

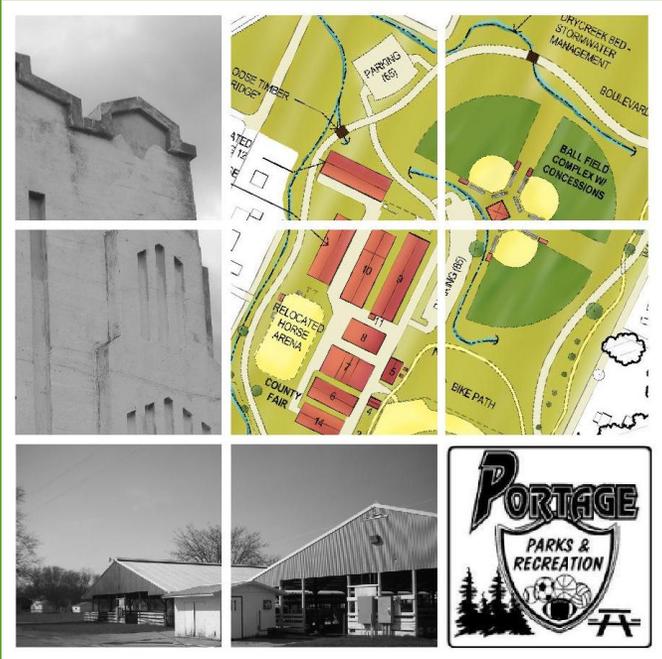
Concept & Budget Report

VETERANS MEMORIAL FIELD AND PUBLIC WORKS/PARKS & RECREATION

JULY 2, 2014



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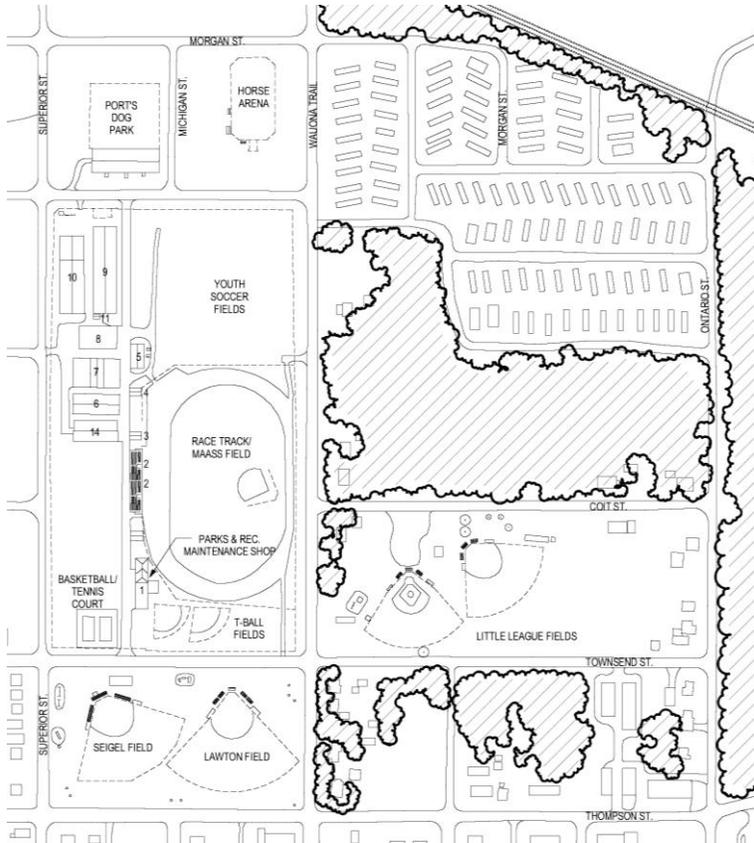
Project Team

Owner: City of Portage
115 W. Pleasant Street
Portage, Wisconsin 53901

Architect: Dimension IV Madison Design Group
6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719

In collaboration with Kate Stalker Associates

Project Summary



Veterans Memorial Field Existing Condition:

- 3 softball fields
- Little league complex
- Soccer fields (youth & high school)
- Grandstand and non-paved track
- 9 fully enclosed exhibition/activity buildings, 2 with heat/restrooms, 2 livestock pavilions
- Columbia County Fair grounds

Project Summary

VMF Master Plan Design Concept:

- Nod to historic original “Portage City Driving Park”
- Reconfigured streets (biggest bang for the buck)
- “Campus of buildings” with consistent design elements/colors
- All play equipment to meet current accessibility and safety standards
- Relocate ball fields/ create complex with concessions
- No overlapping uses with soccer fields. Soccer fields relocated.
- Efficient use of land: relocate select items (example: horse arena) to consolidate, and create dedicated space for each user group.
- Stormwater Management: Aesthetic dry creek beds and limited underground engineered solutions
- Bike Path network through park and connect to city
- Demolition and removal of existing Public Works facilities and Parks & Rec. buildings 1A and 1B
- Marquette and Joliet Portage Interpretive Trail with 3 look-out towers

Veterans Memorial Field Master Plan Budget

- VMF Short-term improvements for 2015.
- This Budget excludes all work, short-term and/or long-term, for the VMF Grandstand

VMF Short-term improvements for 2015

Site Electrical	\$100K
Lawton-Siegel New Playground Equipment	\$35K
Site Development, Veteran's Monument & Misc	\$25K
Building Construction	\$90K
Quonset Hut repairs.....	\$10K
Enclosure walls, Buildings 9&10.....	\$40K
Misc. Repairs	\$20K
Open-Air Little League Park Pavilion	\$8K
Little League Garage 24x24'	\$12K
Little League Park Misc. Improvement projects	\$135K
Lawton-Siegel new Toilets-Concession Building & Dugouts	\$208K
Miscellaneous Site Work (Removal, patching, etc.)	\$15K
Parks & Rec. Equipment (miscellaneous)	\$25K
Electrical Utility Company Charges (3 Phase Service – estimate).....	\$15K
Furnishings & Movable equipment (miscellaneous)	\$10K
Computers and Related (Phone, data, security, PCs, Miscellaneous)	\$15K
SUBTOTAL	\$668K
Design Fees & Construction Contingency (~20%).....	\$132K
TOTAL	\$800K

Veterans Memorial Field Grandstand



History and Overview

- Constructed 1936 as a grandstand for a baseball field.
- Concrete Structure in Art Deco Style
- Aluminum bench-style, previously installed as an improvement project.
- Seating capacity: approximately 500
- Existing dug-outs partially filled-in
- All spaces under seating trays (lockers, toilets, etc.) are used for storage.

Veterans Memorial Field Grandstand



Condition Analysis

- Concrete structure has numerous signs of deterioration and disrepair.
- Many concrete elements need patching and the entire grandstand needs plastering or painting.
- Repair or removal needed: wing walls, ramps, floors below seating trays
- All handrails and guardrails should be replaced
- electrical and plumbing fixtures are in poor condition or missing condition

Veterans Memorial Field Grandstand

**Portage, Wisconsin, Code of Ordinances
(as related to the Grandstand):**

Chapter 34 – Historic Preservation

Sec. 34-33 Powers and duties of commission

(b) Regulation of construction, reconstruction, alteration and demolition.

(1) No owner or person in charge of a historic structure, historic site or structure within a historic district shall reconstruct, alter or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a certificate of appropriateness has been granted by the historic preservation commission. Also, unless such certificate has been granted by the commission, the building inspector shall not issue a permit for any such work.

Veterans Memorial Field Grandstand Budget

- The following budget assumes design and construction in general timeframe of Years 2015-2016. It should be noted that the exact scope of repairs can vary widely depending upon the preliminary design phase noted above.
- For budget planning purposes, including a construction contingency, we would recommend a capital budget allocation of at **least \$700,000** be considered.

Grandstand 50-year useful life

Selective Demolition and Removal	\$30K - 50K
Concrete Repairs & Walks	\$40K - \$60K
Replastering/Repainting	\$100K - \$150K
New handrails and Guardrails	\$100K - \$150K
Electrical System Replacements	\$100K - \$150K
Design Fees (12%) & Expenses	45K - \$70K
CM Fee (6%) & Expenses	\$25K - \$40K
TOTAL.....	\$440K - \$670K



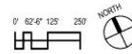
- NOTES:
- A. PROVIDE ENGINEERED, UNDERGROUND STORMWATER SYSTEM, WHERE REQUIRED
 - B. RELOCATED PORTS DOG PARK TO A CITY OWNED PROPERTY WITH GREEN SPACE AND IDEALLY NEAR WATER.
 - C. PARKING STALL COUNTS ARE APPROXIMATE NUMBERS, AND DO NOT INCLUDE POTENTIAL STREET PARKING ON THE PARK LOOP ROAD.
 - D. TREES SHOWN ARE THE APPROXIMATE LOCATION OF THE EXISTING TREES IN NEAR VETERANS MEMORIAL FIELD

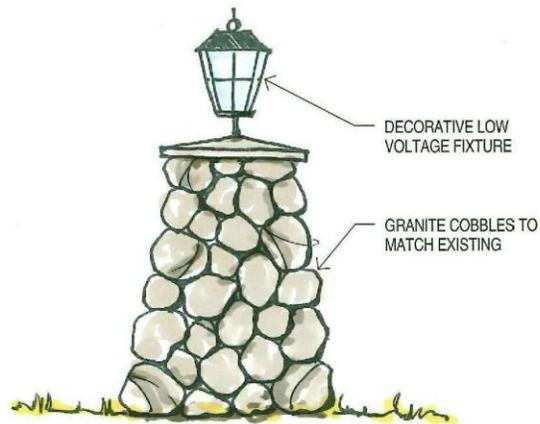
VMF MASTER PLAN





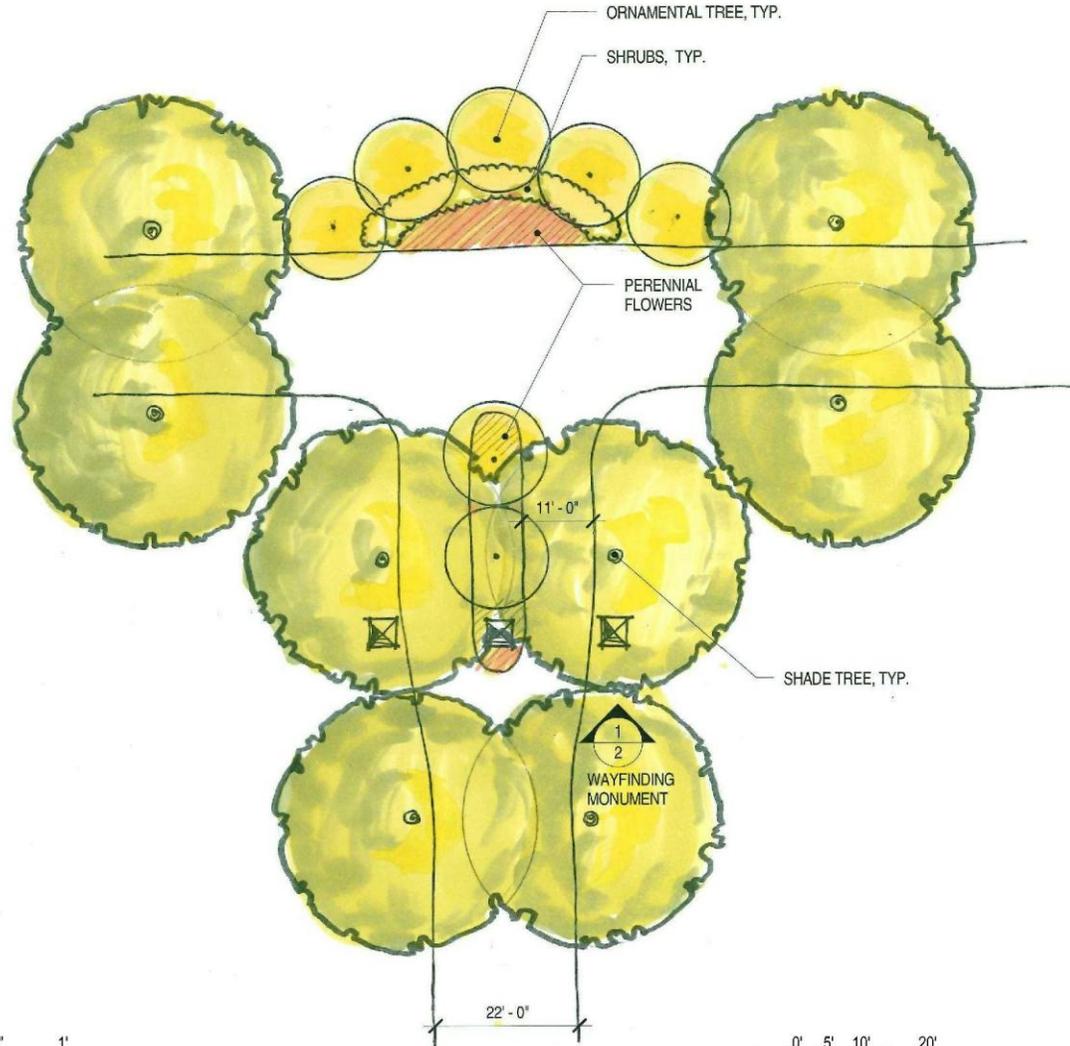
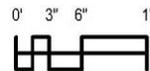
1 VMF EXISTING CONDITION SITE PLAN
1" = 250' 0"





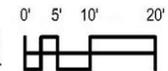
ELEVATION - WAYFINDING MONUMENT

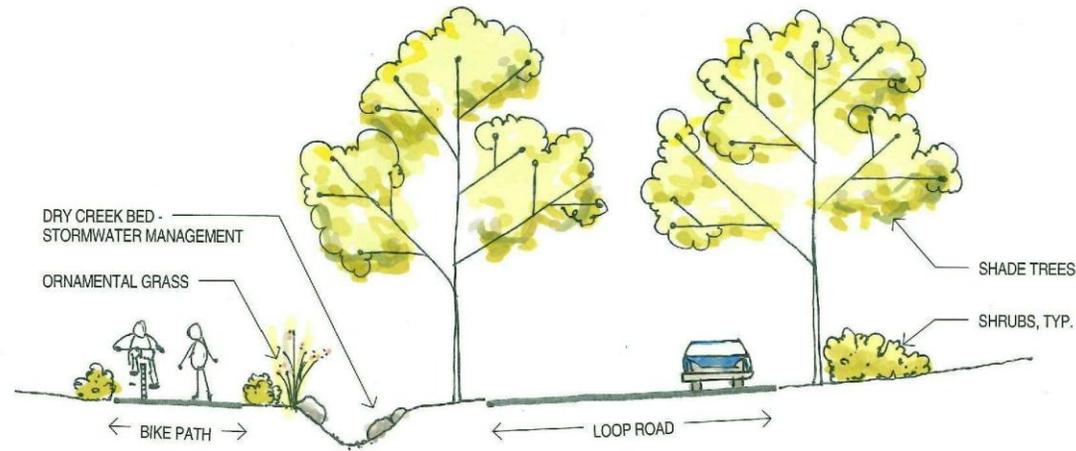
1" = 1'-0"



DETAIL - PARK ENTRANCE

1" = 20'-0"

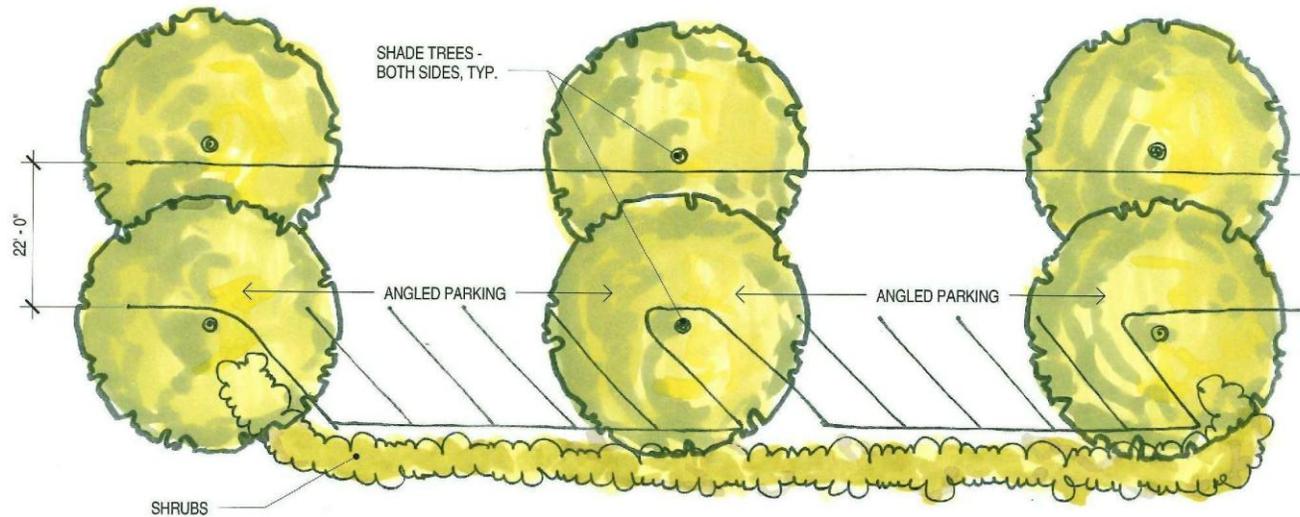




CROSS SECTION - LOOP ROAD

1" = 10'-0"

0' 2.5' 5' 10'

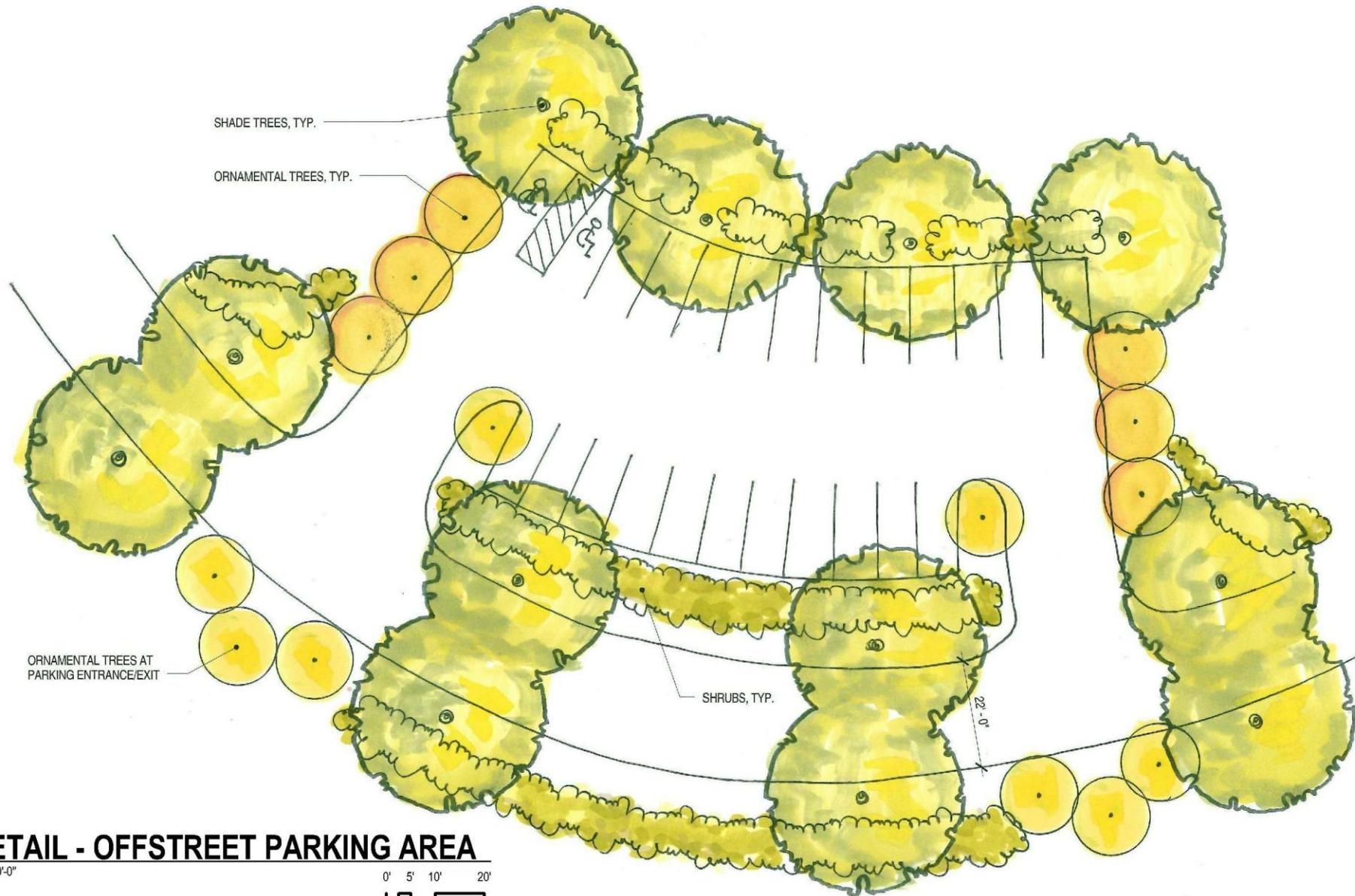


DETAIL - ON STREET PARKING AREA

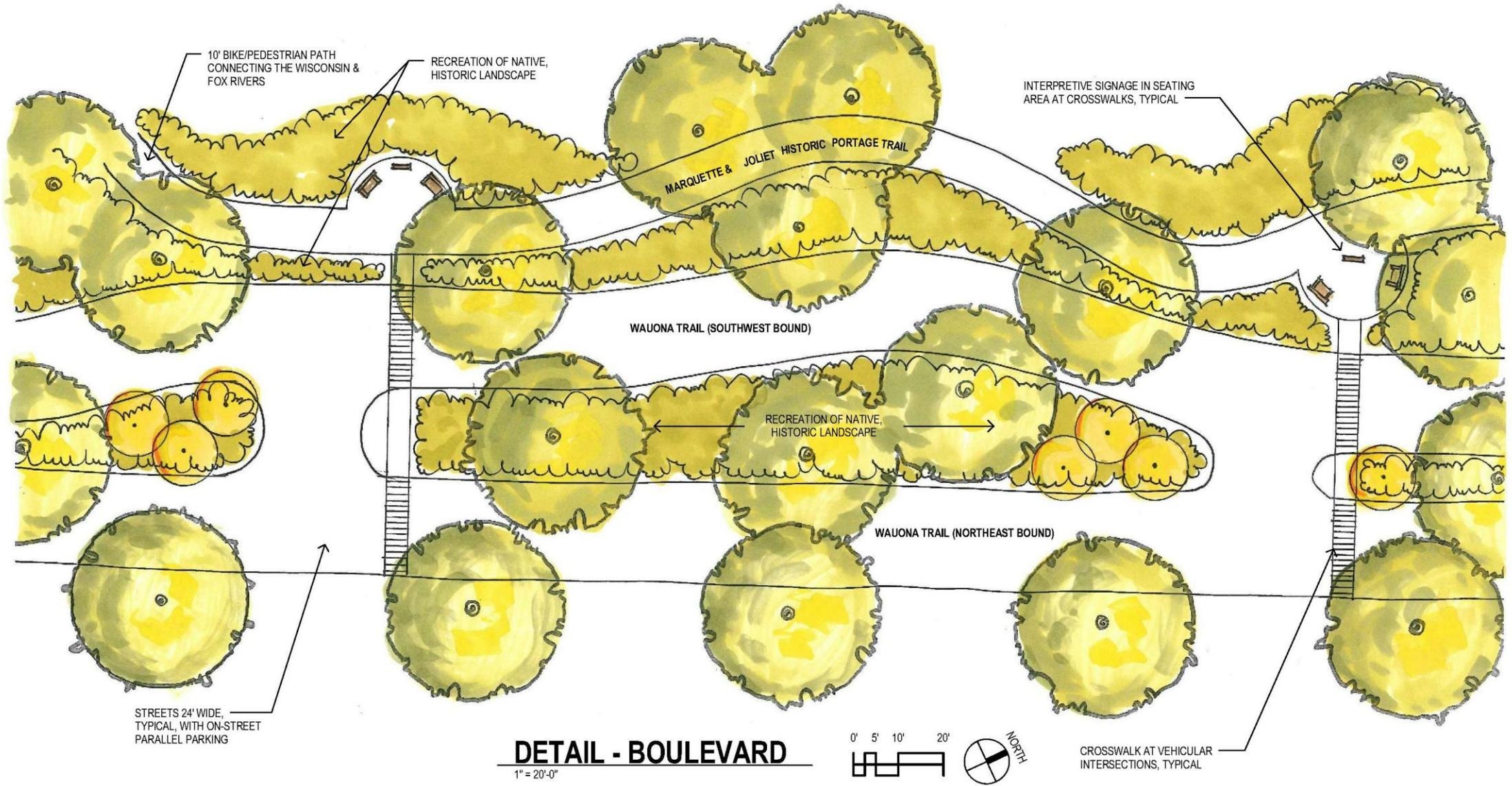
1" = 20'-0"

0' 5' 10' 20'





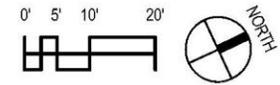
DETAIL - OFFSTREET PARKING AREA



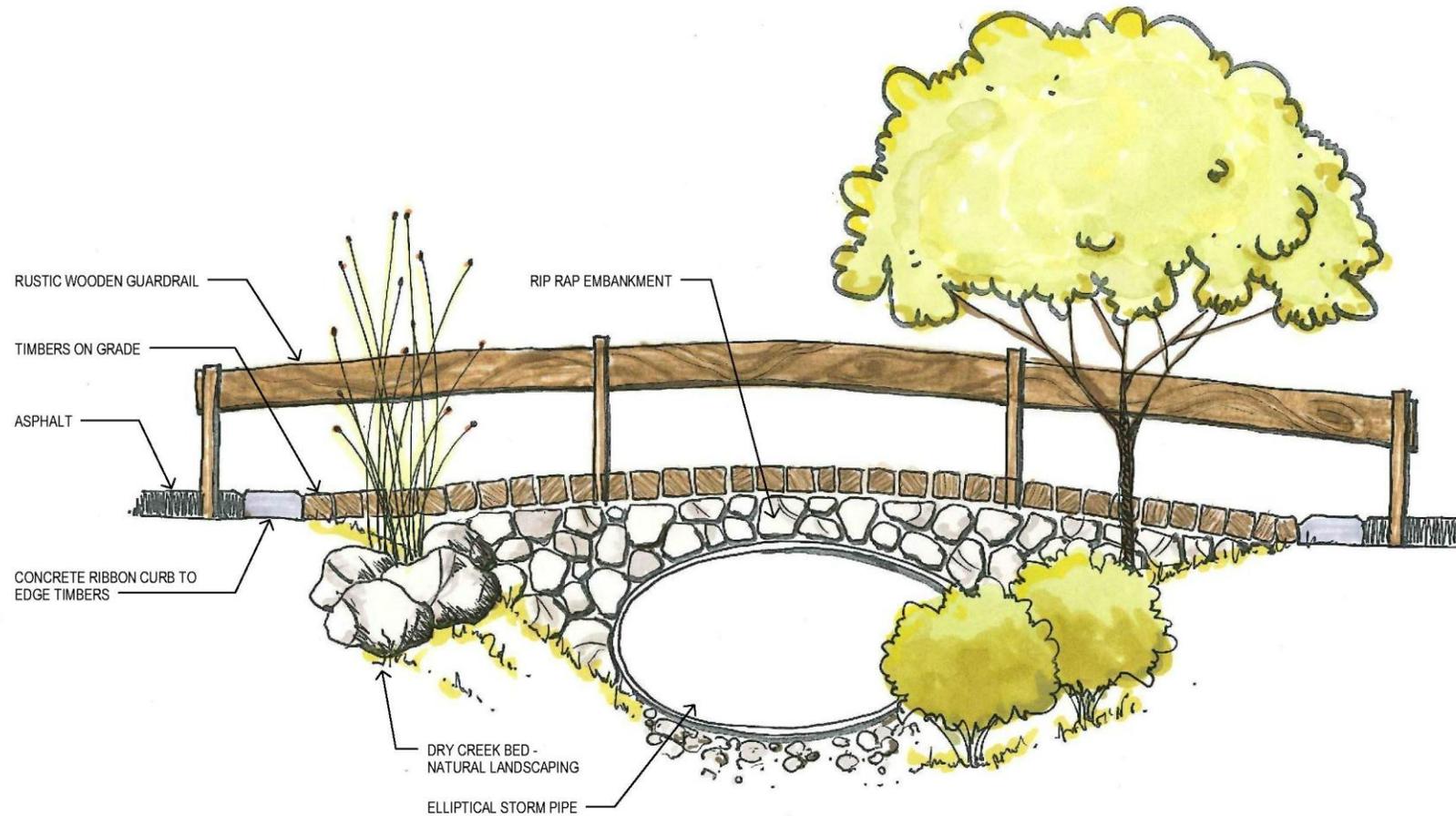
DIMENSION
 Madison Design Group

architecture · engineering · interior design
 6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719
 608.829.4444 608.829.4445 dimension@madison.com

DETAIL - BOULEVARD
 1" = 20'-0"

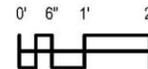


Portage Veterans Memorial Field Master Plan and Building Needs Facility Plan



DETAIL - TIMBER "BRIDGE"

1" = 2'-0"



Public Works/Parks & Recreation Building

FEASIBILITY STUDY

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Project Summary



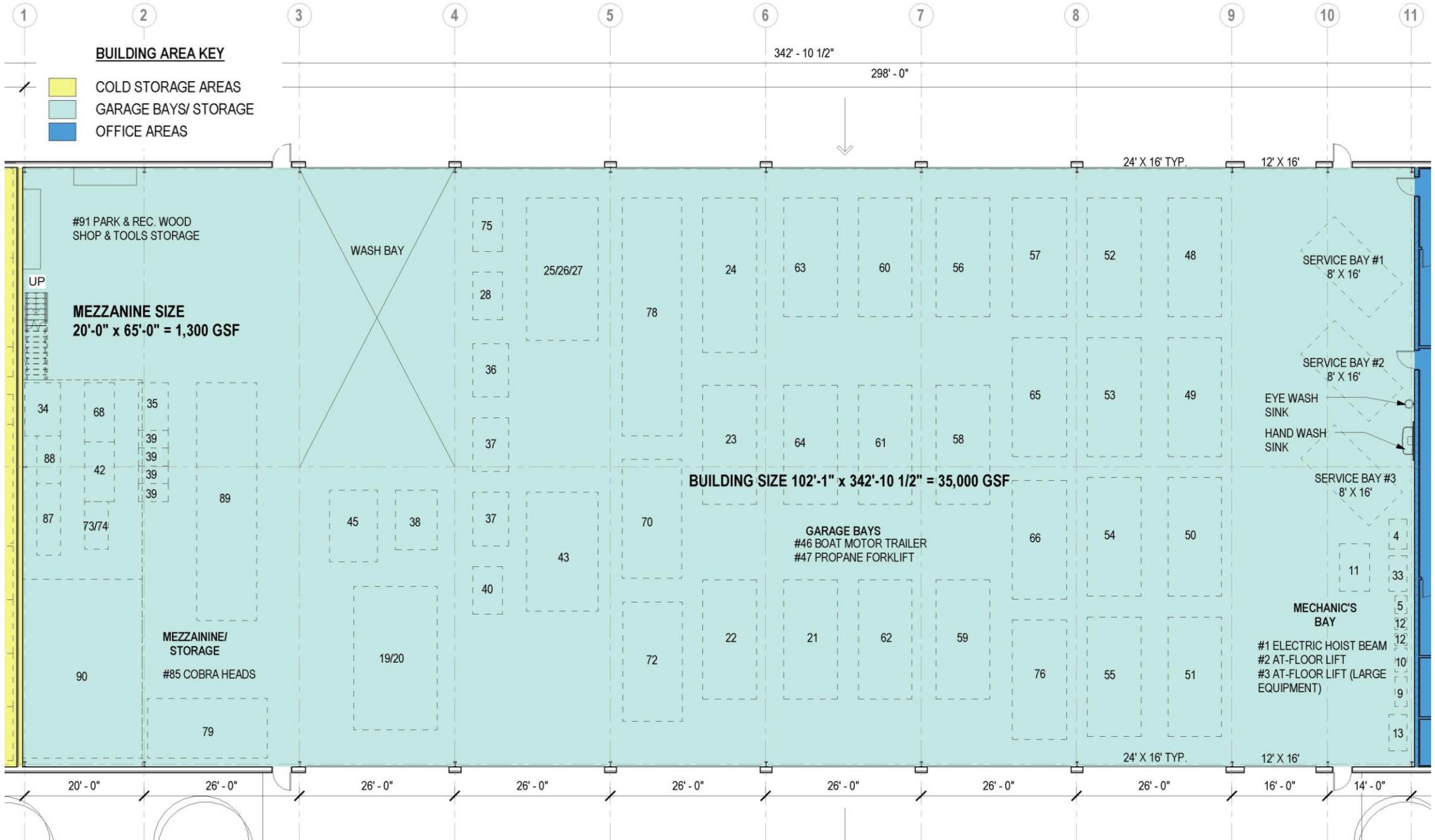
Concept Perspective

Public Works/Parks & Recreation Building:

- Undetermined Site
- Combine facility that shares employee spaces (i.e. breakroom, restrooms, tool storage)
- Adequate storage for vehicles, equipment, and secure lay-down

- BUILDING AREA KEY**
- COLD STORAGE AREAS
 - GARAGE BAYS/ STORAGE
 - OFFICE AREAS





1

2

3

4

5

6

7

8

9

10

11

342' - 10 1/2"

298' - 0"

24' X 16' TYP.

12' X 16'

#91 PARK & REC. WOOD SHOP & TOOLS STORAGE

WASH BAY

75

25/26/27

78

24

63

60

56

57

52

48

SERVICE BAY #1
8' X 16'

MEZZANINE SIZE
20'-0" x 65'-0" = 1,300 GSF

28

36

37

23

64

61

58

65

53

49

EYE WASH SINK
HAND WASH SINK

SERVICE BAY #2
8' X 16'

34

68

35

39

39

39

39

89

45

38

37

43

70

BUILDING SIZE 102'-1" x 342'-10 1/2" = 35,000 GSF

GARAGE BAYS
#46 BOAT MOTOR TRAILER
#47 PROPANE FORKLIFT

66

54

50

SERVICE BAY #3
8' X 16'

88

42

87

73/74

MEZZAININE/
STORAGE

#85 COBRA HEADS

19/20

40

72

22

21

62

59

76

55

51

MECHANIC'S BAY
#1 ELECTRIC HOIST BEAM
#2 AT-FLOOR LIFT
#3 AT-FLOOR LIFT (LARGE EQUIPMENT)

4

11

33

5

12

10

9

13

20' - 0"

26' - 0"

26' - 0"

26' - 0"

26' - 0"

26' - 0"

26' - 0"

26' - 0"

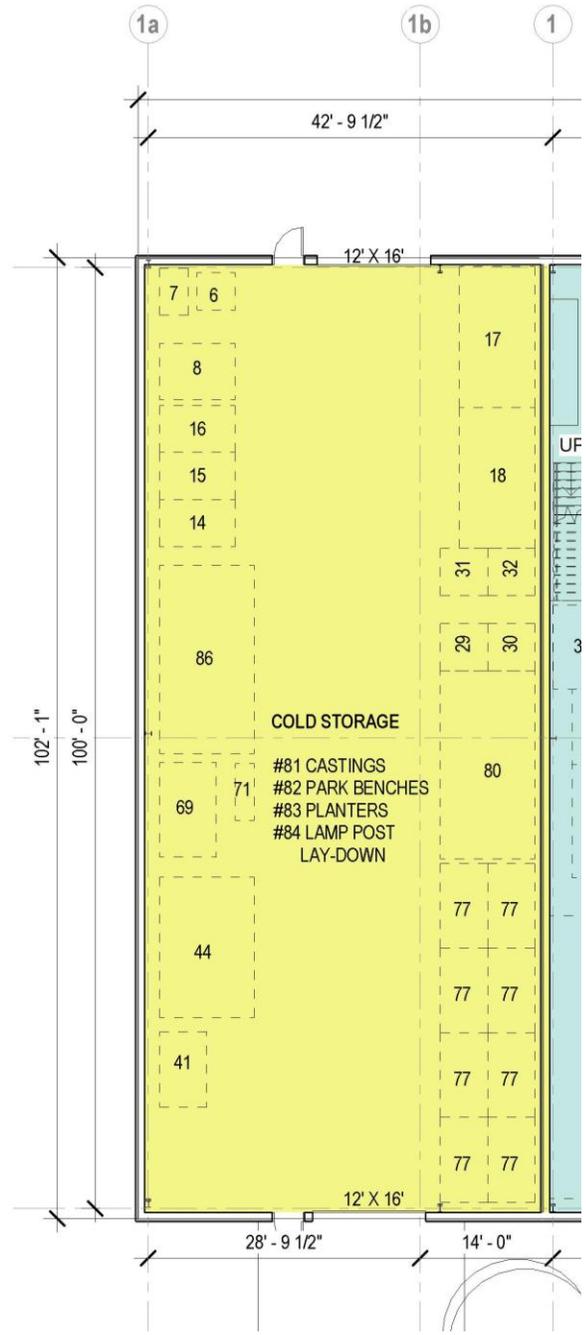
16' - 0"

14' - 0"

24' X 16' TYP.

12' X 16'

- BUILDING AREA KEY**
- COLD STORAGE AREAS
 - GARAGE BAYS/ STORAGE
 - OFFICE AREAS



Public Works/Parks & Recreation Building Inventory

- The following existing and projected inventory items are based on the City of Portage 2014 inventory list as well as current review with city staff.
- This is a snap-shot of the 104 line inventory list that includes:
 - Equipment
 - Vehicles
 - Miscellaneous
 - Storage Buildings
 - Secure Lay-down Fenced-in Area

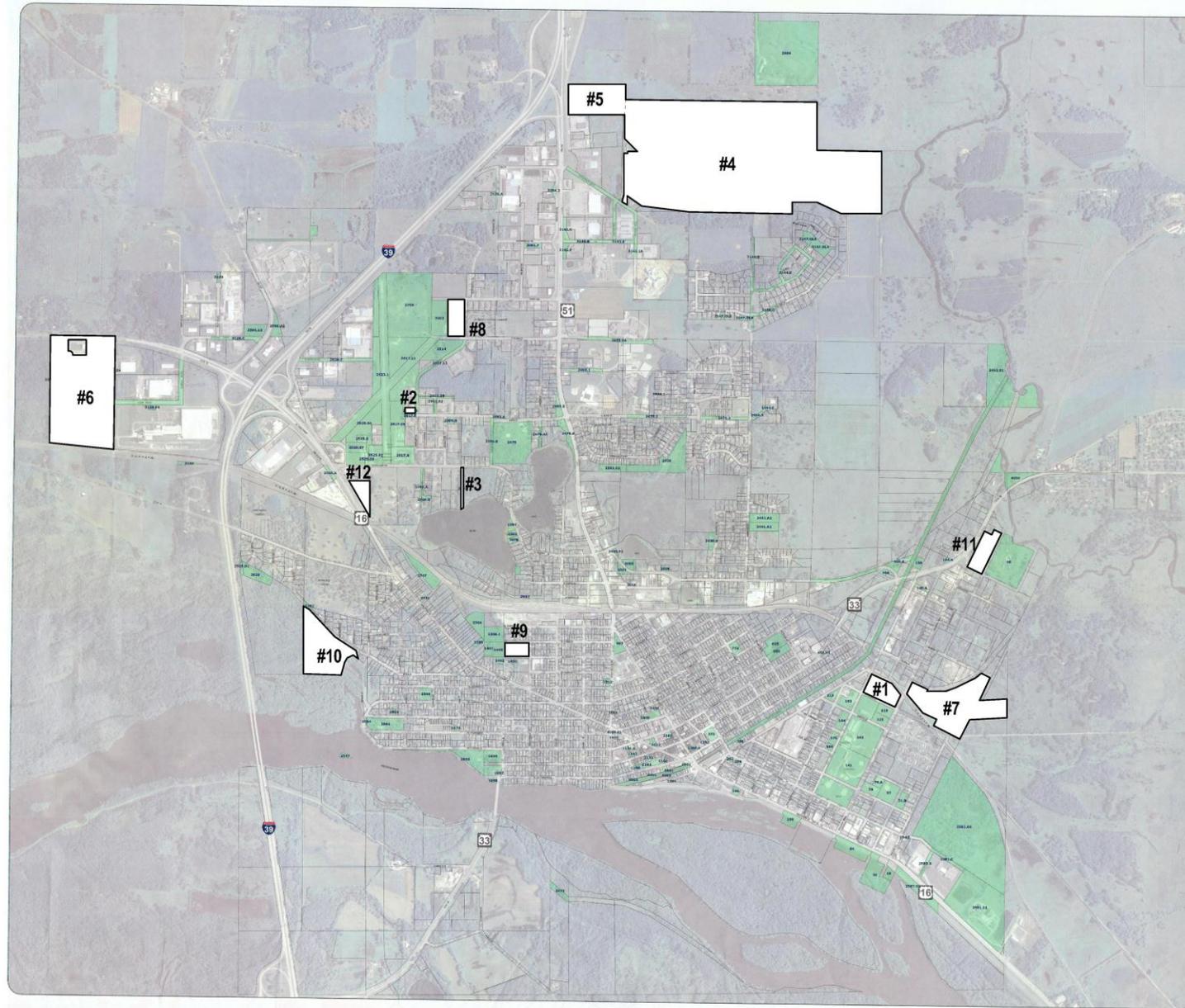
Equipment

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
1	PW	Hoist Beam (shop garage)		1	1	N	Electric/ Steel frame mounted
2	PW	At-Floor Lift		1	0	N	
3	PW	At-Floor Lift		1	0	N	For Large Equipment
4	PW	Power Washer	3' x 5'	1	1	N	4-wheel at Mech.'s area
5	PW	Mechanic's Break Press	3' x 2'	1	1	N	Fixed shop equip. Sits on floor @ Mech.'s area
6	PW	2003 Clarke Mosquito Sprayer	4' x 4'	1	1	Y	4-wheel Trailer
7	P	2004 JohnDeere Angle Broom	5' x 3' DIA	1	1	Y	Front attachment Lawn mower
8	PW	2003 Rayco Stumper	6' x 8'	1	1	Y	Trailer w/ Tongue
9	PW	Norton Clipper Concrete Saw	2' x 5'	1	1	N	Gas engine
10	PW	Portable Generator	2' x 4'	1	1	N	2-wheel/ gas engine
11	PW	1986 Ingersol Rand Air Compressor	5' x 8'	1	1	N	2-wheel
12	PW	Lincoln Portable Welder	2' x 2'	2	1	N	Mechanic's cart
13	PW	Miller Welder Wire Feed300	3' x 6'	1	1	N	Mechanic's 4-wheel cart
14	PW/P	Morbark Twister12 Chipper	5' x 8'	1	1	Y	2-wheel 1-axle trailer
15	PW	2003 Wacker 6" Water Pump	5' x 8'	1	1	Y	2-wheel 1-axle trailer
16	PW	2005 Wacker 6" Water Pump	5' x 8'	1	1	Y	2-wheel 1-axle trailer
17	PW	2006 Tandem Trailer (Bobcat)	8' x 15'	1	1	Y	double axle
18	P	1988 Tandem Trailer (Car-hauler)	8' x 15'	1	1	Y	
19	P	2001 Weed Harvester (Boat)	14' x 24'	1	1	N	Tri-axle w/ paddles
20	P	2001 Weed Harvester T railer	-	1	1	N	included in boat size
21	PW	2011 544K JohnDeere Loader	9' x 20'	1	1	N	Front end loader

Site Selection

The following City owned parcels were considered when selecting the potential site(s) for the Public Works/Parks & Recreation Building. Refer to Concept Drawing #9

- #1 Morgan Street Site (parcels: 118 & 142)
- #2 Mustard Building/Airport Rd. site (parcel 2517.10)
- #3 806 Silver Lake Dr./Girl Scouts Site (parcel 2362)
- #4 Evan's Farm (parcel 5000)
- #5 County CX land (parcel 5000)
- #6 Industrial Park Site (parcels: 3302.03, 3302.04, 3302.05, 3302.06, 3302.07, 3302.08, 3302.0L1)
- #7 End of Whitney Street (parcels: 7, 8, 9, 41, 42, 53, 54, 83 & 86)
- #8 Airport Rd. brush dump (parcel 3103)
- #9 Cattail Park (parcel 1439)
- #10 River Street Site (parcel 2532)
- #11 Wauona Trail at WI-33 "Musky Club Site" (parcels: 93 & 95)
- #12 County Highway Shop (W. Wisconsin St./HWY 16)



REFER TO PAGES 14 & 15 OF THE CONCEPT AND BUDGET REPORT FOR SITE INFORMATION

SITE SELECTION KEY MAP
N.T.S.



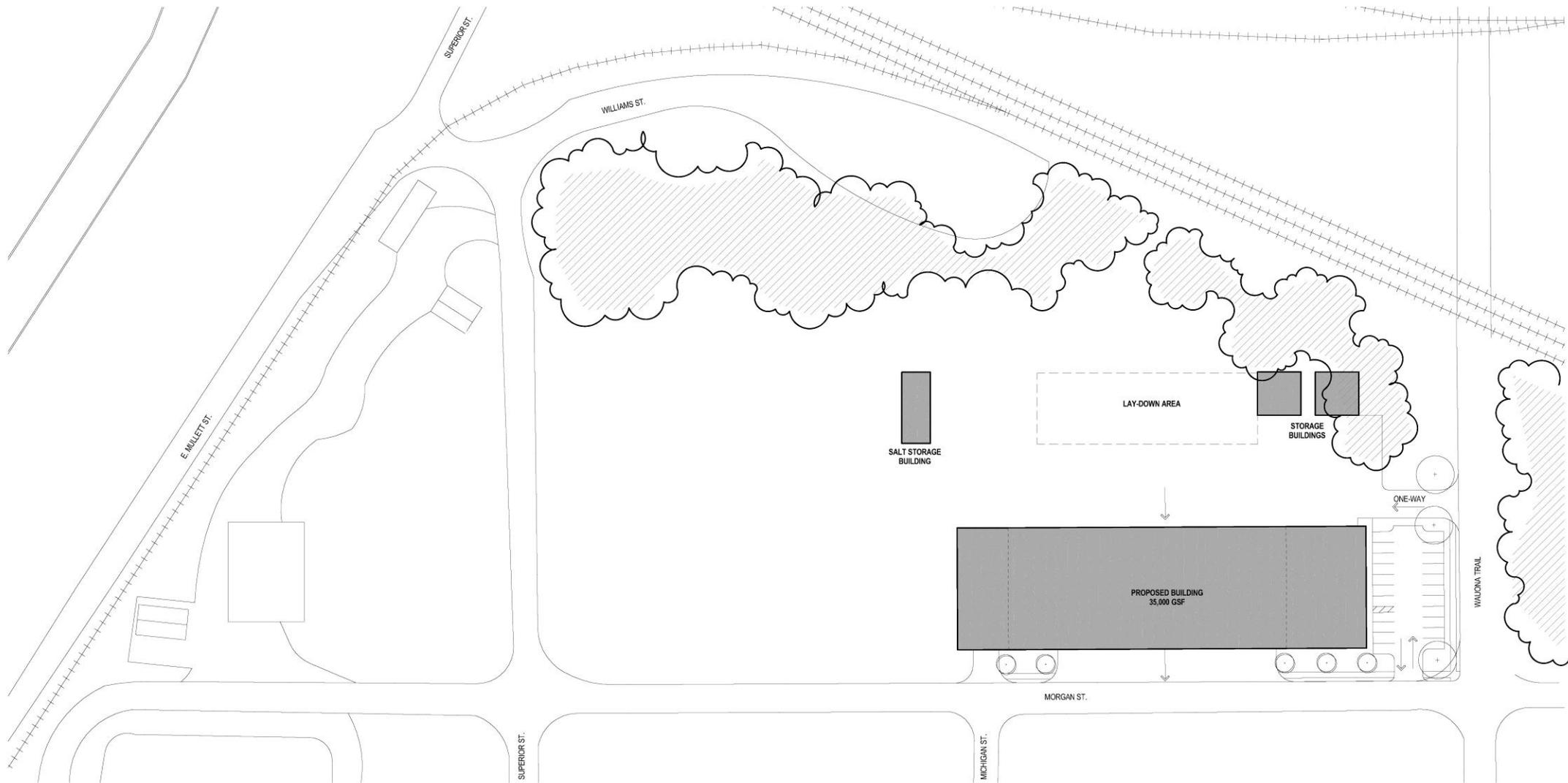
Portage Veterans Memorial Field Master Plan and Building Needs Facility Plan

Public Works/Parks & Recreation Budget

Morgan Street Site

Shop Facility for 2018

Site Acquisition	\$0
Hazardous Materials Abatement (Washington St. Shop Site)	\$15,000
Site Redevelopment & Buildings Demolition (VMF 1A-1B, Public Works).....	\$110,000
Building Construction (~35,000 GSF Public Works-Parks & Rec Shop).....	\$3,850,000
Mezzanines.....	\$130,000
Parking, Sidewalks & Drives.....	\$280,000
Utility Connections (storm-sanitary sewer and water)	\$200,000
Miscellaneous Sitework (Salt Storage, etc.)	\$90,000
Fixed Equipment (Cabinetry, Hoist, miscellaneous)	\$40,000
Electrical Utility Company Charges (3 Phase Service - estimate)	\$10,000
Furnishings & Movable Equipment	\$130,000
Low Voltage Systems (Phone, data, security cameras, sound, PCs, misc.)	\$50,000
SUBTOTAL	\$4,905,000
Contingency (~10%)	\$500,000
TOTAL HARD CONSTRUCTION COST:	\$5,405,000
Professional Design Fees (~6% on ~\$5.4M)	\$325,000
Physical Relocation	\$20,000
Miscellaneous Costs	\$30,000
TOTAL PROJECT COST	\$5,780,000



SITE PLAN - MORGAN STREET SITE
1" = 40' 0"



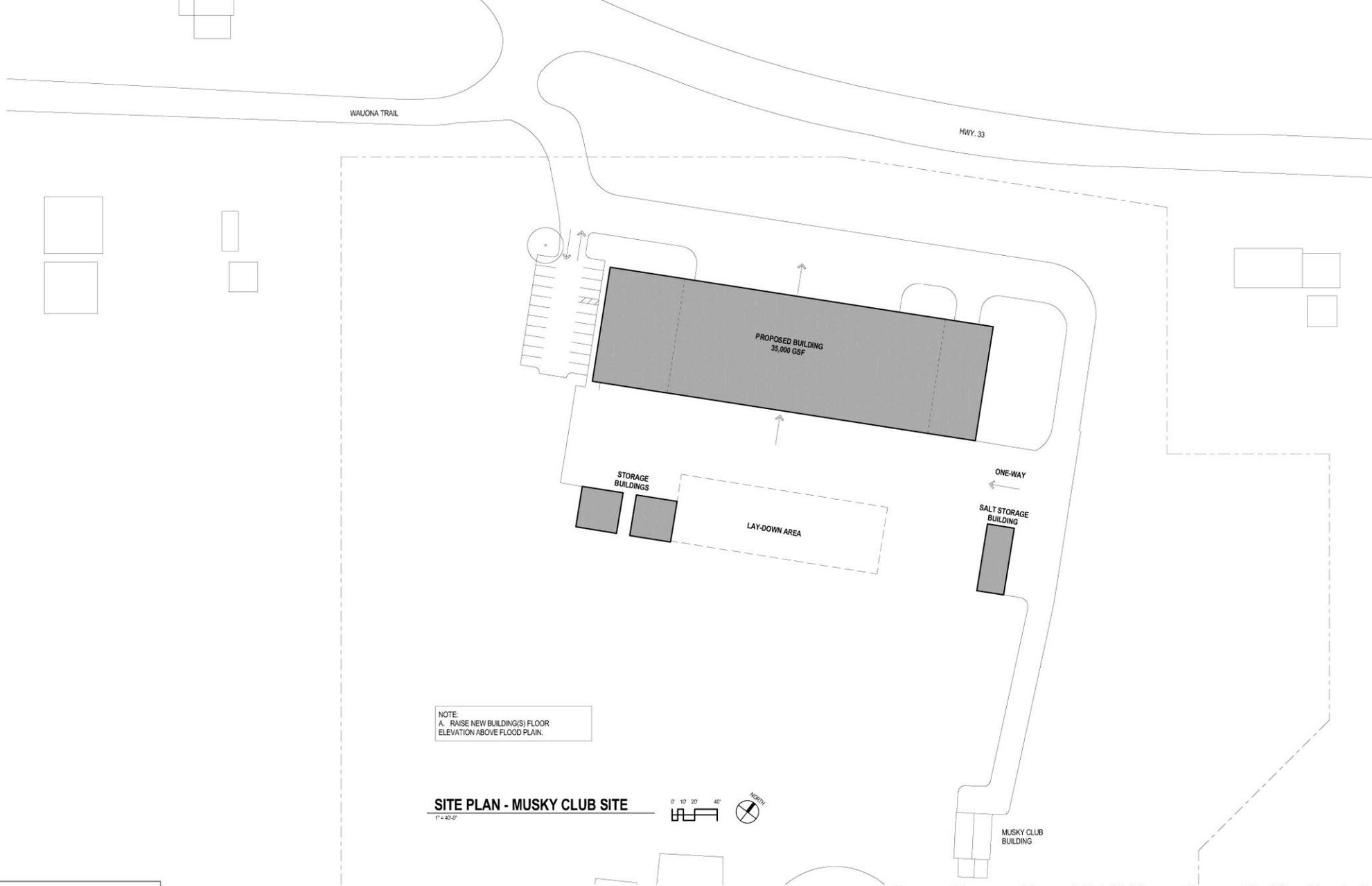
NOTES:
 A. BUILDING LOCATIONS AND SITE DESIGN ARE TO BE COORDINATED WITH THE VMF MASTER PLAN.
 B. IF THE MORGAN STREET SITE IS SELECTED, CONSIDER CONNECTING THE BUILDING WITH THE "MARQUETTE & JOLIET HISTORIC PORTAGE TRAIL" LOOK OUT TOWER.

Public Works/Parks & Recreation Budget

Musky Club Site

Shop Facility for 2018

Site Acquisition	\$0
Hazardous Materials Abatement (Washington St. Shop Site)	\$15,000
Site Redevelopment & Buildings Demolition (VMF 1A-1B, Public Works).....	\$110,000
Building Construction (~35,000 GSF Public Works-Parks & Rec Shop).....	\$3,850,000
Mezzanines.....	\$130,000
Parking, Sidewalks & Drives.....	\$350,000
Utility Connections (storm-sanitary sewer and water)	\$200,000
Miscellaneous Sitework (Salt Storage, fill site, etc.)	\$400,000
Fixed Equipment (Cabinetry, Hoist, miscellaneous)	\$40,000
Electrical Utility Company Charges (3 Phase Service - estimate)	\$10,000
Furnishings & Movable Equipment	\$130,000
Low Voltage Systems (Phone, data, security cameras, sound, PCs, misc.)	\$50,000
SUBTOTAL	\$5,285,000
Contingency (~10%)	\$530,000
TOTAL HARD CONSTRUCTION COST:	\$5,815,000
Professional Design Fees (~6% on ~\$5.4M)	\$350,000
Physical Relocation	\$25,000
Miscellaneous Costs	\$30,000
TOTAL PROJECT COST	\$6,220,000



SITE PLAN - MUSKY CLUB SITE
1" = 40'-0"

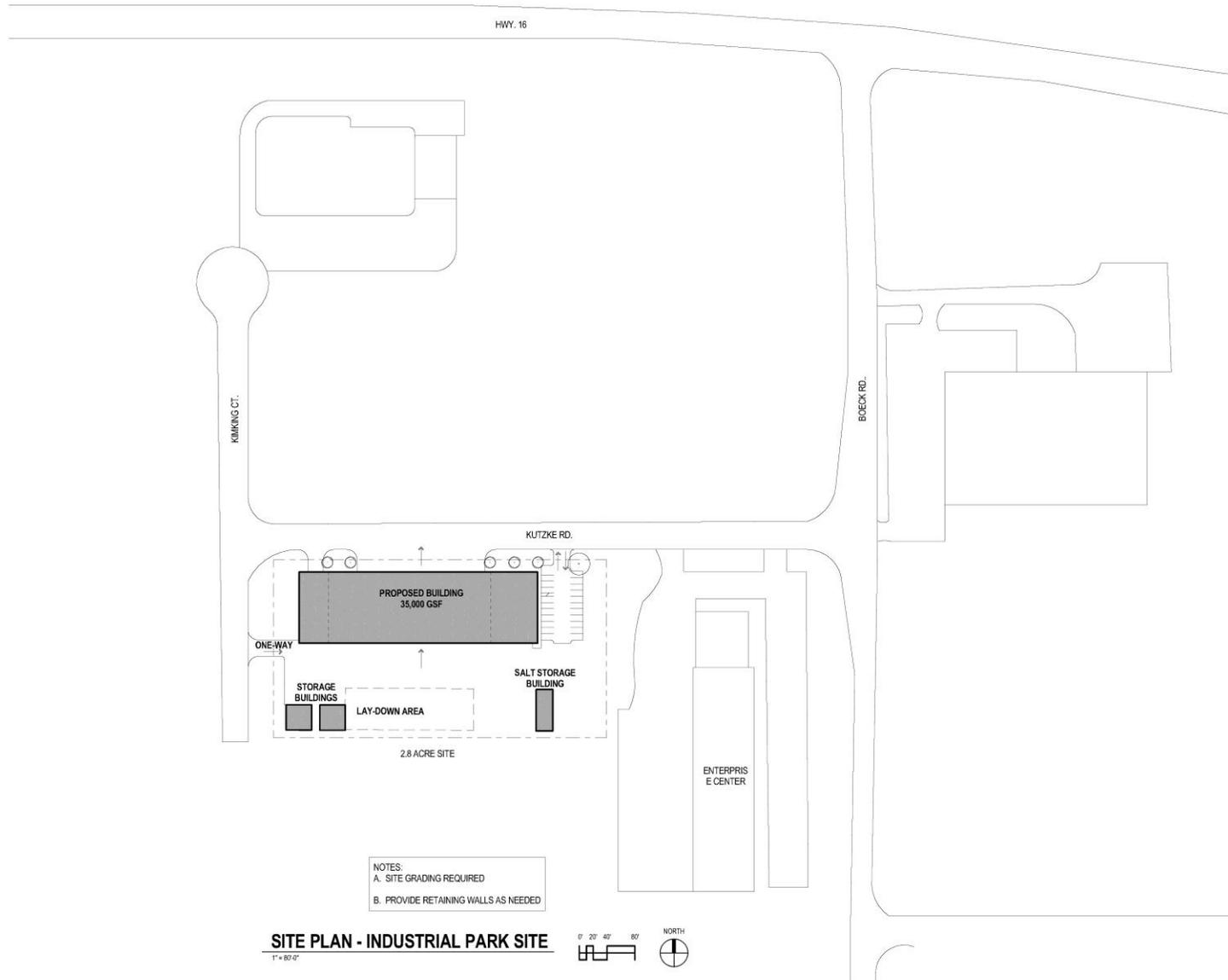


Public Works/Parks & Recreation Budget

Industrial Park Site

Shop Facility for 2018

Site Acquisition	\$0
Hazardous Materials Abatement (Washington St. Shop Site)	\$15,000
Site Redevelopment & Buildings Demolition (VMF 1A-1B, Public Works).....	\$110,000
Building Construction (~35,000 GSF Public Works-Parks & Rec Shop).....	\$3,850,000
Mezzanines.....	\$130,000
Parking, Sidewalks & Drives.....	\$280,000
Utility Connections (storm-sanitary sewer and water)	\$200,000
Miscellaneous Sitework (Salt Storage, additional grading, retaining walls, etc.)	\$135,000
Fixed Equipment (Cabinetry, Hoist, miscellaneous)	\$40,000
Electrical Utility Company Charges (3 Phase Service - estimate)	\$10,000
Furnishings & Movable Equipment	\$130,000
Low Voltage Systems (Phone, data, security cameras, sound, PCs, misc.)	\$50,000
SUBTOTAL	\$4,950,000
Contingency (~10%)	\$500,000
TOTAL HARD CONSTRUCTION COST:	\$5,450,000
Professional Design Fees (~6% on ~\$5.4M)	\$330,000
Physical Relocation	\$40,000
Miscellaneous Costs	\$30,000
TOTAL PROJECT COST	\$5,850,000



NOTES:
 A. SITE GRADING REQUIRED
 B. PROVIDE RETAINING WALLS AS NEEDED

SITE PLAN - INDUSTRIAL PARK SITE
 1" = 80'0"

Water Department Building

FEASIBILITY STUDY

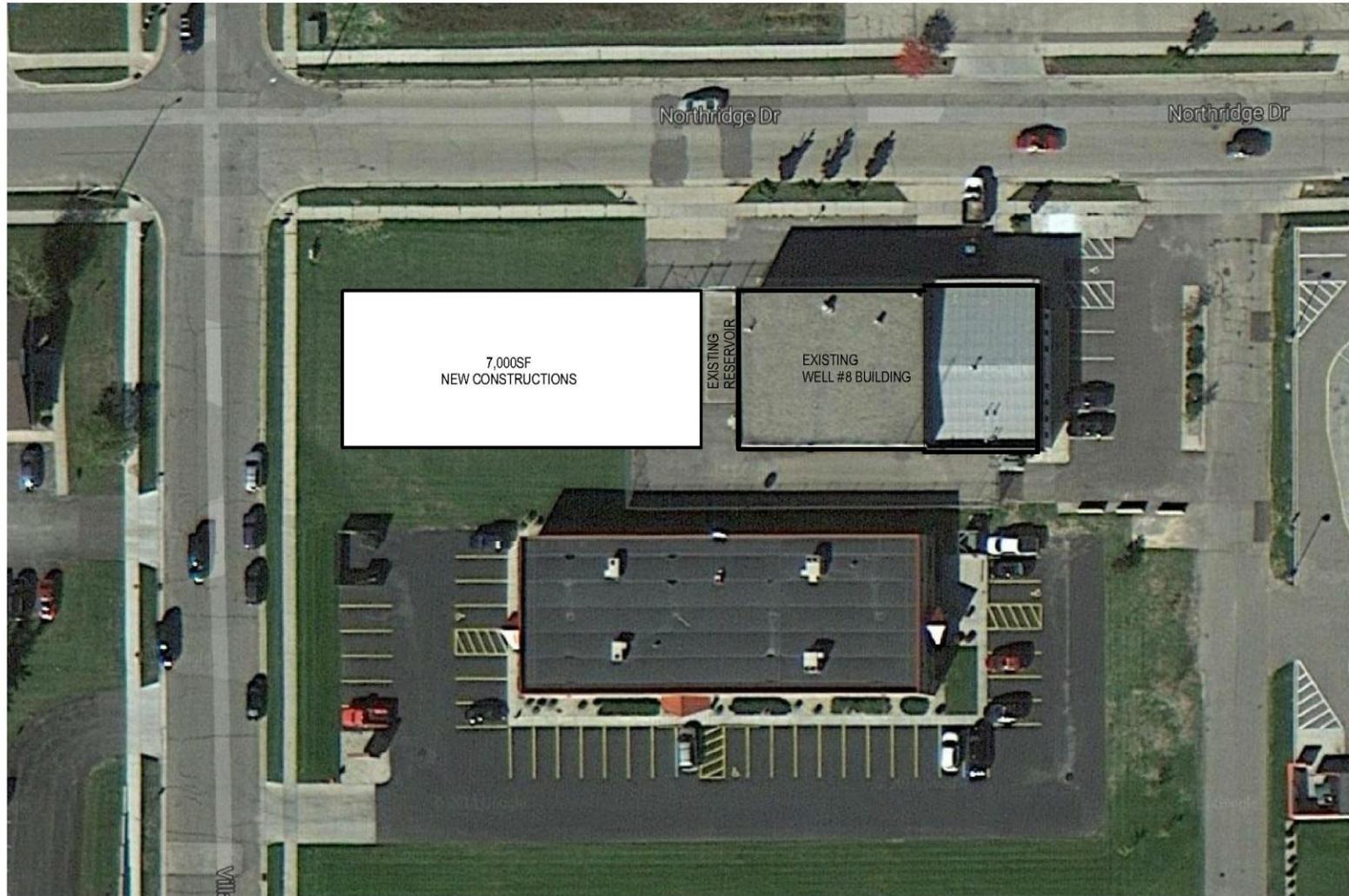
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Water Department Building Budget (Northridge Well #8)

The following existing and projected space requirements are based on the December 2008 City of Portage Building Facilities Study, as well as current review with city staff. This space needs is for expanded facilities the Northridge Well #8 only, including the removal of the existing “Mustard” building at Airport Road and Slifer Street. Note: the sale of the “Mustard” building parcel at Airport Road and Slifer Street could be considered as revenue and used to offset the cost of the new building expansion at Northridge Well #8.

Shop Facility for 2018

Site Acquisition	\$0
Hazardous Materials Abatement (Washington St. Shop Site)	\$0
Site Redevelopment & Buildings Demolition (“Mustard” building at Airport Rd & Slifer).....	\$15,000
Building Construction (~7,000 GSF Well #8 Building Addition at ~\$125/SF)	\$875,000
Mezzanines.....	\$20,000
Parking, Sidewalks & Drives.....	\$20,000
Utility Connections (storm-sanitary sewer and water)	\$0,000
Miscellaneous Sitework (Lay-down fencing, etc.)	\$10,000
Fixed Equipment (Cabinetry, Hoist, miscellaneous)	\$10,000
Furnishings & Movable Equipment	\$20,000
Low Voltage Systems (Phone, data, security cameras, sound, PCs, misc.)	\$25,000
SUBTOTAL	\$995,000
Contingency (~10%)	\$100,000
TOTAL HARD CONSTRUCTION COST:	\$1,095,000
Professional Design Fees (~6% on ~\$5.4M)	\$80,000
Physical Relocation	\$15,000
Miscellaneous Costs	\$10,000
TOTAL PROJECT COST	\$1,200,000



1 CITY OF PORTAGE UTILITIES (WELL #8)
 1" = 40'-0"

