles	6	EA	\$5,000.00	\$30,000
Monument Sign Allowance	1	Allow	\$25,000.00	\$25,000
Dumpster Enclosure Allowance	1	Allow	\$30,000.00	\$30,000
Fencing				NA
Fencing Gate Operators				NA
Retention Pond Construction				Existing
Landscaping	1	Allow	\$100,000.00	\$100,000
			Subtotal	\$1,589,186

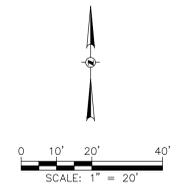


DETAILED SITE EVALUATION FOR PROPOSED POLICE STATION

N122W17177 FOND DU LAC AVENUE

GERMANTOWN, WI

SITE PLAN, SPACE PROGRAM, CONCEPTUAL FLOOR PLAN &
PROBABLE PROJECT COST INFORMATION



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED VERTICAL CURB
- PROPOSED ADA RAMP WITH TRUNCATED DOMES
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED GATE VALVE
- PROPOSED HYDRANT

CLIENT:

PROJECT TITLE:
GERMANTOWN POLICE STATION

N122W17177 FOND DU LAC AVE
GERMANTOWN, WI 53022

ISSUE:

NO.	DATE	REVISIONS	BY

DRAFT - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

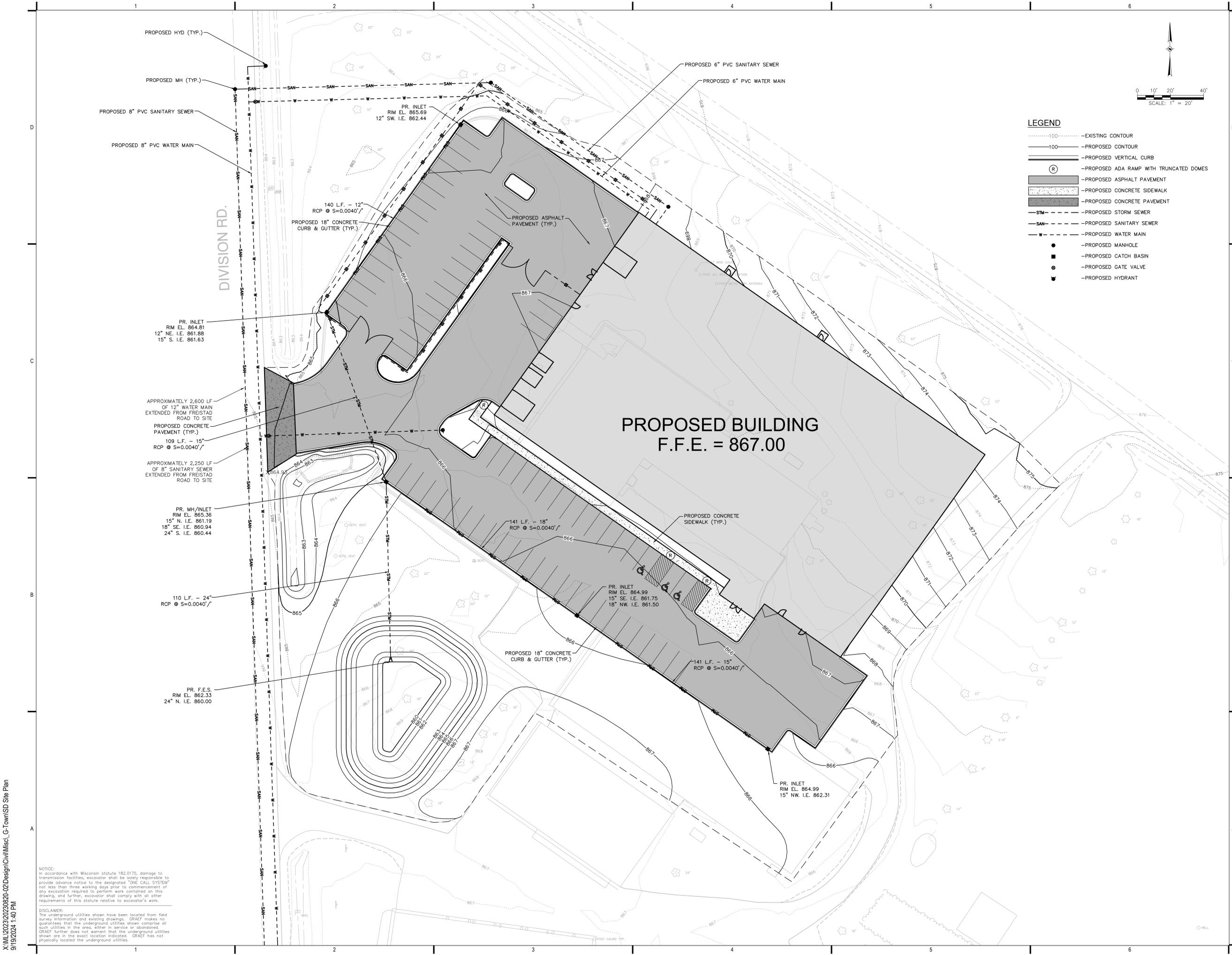
PROJECT NUMBER: 2024-0820.04
DATE: 09/20/2024
DRAWN BY: TRY
CHECKED BY: DSR
APPROVED BY: DSR
SCALE: AS NOTED

SHEET TITLE:

CONCEPT LAYOUT, GRADING & UTILITIES

SHEET NUMBER:

C100



PROPOSED BUILDING
F.F.E. = 867.00

X:\M\2023\20230820-02\Design\Civil\Misc\G-Town\SD Site Plan 9/19/2024 1:40 PM

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRÄEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRÄEF further does not warrant that the underground utilities shown are in the exact location indicated. GRÄEF has not physically located the underground utilities.

**GERMANTOWN POLICE STATION
SPACE PROGRAM
PRA Project No. 240084-01**

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	150	2	300	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby	525	2	1,050	
1.104	Public Waiting	213	1	213	Ten chairs
1.105	Safe Room	100	1	100	
1.106	Elevator	81	2	162	
	Net Square Feet			2,305	
	Departmental Grossing Factor 15%			346	
	Total Unit Departmental Square Feet			2,651	

Reception and Records					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
2.100	Reception	148	1	148	
2.101	Clerical Work Area	122	1	122	
2.102	Office Supply Closet	50	1	50	
2.103	Records Storage	200	1	200	
2.104	Secure Files	200	1	200	
2.105	Chaplain Office	180	1	180	
2.106	Honor Guard	150	1	150	Office and Storage
2.107	Storage	50	1	50	
2.108	Staff Toilet - Men's	240	1	240	
2.109	Staff Toilet - Women's	240	1	240	
	Net Square Feet			1,580	
	Departmental Grossing Factor 15%			237	
	Total Unit Departmental Square Feet			1,817	

Detective Bureau					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
3.100	Detective's Open Office/Work Room	150	3	450	3 current, 1 Future
3.101	Interview Rooms (hard)	200	2	400	Desk and 3 chairs
3.102	Interview Room/Conf. (soft)	150	1	150	
3.103	Interview Viewing	100	1	100	Between Hard Interview
3.104	Files/Storage	150	1	150	
3.105	Probation & Parole Office	136	1	136	
3.106	Public Meeting Room	176	1	176	
	Net Square Feet			1,562	
	Departmental Grossing Factor 15%			234	
	Total Unit Departmental Square Feet			1,796	

Administrative Suite					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
4.100	Reception/Work Area	150	1	150	
4.101	Administrative Secretary	100	1	100	
4.102	Conference Room	300	1	300	
4.103	Police Chief's Office with Closet	325	1	325	
4.104	Captain Office with Closet	250	2	500	1 Current, 1 Future
4.105	Open Office Area - 7 Clerks	103	7	721	6 Current, 1 Future
4.106	School Resource Officers	200	1	200	2 Person Shared Office
4.107	Crime Prevention Office	150	1	150	
4.108	Storage	72	1	72	
	Net Square Feet			2,518	
	Departmental Grossing Factor 15%			378	
	Total Unit Departmental Square Feet			2,896	

Support Services					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
5.100	Men's Locker Room	18	50	900	
5.101	Men's Toilet & Shower	100	2	200	
5.102	Women's Locker Room	18	25	450	
5.103	Women's Toilet & Shower	100	2	200	
5.104	Mother's Room	70	2	140	
5.105	Sleeping Room	110	2	220	
5.106	Fitness Room	1880	1	1,880	
5.107	Lunch/Break Room	321	1	350	6-7 people/kitchenette/vending
5.108	Janitor's Closet	81	1	81	
5.109	Uniform Storage	25	2	50	
5.110	General Storage	146	1	146	
	Net Square Feet			4,617	
	Departmental Grossing Factor 15%			693	
	Total Unit Departmental Square Feet			5,310	

Patrol Bureau					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
6.100	Roll Call	600	1	600	Seating for 12
6.101	Training Room	1630	1	1,630	
6.102	MILO Training Room	717	1	717	
6.103	Lieutenant's Office	180	4	720	Desk with 2 Chairs
6.104	Copy/Work Room	150	1	150	
6.105	Sergeant's Offices	156	6	936	
6.106	Report Writing Room/Area	400	2	800	6 Workstations
6.107	DAT	650	1	650	
6.108	Conference Room	300	1	300	
6.109	Communication Equipment Room	170	1	170	
6.110	EOC Breakout Rooms	88	2	176	Multiple sizes
6.111	EOC Toilet	62	1	62	
	Net Square Feet			6,911	
	Departmental Grossing Factor 15%			1,037	
	Total Unit Departmental Square Feet			7,948	

Tactics and Firearms Training					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
7.100	Armory	212	1	212	
7.101	Toilet	86	1	86	
7.102	Range	315	5	2,600	1500 SF to allow for Vehicle
7.103	Mechanical Room	143	1	143	
7.104	Control Room	212	1	212	
7.105	Gun Cleaning	314	1	314	
7.108	Trap Area	505	1	505	
	Net Square Feet			4,072	
	Departmental Grossing Factor 15%			611	
	Total Unit Departmental Square Feet			4,683	

Evidence Department - Processing/Storage					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
8.100	Evidence Intake/Testing/Temporary Storage	200	1	200	Pass Through Lockers - 1 workstation
8.101	Evidence Storage - Long Term	695	1	695	Approximately 500 SF now
8.102	Weapons Storage	100	1	100	
8.103	Narcotics Storage	100	1	100	
8.104	Valuables Storage	250	1	250	Separate, secured room
8.105	Refrigerated Storage	50	1	50	1 Refrigerator
	Net Square Feet			1,395	
	Departmental Grossing Factor 15%			209	
	Total Unit Departmental Square Feet			1,604	

Booking / Holding					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
9.100	Human Sallyport	63	1	63	
9.101	Janitor's Closet	54	1	54	
9.102	Staff Toilet - Unisex	60	1	60	Jail Standard
9.103	Booking/Detention	642	1	642	3 Stations - Fixed Seating
9.104	Intoximeter Room	180	1	180	
9.105	Vehicle Sallyport	2544	1	2,544	2 Vehicles
	Net Square Feet			3,543	
	Departmental Grossing Factor 15%			531	
	Total Unit Departmental Square Feet			4,074	

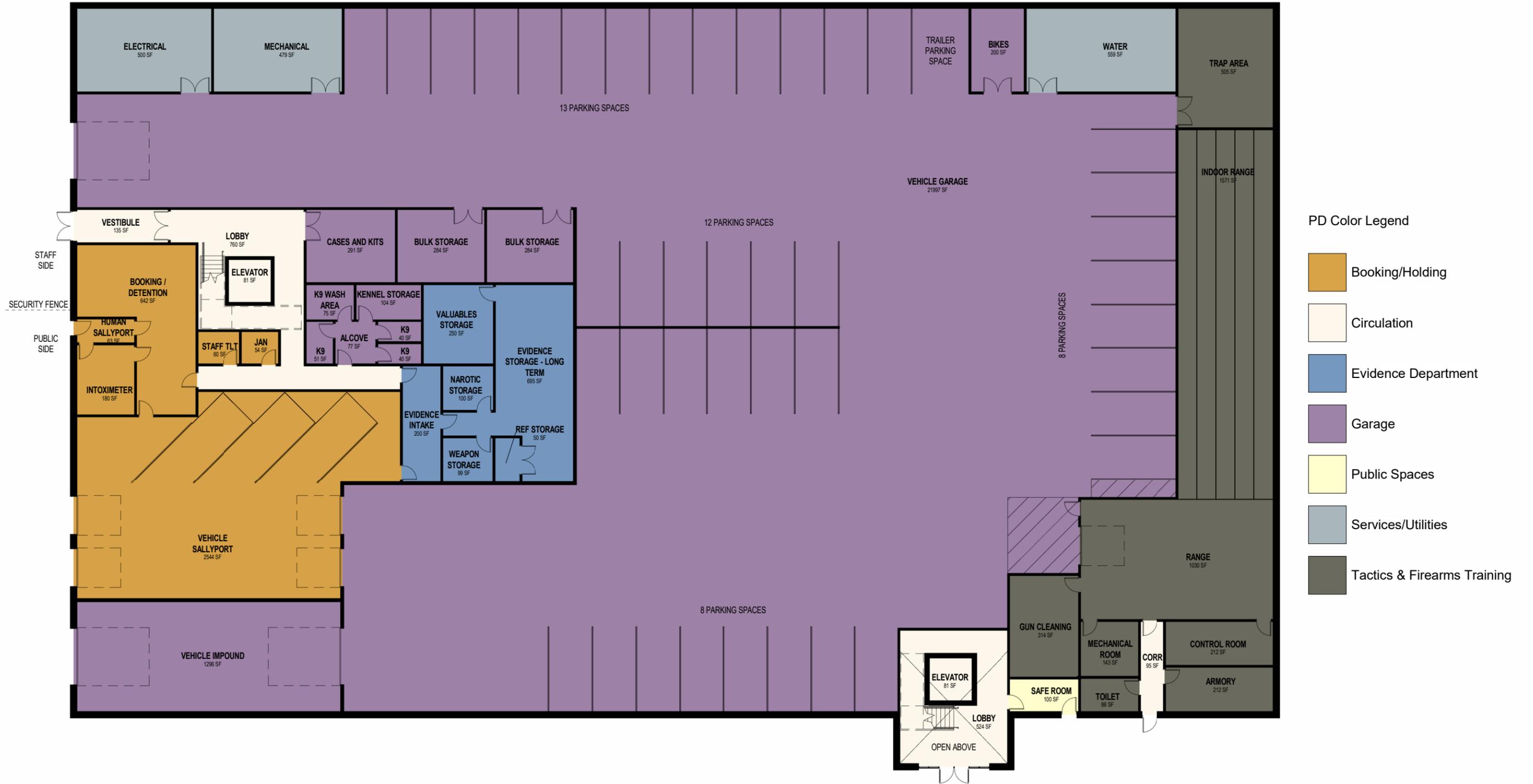
Fleet Garage					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
11.1	Vehicle Garage	550	40	22000	40 stalls plus one for trailers and circulation
11.101	Bike Storage	200	1	200	4 Bikes
11.102	Bulk Storage	284	2	568	ATV, Trailer, Message Board
11.103	Vestibule	135	1	135	
11.104	Vehicle Impounding / Testing Area	1300	1	1,300	5'-8' around vehicle requirement
11.105	K9 Kennel	40	3	120	
11.106	K9 Kennel Storage	104	1	104	
11.107	K9 Wash Area	75	1	75	
11.108	Storage	518	4	2,072	
11.108	Cases and Kits	290	1	290	
	Net Square Feet			26,864	
	Departmental Grossing Factor 10%			4,030	
	Total Unit Departmental Square Feet			29,550	

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,540	1	1,540	And Water Room
12.101	IT Room	111	1	111	
	Net Square Feet			1,651	
	Departmental Grossing Factor - N/A			N/A	
	Total Unit Departmental Square Feet			1,651	

Summary of Facility Space Program				
Facility Component	Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet	
1.000 Lobby and Public Area	2,305	15%	2,651	
2.000 Reception and Records	1,580	15%	1,817	
3.000 Detective Bureau	1,562	15%	1,796	
4.000 Administration Suite	2,518	15%	2,896	
5.000 Support Services	4,617	15%	5,310	
6.000 Patrol Bureau	6,911	15%	7,948	
7.000 Tactics and Firearms Training	4,072	15%	4,683	
8.000 Evidence Department - Processing/Storage	1,395	15%	1,604	
9.000 Booking/Holding	3,543	15%	4,074	
11.000 Fleet Garage	26,864	10%	29,550	
12.000 Mechanical/Electrical	1,651	NA	1,651	
Total for All Components	57,018		63,980	

The above table summarizes the space requirements for the main police facility.

- * **Net Square Feet:** Square feet of usable space (inside wall to inside wall) for each component of the police facility.
- * **Departmental Grossing Factor:** A factor added to each component to account for circulation between spaces within each component (varies between components)
- * **Departmental Gross Square Feet:** Total square feet for usable areas and circulation within each component.
- * **Building Gross Square Feet:** A factor of 10% added to the Departmental Gross Square Feet to account for major building system wall thickness and main building circulation.

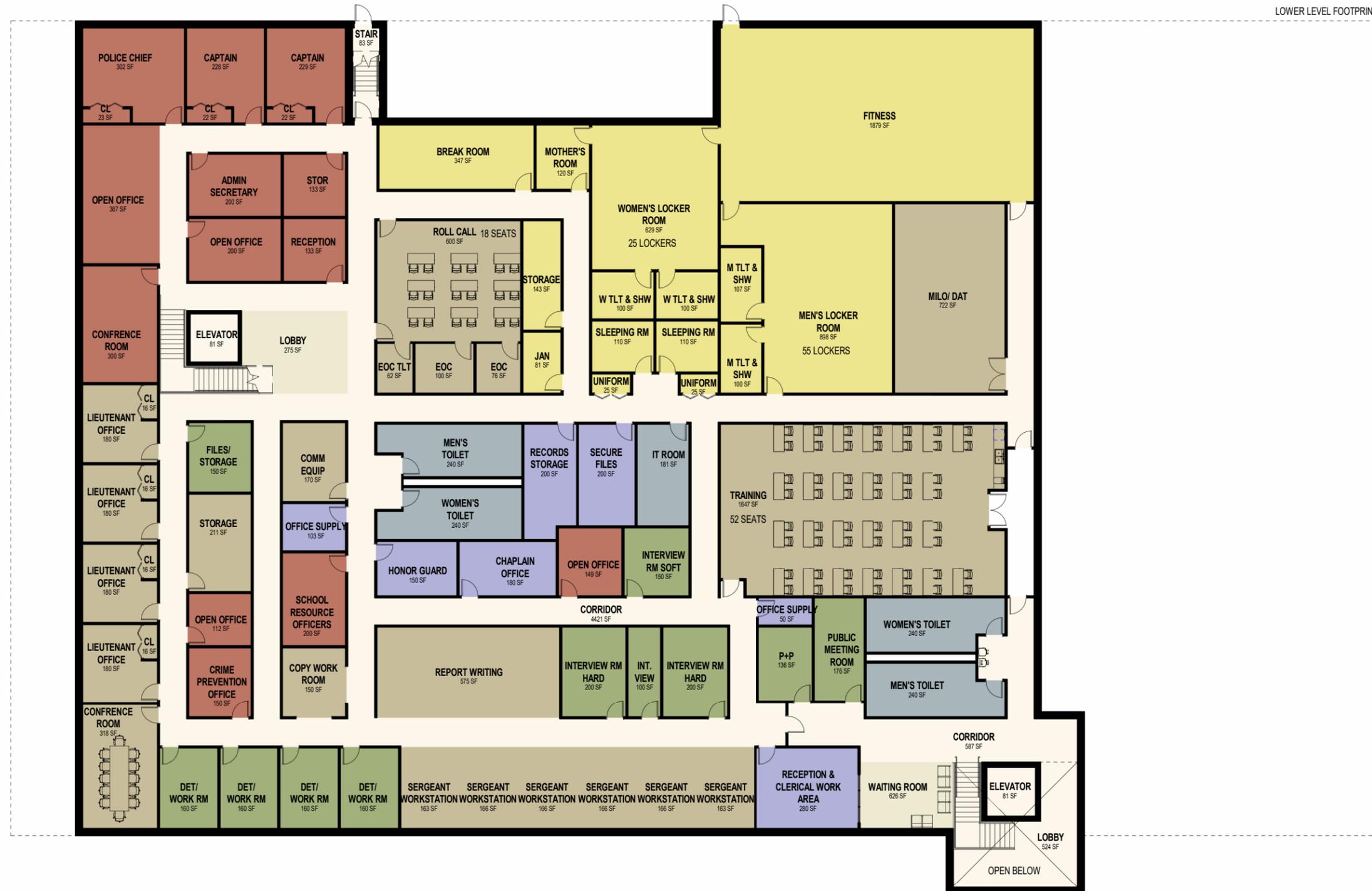


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LOWER LEVEL PLAN
 3/64" = 1'-0"

PROPOSED SQUARE FOOTAGE: 38,952

09/20/2024



PD Color Legend

- Administrative Suite
- Circulation
- Detective Bureau
- Lobby/Reception
- Patrol Bureau
- Reception & Records
- Services/Utilities
- Support Services

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FIRST FLOOR PLAN

3/64" = 1'-0"

09/24/2024

VILLAGE OF GERMANTOWN POLICE DEPARTMENT BUDGET SUMMARY

Description		Building	Site Improvements	TOTALS
Gross Area (SF)		65,304	65,304	65,304
Sitework		\$145,290	\$1,140,824	\$1,286,114
Concrete		\$1,221,191	-	\$1,221,191
Precast Concrete		\$1,046,088	-	\$1,046,088
Masonry		\$1,373,823	-	\$1,373,823
Metals		\$1,179,340	-	\$1,179,340
Carpentry		\$711,513	-	\$711,513
Doors & Hardware		\$532,000	-	\$532,000
Glass and Glazing		\$337,988	-	\$337,988
Moisture & Thermal Protection		\$1,791,107	-	\$1,791,107
Drywall		\$705,619	-	\$705,619
Acoustical Ceilings		\$182,035	-	\$182,035
Flooring		\$484,017	-	\$484,017
Painting		\$254,083	-	\$254,083
Specialties		\$210,590	-	\$210,590
Signage		\$85,000	-	\$85,000
Equipment		\$237,250	-	\$237,250
Fire Protection		\$261,216	-	\$261,216
Plumbing		\$848,952	-	\$848,952
HVAC		\$2,546,856	-	\$2,546,856
Electrical		\$2,938,680	-	\$2,938,680
2026 Construction Escalation 5%		\$854,632	\$57,041	\$911,673
Subtotal		\$17,947,269	\$1,197,865	\$19,145,134
	General Conditions 8.0%	\$1,435,782	\$95,829	\$1,531,611
	Bed Rock Blasting/Over Excavation/Lean Mix Contingency	\$0	250,000	\$250,000
Subtotal		\$19,383,050	\$1,543,694	\$20,926,745
Construction Management Fees				
	Construction Management Fee 5.0%	\$969,153	\$77,185	\$1,046,337
	Libability Insurance 0.85%	\$172,994	\$13,777	\$186,771
	Performance Bond 1.00%	\$307,878	\$24,520	\$221,599
	Contingency 10%	\$1,938,305	\$154,369	\$2,092,674
Total Costs		\$22,771,380	\$1,813,546	\$24,474,126
OTHER ITEMS NOT INCLUDED ABOVE				
	Architectural, Civil, Structural, MEP, Landscape Design Fees	\$2,325,966	\$185,243	\$2,511,209
	Furniture Design and Furnishings	\$150,000	\$0	\$150,000
	Plan Exam Fees	\$10,000	By Owner	\$10,000
	Phase One and Two Services	By Owner	By Owner	By Owner
	WE Energies Service Fees, Temp & Permanent	By Owner	By Owner	By Owner
	Radio Transmitter & Tower	By Owner	By Owner	By Owner
	Moving Cost	By Owner	By Owner	By Owner
	Racking Systems	By Owner	By Owner	By Owner
	Low Voltage Equipment	\$75,000	\$0	\$75,000
	AV Equipment	\$30,000	\$0	\$30,000
	Range Equipment	By Owner	By Owner	By Owner
	Testing Services; Soils & Concrete Allowance	\$20,000	\$5,000	\$25,000
	Building Permit	\$26,122	By Owner	\$26,122
	Final Cleaning	\$32,652	By Owner	\$32,652
	Soil Borings	\$10,000	By Owner	\$10,000
	Builders Risk Insurance	By Owner	By Owner	By Owner
	Add Security to Existing Remaining Buildings at DPW Site	\$30,000	\$0	\$30,000
	Remove Fuel Island at existing site	\$100,000		\$100,000
	Decommissioning Existing Site	\$250,000	\$0	\$250,000
	Utility Consumption During Construction	By Owner	By Owner	By Owner
	Sewer & Water Extension to front of Site (Graef Estimate)	\$0	\$2,295,450	\$2,295,450
Total Project Costs		\$25,831,119	\$4,299,239	\$30,019,559
	\$/SF	\$ 396	\$ 66	\$ 460

Exclusions

- WE Energies Charges
- Winter Construction Costs

VILLAGE OF GERMANTOWN POLICE DEPARTMENT BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	38,744	SF	\$2.50	\$96,860
Building Stone	38,744	SF	\$1.25	\$48,430
			Subtotal	\$145,290
Concrete				
Foundations				
Continuous Footings Perimeter	835	LF	\$45.00	\$37,575
Continuous Footings Interior	1,625	LF	\$45.00	\$73,125
Perimeter Column Pads				NA
Interior Pad Footings	28	EA	\$650.00	\$18,200
Stoop Footings	55	LF	\$35.00	\$1,925
Stoop Walls	220	SF	\$35.00	\$7,700
Stoop SOG	125	SF	\$20.00	\$2,500
Foundation Walls	13,360	SF	\$35.00	\$467,600
Drain Tile	1,670	LF	\$15.00	\$25,050
Interior Flatwork				
Slab on Grade - 6"	38,744	SF	\$7.50	\$290,580
4" Concrete Topping	38,744	SF	\$4.50	\$174,348
Pan Stair Topping	3	EA	\$7,500.00	\$22,500
Bollards Interior	28	EA	\$450.00	\$12,600
Ashford Formula Concrete Hardner. One Coat. No joint Sealants included	38,744	SF	\$2.00	\$77,488
Winter Construction Cost	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$1,221,191
Pre-cast Concrete				
Precast Columns and 12" Plank	38,744	SF	\$27.00	\$1,046,088
			Subtotal	\$1,046,088
Masonry				
Interior Block Walls Lower Level	26,000	SF	\$26.00	\$676,000
Elevator Shaft Walls	3,045	SF	\$28.00	\$85,260
Stair Shaft Block above precast Level	901	SF	\$28.00	\$25,228
Brick Veneer 35% Above first floor	3,869	SF	\$40.00	\$154,770
Brick at Exposed Lower Level	9,248	SF	\$40.00	\$369,920
Cavity Wall Insulation	11,055	SF	\$4.50	\$49,748
Stone Sills	258	LF	\$50.00	\$12,898
			Subtotal	\$1,373,823
Metals				
Structural Steel Framing; Columns, Beams, Joist & Decking	26,560	SF	\$39.00	\$1,035,840
Elevator Beam	2	EA	\$1,500.00	\$3,000
Monument Stair	1	EA	\$100,000.00	\$100,000
Convenience Stairs	2	EA	\$10,000.00	\$20,000
Metal Railings	1	Allow	\$10,000.00	\$10,000
Roof Ladder	1	EA	\$3,500.00	\$3,500
Pipe Bollard Covers	28	EA	\$100.00	\$2,800
Bollards	28	EA	\$150.00	\$4,200
			Subtotal	\$1,179,340
Carpentry				
Roof Blocking	2,314	LF	\$25.00	\$57,850
Interior Blocking	1,200	LF	\$20.00	\$24,000
Window Blocking	1,658	LF	\$20.00	\$33,165
Mansard Framing	737	LF	\$500.00	\$368,500
Install Hollow Metal Doors & Frames Lower Level	46	EA	\$500.00	\$23,000
Door Hardware	46	EA	\$350.00	\$16,100
Upper Level Install Door & Frame	82	EA	\$350.00	\$28,700
Upper Level Install Door Hardware	82	EA	\$250.00	\$20,500
Security Hardware	1	Allow	\$5,000.00	\$5,000
Reception Desk	1	Allow	\$30,000.00	\$30,000
Break Room Base Cabinets	15	LF	\$375.00	\$5,625
Break Room Wall Cabinets	15	LF	\$375.00	\$5,625
Break Room Solid Surface Countertops	15	LF	\$200.00	\$3,000
Solid Surface Vanity Tops	64	LF	\$200.00	\$12,800
Mothers Room Casework	2	EA	\$2,000.00	\$4,000
Training Room Base Cabinets & Tops	30	LF	\$600.00	\$18,000
Conference Room Base Cabinets & Top	20	LF	\$600.00	\$12,000
Closet S&P	3	EA	\$250.00	\$750
Storage Shelving	1	Allow	\$15,000.00	\$15,000
Window Sills	369	LF	\$35.00	\$12,898
Wood Accent Wall Feature	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$711,513
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	5	EA	\$3,500.00	\$17,500
Interior Hollow Metal Doors, Frames & Hardware	46	EA	\$3,000.00	\$138,000
Hollow Metal Frames & Wood Doors & Hardware	-	EA	\$2,750.00	\$0
Upper Level Single Hollow Metal Frame, wood door & Hardware	62	EA	\$2,750.00	\$170,500
Upper Level Double Hollow Metal Frame, wood door & Hardware	10	EA	\$5,000.00	\$50,000
Additional Access Security Hardware	1	Allow	\$20,000.00	\$20,000
Overhead Doors				
Overhead Doors; 8 x 9 Motor Operated	1	EA	\$10,500.00	\$10,500
Overhead Doors; 9 x 10 Motor Operated	4	EA	\$14,500.00	\$58,000
Overhead Doors; 12 x 16 Motor Operated	3	EA	\$22,500.00	\$67,500
High Speed Overhead Doors				NA
			Subtotal	\$532,000
Glass and Glazing				
Storefront Windows 30%	3,317	SF	\$75.00	\$248,738
Lower Level Entrance Doors	4	EA	\$4,500.00	\$18,000
Lower Level Main Entrance Storefront	200	SF	\$75.00	\$15,000
Upper Level Exit Doors	2	EA	\$4,500.00	\$9,000
Borrowed Lites	300	SF	\$50.00	\$15,000
Mirrors	250	SF	\$15.00	\$3,750
Fitness Mirrors	300	SF	\$15.00	\$4,500
Ballistic Resistance Construction at Lobby	1	Allow	\$15,000.00	\$15,000
Automatic Operators	2	EA	\$4,500.00	\$9,000
			Subtotal	\$337,988
Moisture & Thermal Protection				
3" Continuous Rigid Insulation outboard of studs	11,055	SF	\$4.50	\$49,748
Building Interior Insulation				w/DW
Spray Applied Air Barriers	20,303	SF	\$5.75	\$116,742
Composite Metal Wall Panels 35%	3,869	SF	\$65.00	\$251,501
Soffit at LL overhang	1,735	SF	\$65.00	\$112,775
Soffit Panels at Mansard Overhang	2,948	SF	\$65.00	\$191,620
Roof Hatch	1	EA	\$3,500.00	\$3,500
Fully Adhered 60Mil EPDM Roofing & Sheet Metal	26,560	SF	\$18.00	\$478,080
Ballasted Roof above lower Level	1,735	SF	\$15.00	\$26,025
Green Roof (Sod)	9,515	SF	\$38.00	\$361,570
Roofing with Pavers	1,102	SF	\$42.00	\$46,284
Metal Standing Seam Roofing at Mansard	5,896	SF	\$15.00	\$88,440
Caulking & Selants	65,304	SF	\$0.25	\$16,326
Foundation Waterproofing	8,736	SF	\$4.75	\$41,496
Elevator Pit Waterproofing	2	EA	\$3,500.00	\$7,000
			Subtotal	\$1,791,107

VILLAGE OF GERMANTOWN POLICE DEPARTMENT BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Drywall				
Cold Formed Exterior Walls w/Densglass	11,792	SF	\$18.00	\$212,256
Drywall Exterior Walls	11,055	SF	\$4.50	\$49,748
Interior Metal Stud Walls and Drywall	38,580	SF	\$10.50	\$405,090
Soffits	1	Allow	\$5,000.00	\$5,000
Exterior soffit framing at LL	1,735	SF	\$15.00	\$26,025
Drywall Ceilings	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$705,619
Acoustical Ceiling				
Acoustical Ceilings	23,749	SF	\$6.00	\$142,494
Restroom Ceilings	2,811	SF	\$5.50	\$15,461
Acoustical Ceiling Lower Level Lobby & Corridors	1,651	SF	\$5.50	\$9,081
Decorative Lobby Ceiling	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$182,035
Flooring				
Hard Tile Walls	3,552	SF	\$20.00	\$71,040
Hard Tile Floors	2,956	SF	\$20.00	\$59,120
Hard Tile Base	640	LF	\$18.00	\$11,520
Hard Tile Shower Walls	768	SF	\$20.00	\$15,360
Hard Tile Shower Floors	128	SF	\$20.00	\$2,560
LVT/CPT	21,725	SF	\$6.00	\$130,350
Fitness Room Rubber Tile	1,879	SF	\$15.00	\$28,185
Walk Off Carpet Lower Level	230	SF	\$6.00	\$1,380
Vinyl Base	5,239	LF	\$2.75	\$14,407
Terrazzo Floor Lower Level Lobbies	1,421	SF	\$35.00	\$49,735
Terrazzo Base	100	SF	\$35.00	\$3,500
Epoxy Flooring		LF		NA
Epoxy Base				NA
Polished Concrete				NA
Sealed Concrete	38,744	SF	\$2.50	\$96,860
			Subtotal	\$484,017
Painting				
Paint Underside of Precast	38,744	SF	\$1.75	\$67,802
Paint Perimeter of Garage Walls	13,360	SF	\$1.25	\$16,700
Paint Lower Level Masonry Walls	52,000	SF	\$1.10	\$57,200
Paint Walls First Floor Walls	58,810	SF	\$1.10	\$64,691
Paint Frames	108	EA	\$95.00	\$10,260
Paint Metal Doors	46	EA	\$105.00	\$4,830
Paint Metal Stairs	3	EA	\$5,500.00	\$16,500
Painting Parking Markings	44	EA	\$25.00	\$1,100
Wallcovering Allowance	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$254,083
Specialties				
Toilet Room Accessories	17	EA	\$750.00	\$12,750
Solid Surface Toilet Partitions	15	EA	\$2,750.00	\$41,250
Wire Mesh Partitions at Secured Storage				NA
Operable Partitions				NA
Wall Protection Milo	500	SF	\$8.00	\$4,000
FEC	16	EA	\$275.00	\$4,400
Lockers	80	EA	\$1,500.00	\$120,000
Window Treatments Roller Shades Manual	3,317	SF	\$8.50	\$28,190
			Subtotal	\$210,590
Signage				
Interior Signage	1	EA	\$25,000.00	\$25,000
Building Signage	1	Allow	\$60,000.00	\$60,000
			Subtotal	\$85,000
Equipment				
Elevator	2	EA	\$110,000.00	\$220,000
Appliances	1	Allow	\$10,000.00	\$10,000
Marker Boards	3	EA	\$750.00	\$2,250
Projection Screens	1	EA	\$5,000.00	\$5,000
Range Equipment				Not Included
MILO Equipment				Not Included
			Subtotal	\$237,250
Fire Protection				
Fire Sprinkler System	65,304	SF	\$4.00	\$261,216
Fire Pump				Not Included
			Subtotal	\$261,216
Plumbing				
Roof drains	65,304	SF	\$13.00	\$848,952
Trench drains in parking garage				
Security fixtures in the booking detention suite				
Restrooms				
Emergency shower				
Break room				
Locker rooms				
sump pumps for elevators				
			Subtotal	\$848,952
HVAC				
Air Handling unit in mechanical room with hydronic VAV box distribution	65,304	SF	\$39.00	\$2,546,856
Heating hot water boiler system in mechanical room				
Air cooled chiller mounted on grade or roof				
Security grilles for booking detention suite				
			Subtotal	\$2,546,856
Electrical				
Building Electrical	65,304	SF	\$45.00	\$2,938,680
Mechanical Connections				
Fire Alarm				
Security System & CCTV				
Access Control				
Generator				
			Subtotal	\$2,938,680

VILLAGE OF GERMANTOWN POLICE DEPARTMENT SITE IMPROVEMENT DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Demo				by DPW
Erosion Control Measures	1	Allow	\$4,600.00	\$4,600
Strip Topsoil for reuse	1	Allow	\$2,800.00	\$2,800
Rough Grade Site Haul off approx 9,000 Yds	1	Allow	\$205,000.00	\$205,000
Finish Grading	1	Allow	\$20,100.00	\$20,100
Stone for site concrete	1	Allow	\$3,100.00	\$3,100
Stone for Asphalt				w/Asp. Paving
24" clay liner for pond	1	Allow	\$11,300.00	\$11,300
Clean up site and respread topsoil	1	Allow	\$17,600.00	\$17,600
Paving				
Standard Asphalt Paving & Stone Base	3,657	SY	\$40.00	\$146,298
Heavy Duty Asphalt Paving	684	SY	\$45.00	\$30,800
Markings & Signage	1	Allow	\$10,000.00	\$10,000
Site Concrete Curb & Gutter				
Stone for site concrete	2,759	SF	\$1.50	\$4,139
18" Curb & Gutter	1,096	LF	\$30.00	\$32,880
Concrete Approach	944	SF	\$11.00	\$10,384
Site Concrete walks and slabs				
5" Sidewalks	1,665	SF	\$9.75	\$16,234
HC warning field	3	EA	\$500.00	\$1,500
Concrete stoops	150	SF	\$25.00	\$3,750
Mobilization & Layout	1	LS	\$10,200.00	\$10,200
Site Utilities & Storm Water Management				
Domestic Water				
8" main	478	LF	\$130.00	\$62,140
8" Valve & Accessies	1	EA	\$3,000.00	\$3,000
Hydrant	2	EA	\$9,500.00	\$19,000
Building Entry	1	LS	\$6,500.00	\$6,500
Connect to Existing	1	LS	\$7,500.00	\$7,500
Sanitary Sewer				
Sewer Main	307	LF	\$200.00	\$61,400
Manhole	3	EA	\$7,000.00	\$21,000
Riser	1	LF	\$1,000.00	\$1,000
Building Entry	1	LS	\$3,500.00	\$3,500
Connect to existing	1	LS	\$5,500.00	\$5,500
Storm Sewer				
Storm sewer main	644	LF	\$100.00	\$64,400
Catch Basin/Manhole	5	EA	\$5,500.00	\$27,500
Outlet Structure	1	LF	\$6,000.00	\$6,000
Connect to Existing	1	LF	\$2,500.00	\$2,500
Site Lighting Poles	5	EA	\$5,000.00	\$25,000
Monument Sign Allowance	1	Allow	\$30,000.00	\$30,000
Dumpster Enclosure Allowance	1	Allow	\$25,000.00	\$25,000
Fencing	492	LF	\$100.00	\$49,200
Fencing Gate Operators	2	EA	\$20,000.00	\$40,000
Retention Pond Construction	1	Allow	\$50,000.00	\$50,000
Landscaping	1	Allow	\$100,000.00	\$100,000
			Subtotal	\$1,140,824