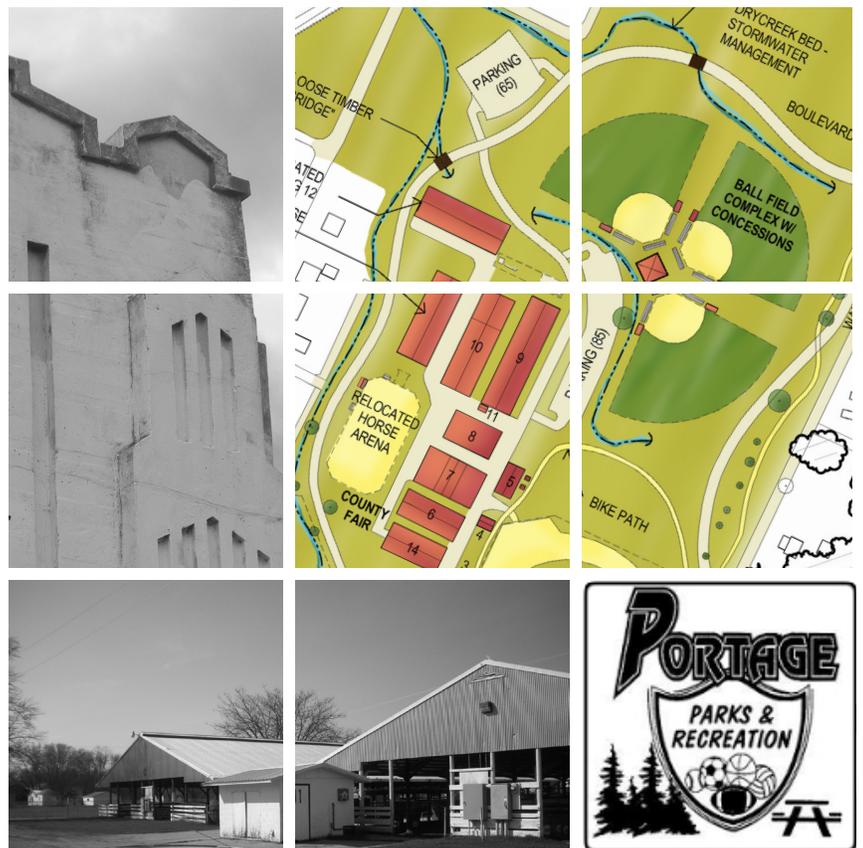




## Concept & Budget Report

Veterans Memorial Field and Public Works/Parks & Recreation

Portage, Wisconsin  
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**

Veterans Memorial Field (VMF) is located in the southeast section of the City between Superior Street and Wauona Trail. Including vacant parcels west of VMF along Superior Street, the ball fields of Lawton Park and Siegel Field to the south, the area is approximately 44 acres combined. These facilities are the home to the Columbia County Fair, Portage Youth Soccer Association, facilities owned by the Columbia County Horse Council, adult softball, Dog Park, play equipment, and 10 buildings including plus the Grandstand. Additionally included in this study are the City-owned Little League facilities located east of Veterans Field between Coit and Townsend Streets; and the current Public Works parcels located between Mullet and Superior Streets.

Lawton Field: 1 softball fields with scoreboard & field lights, concession stand/restroom facility and play structure.

Siegel Field: 1 softball field with lights and scoreboard play structure.

Little League Complex: 2 ball diamonds, scoreboard, and concession stand/restroom facility, parking lot, and two (2) playgrounds.

Veterans Memorial Field: 9 fully enclosed exhibition/activity buildings, 2 with heat and restrooms, 2 livestock pavilions, 3 soccer fields with lights, 2 T-Ball fields with lights, Maass softball field. The Field also includes the Grandstand, and the current Parks and Rec. shop buildings, several roads, drives, parking areas, and a combination basketball-tennis court.

Grandstand: Capacity 500-750; includes storage and restrooms, soccer field with lighting and oval, non-paved track. The structure was recently designated as a historical structure on the Portage Municipal Record.

### **VMF Master Plan Design Concept**

The City of Portage and Columbia County Fair should not be limited by the current location of streets. In fact, the 'biggest bang for the buck' in this proposed master plan comes from the reconfiguration of streets. As a nod to the original, historic Portage City Driving Park, as well as increased accessibility and enjoyment of auto-restricted users, the grid has been removed in favor of a narrow, tree-lined, winding drive. The new street design offers users a park-like feel, by letting them know they are about to experience natural and beautiful surroundings.

The collection of buildings at VMF ranges in shapes, sizes, colors and materials; consequently, there is little consistency in them and doing some improvements, possibly with color, would enhance the "campus of buildings" feel. The majority of the buildings that will remain and be improved over the years, are very light in color, many having white walls with various trim colors. New structures should also then have light-colored walls and consistent roof colors, and the introduction of a consistent signage-graphic system along with possibly a paint stripe or accent panel, would greatly improve the "campus" feel.

The existing playground equipment assessment is as follows: the swing set and metal play structure located north of Lawton Field are not to current standards for accessibility and safety. They should be removed and recycled. Swing sets are among the most timeless and enjoyed play equipment. Therefore the existing swing set should be replaced by a set that meets current standards. The two larger play structures are well located for the proposed master plan, however, the surfaces do not meet accessibility and safety standards. There are many options available to make these structures compliant. The older of the two sets of playground equipment (i.e., swing set east of the parking lot) does not meet accessibility and safety standards and should be replaced.

Due to the tendency for baseballs to leave the confines of the Lawton-Siegel ball fields, the master plan proposed the softball fields be relocated to an area where there is ample parking and limited damage to be done from an errant ball. The fields form a complex with a pavilion housing concessions and restrooms.

The soccer fields are in the most conflict with other uses. By relocating the fields away from intensive parking needs, and dewatering them to allow for uninterrupted play, they will enjoy a dedicated space and ample room for this growing sport.

There is a misconception that the park is not adequately sized for the activities taking place in it. Actually, the cause for this is the inefficient use of space and the haphazard layout of the buildings and amenities. For instance, if the horse ring and one livestock building were relocated, the entire fairground fits within a dedicated area ringed by streets and parking areas. The carnival, likewise, can have its own dedicated space with room for parking, free of conflict with other uses – as can baseball, t-ball and soccer.

The current stormwater management system is dangerous and unsightly, but the city has budgeted for making certain limited improvements in this calendar year. Although a topographic map is not available, it appears that in many areas what is now a series of ‘ditches’ could be re-envisioned as a series of aesthetic, man-made creek beds- mostly dry, but with the ability to convey stormwater swiftly north to the canal. Of course, some areas of the park will require an engineered solution. But, much of the funds already budgeted could be spent instead on landscaping to beautify the park.

To accommodate a variety of users, the park would benefit from an extensive bike path network. This network connects through the park to the rest of the city. Bike racks at key locations will be imperative.

The master plan proposes demolition and removal of the existing structure within and adjacent to VMF, i.e., Parks & Rec. maintenance shop (AKA buildings #1A and 1B); five (5) structures associated with the Public Works facilities at the Washington Street complex; and replacement of the toilets-concessions at Lawton-Siegel Fields.

The City of Portage has a wonderful opportunity to create a destination in the “Marquette and Joliet Portage Trail.” A bike path that winds along Wauona Trail on the southern edge of the park, should be connected to a larger city trail running from the Fox River to the Wisconsin River. Along this trail, three lookout towers could be constructed-at either end and at the halfway point (in the park) to give travelers the larger view of the trail and vistas of the river. Visitors would read plaques showing the distance travelled and offering insight into one of the greatest explorations in American History.

### **Public Works/Parks & Recreation Building Needs Facility Plan**

The existing “Washington Street” Public Works “shop” facility is located between Superior and Mullett Streets from east to west, and Morgan and Griffith streets from north to south. The existing Parks & Recreation maintenance shop facility is located at the south end of the Fair Grounds on Fair Boulevard (AKA buildings #1A and 1B.)

Both Facilities lack sufficient space for the departments maintenance and storage needs. The proposed project is a combined maintenance facility for the Public Works and Parks & Recreation departments. The combine office-maintenance shop facility would be located on an undetermined parcel. Site options are included as part of this report. This facility would provide shared employee spaces such as restrooms, breakroom and tool storage, as well as adequate storage for vehicles, equipment and secure lay-down.

## Veterans Memorial Field Master Plan Budget

This budget excludes all work, short-term and/or long-term, for the VMF Grandstand. See page 8 for details.

### VMF Short-term improvements for 2015

Site Electrical.....	\$100,000
Lawton-Siegel New Playground Equipment.....	\$35,000
Site Development, Veteran's Monument & Misc. Repairs.....	\$25,000
Building Construction.....	\$90,000
Quonset Hut repairs.....	\$10,000
Enclosure walls, Buildings 9&10.....	\$40,000
Misc. Repairs.....	\$20,000
Open-Air Little League Park Pavilion.....	\$8,000
Little League Garage 24x24'.....	\$12,000
Little League Park Misc. Improvement projects.....	\$135,000
Grass Infield (East Field).....	\$5,000
Irrigation (East Field).....	\$5,000
Warning tracks (both Fields).....	\$4,000
Scorekeeper's Box (both Fields).....	\$6,000
Spruce & Shade Trees (60).....	\$25,000
Fenced-In Bullpens (both Fields).....	\$3,000
Raised Grade, Left Field Area (West Field).....	\$5,000
Netting above Backstops (both Fields).....	\$6,000
Construct Third Field & Batting Cage, Irrigation).....	\$28,000
New T-Ball Field.....	\$3,000
Blacktopping & Site Lighting.....	\$45,000
Lawton-Siegel new Toilets-Concession Building & Dugouts.....	\$208,000
Miscellaneous Site Work (Removal, patching, etc.).....	\$15,000
Parks & Rec. Equipment (miscellaneous).....	\$25,000
Electrical Utility Company Charges (3 Phase Service – estimate).....	\$15,000
Furnishings & Movable equipment (miscellaneous).....	\$10,000
Computers and Related (Phone, data, security, PCs, Miscellaneous).....	\$15,000
<b>SUBTOTAL.....</b>	<b>\$668,000</b>
Design Fees & Construction Contingency (~20%).....	\$132,000
<b>TOTAL.....</b>	<b>\$800,000</b>

## Veterans Memorial Field Grandstand

### History and Overview

Originally constructed in 1936 as a grandstand for a baseball field, the Grandstand has had few improvements over the years such as the installation of aluminum bench-style, backless seating. Rumored to have been originally painted in the color pink, the concrete structure in the Art Deco style has a seating capacity of approximately 500 and consists of two vomitories and ramps at each end, accessing a cross-walk in front of the seating tiers that could accommodate wheelchair-bound spectators. The areas under the seating trays are a variety of storage, toilet, and similar facilities. The toilet rooms led to baseball dugouts that have since been partially filled-in. The Grandstand effectively has three purposes: 1) spectator seating for on-field events; 2) sale of food and beverage along its west side (under the seating trays above) during events such as the County Fair; 3) storage. Recently, the Grandstand has achieved local historic status.

### Condition Analysis

Being a concrete structure, there are numerous signs of deterioration and disrepair. Many concrete elements need patching, and the entire Grandstand needs plastering or painting. The walking surfaces and steps in the seating area are in generally satisfactory condition however, the wing walls, ramps and floors below the seating trays need either repair or removal. Many of the concrete floors such as in the toilets, are heaved and need to be removed. Foundation walls show signs of cracking although it is likely that the entire structure per-se, when repaired, would be structurally sound.

Some existing doors and windows have been boarded-up, such as the ticket windows at the south end. In addition, all of the larger openings along the west side have been provided with either fixed-in-place or up-tilting metal panels.

All handrails and guardrails should be replaced as none of them meet current code requirements for safety and fall-protection. Currently, tall chain-link fencing separates the spectators from the field.

Pole-mount electrical transformers south of the Grandstand provide power and lighting. All of the electrical fixtures and devices are in poor or missing condition. Plumbing fixtures including a hot water heater are in poor or missing condition. There is no permanent form of space heating. Damp conditions, mold and mildew exist throughout.



Deteriorated concrete wing wall.



Typical metal tilt-up panel.

**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.

**Proposed Alternatives**

Some limited demolition and removal (e.g., plumbing, heaved floors and interior partitions), accompanied by structural and cosmetic repairs, replastering-repainting, new handrails-guardrails, and new electrical, would result in a Grandstand that could see a 50-year useful life, before additional modernizations would be necessary. It is possible to have a Grandstand that would be more useful for storage, if it were open-air and unlocked. This would require the doors, windows, metal panels, etc., to be removed and existing openings to be patched for open-air year-round condition. In this alternative, some existing floors could be retained and some would be removed and either replaced or left as crushed rock. All electrical would be replaced with weather-tight exterior applications. In this alternative, virtually all materials presently stored within the Grandstand would need to be removed and disposed of properly. In future, the open-air spaces could be used for off-season storage such as picnic tables, truck-tractor tires, etc., that do not need storage in a heated environment.

A more-limited alternative would see structural repairs and patching, but essentially a continuation of the use of the Grandstand as it currently exists. Limited demolition and removal (e.g., plumbing fixtures, heaved floors) is relatively inexpensive and would be recommended. Materials presently stored within the Grandstand would need to be inventoried, and some items removed and disposed of properly.

**Budget Implications**

An architect, structural engineer and electrical engineer would need to be engaged for a preliminary design phase resulting in a defined-scope of improvements with a construction cost estimate, followed by a construction documents and public bidding phase. The nature of the work would require warm weather construction and coordination with the Columbia County Fair and other scheduled activities should be noted. The City could consider the hiring of a Construction Manager (CM) to facilitate the entire process; the CM would be on-board at the outset of the preliminary design phase, and would also be responsible for the competitive bidding required by statutes.

## **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.

### **Grandstand 50-year useful life**

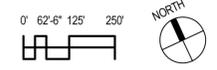
Selective Demolition and Removal .....	\$30,000 – 50,000
Concrete Repairs & Walks .....	\$40,000 - \$60,000
Replastering/Repainting .....	\$100,000 - \$150,000
New handrails and Guardrails .....	\$100,000 - \$150,000
Electrical System Replacements.....	\$100,000 - \$150,000
Design Fees (12%) & Expenses .....	\$45,000 - \$70,000
CM Fee (6%) & Expenses .....	\$25,000 - \$40,000
<b>TOTAL .....</b>	<b>\$440,000 - \$670,000</b>

For budget planning purposes, including a construction contingency, we would recommend a capital budget allocation of at least \$700,000 be considered.



- NOTES:
- A. PROVIDE ENGINEERED, UNDERGROUND STORMWATER SYSTEM, WHERE REQUIRED
  - B. RELOCATED PORT'S 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

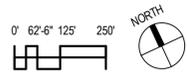
**VMF MASTER PLAN**

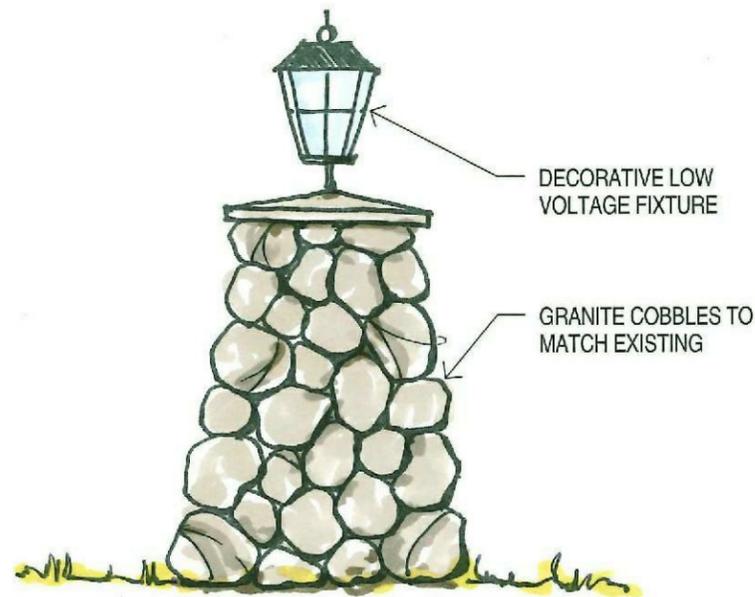


1" = 250'-0"



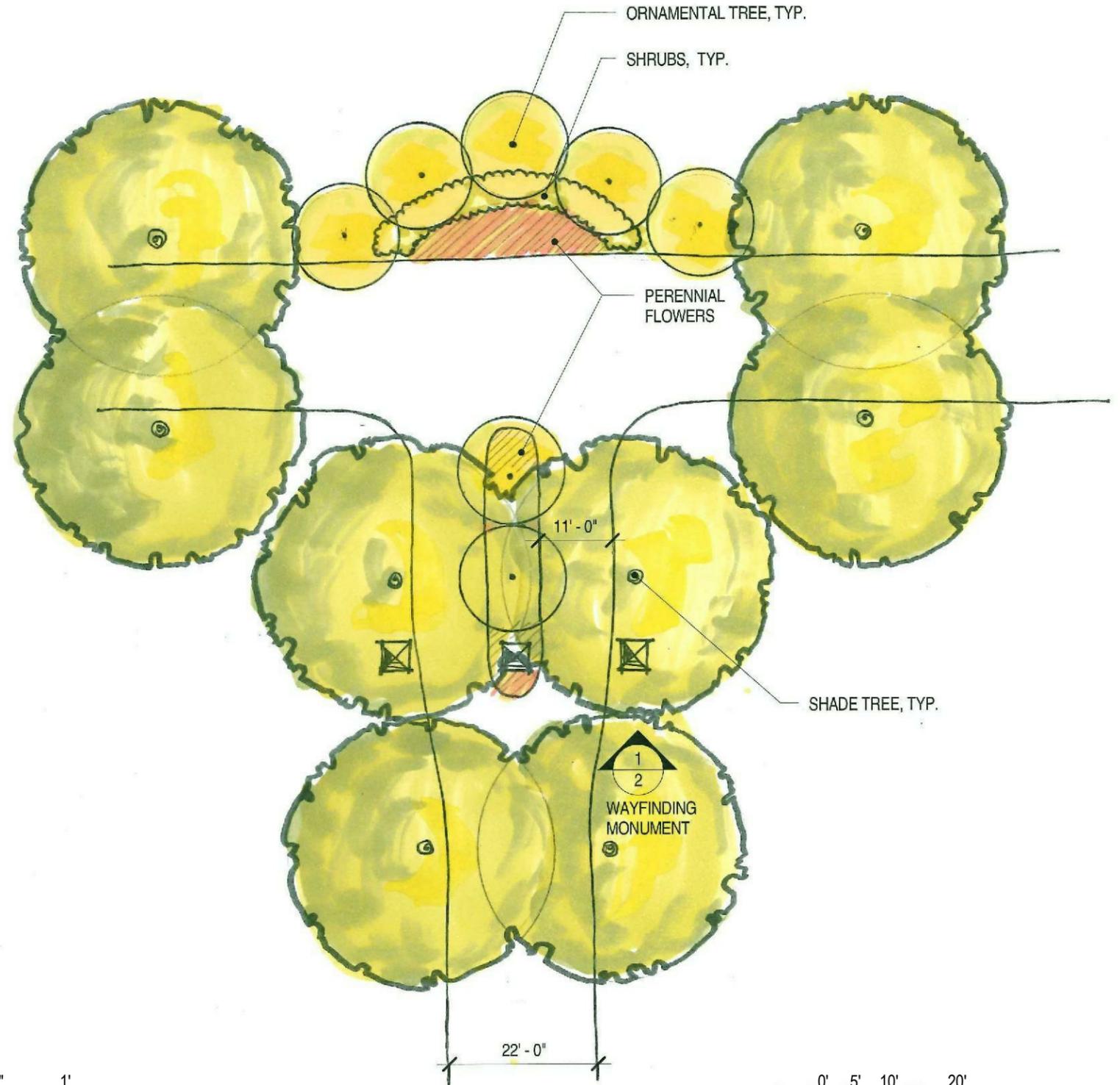
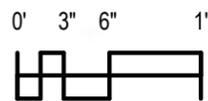
1 VMF EXISTING CONDITION SITE PLAN  
 1" = 250'-0"





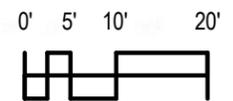
**ELEVATION - WAYFINDING MONUMENT**

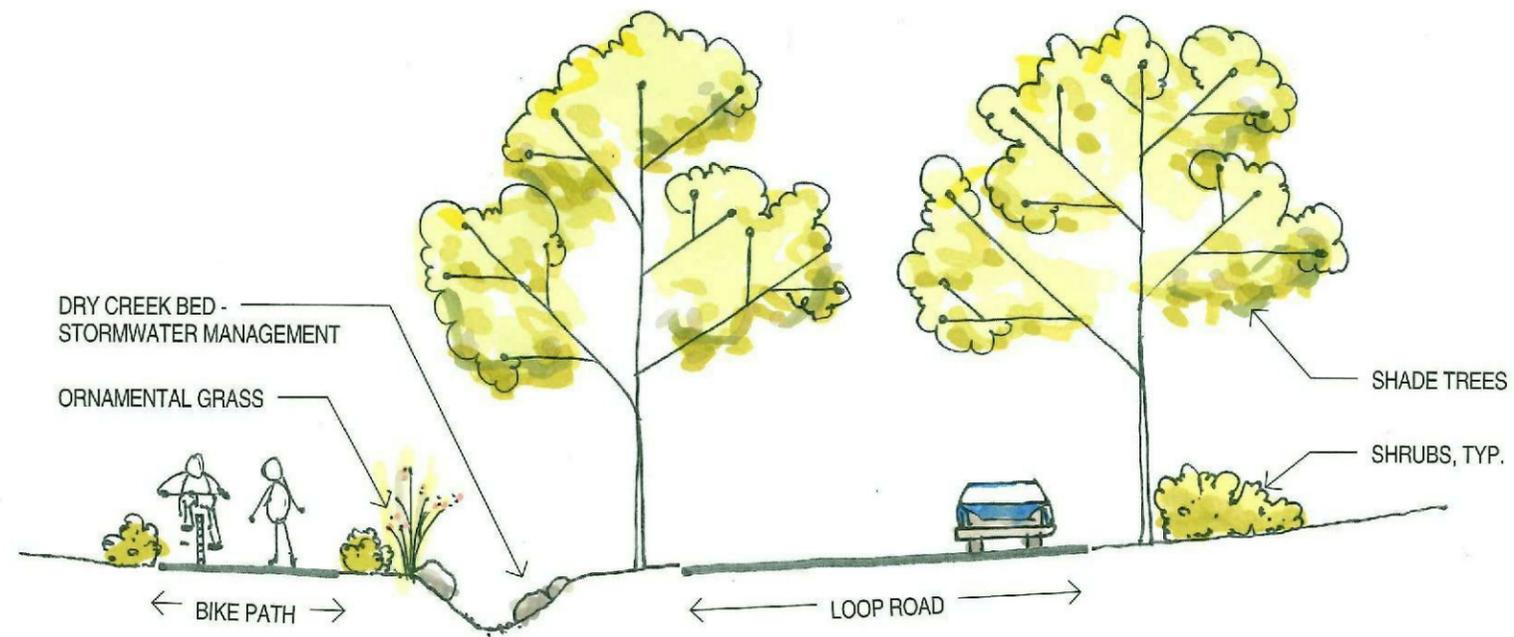
1" = 1'-0"



**DETAIL - PARK ENTRANCE**

1" = 20'-0"

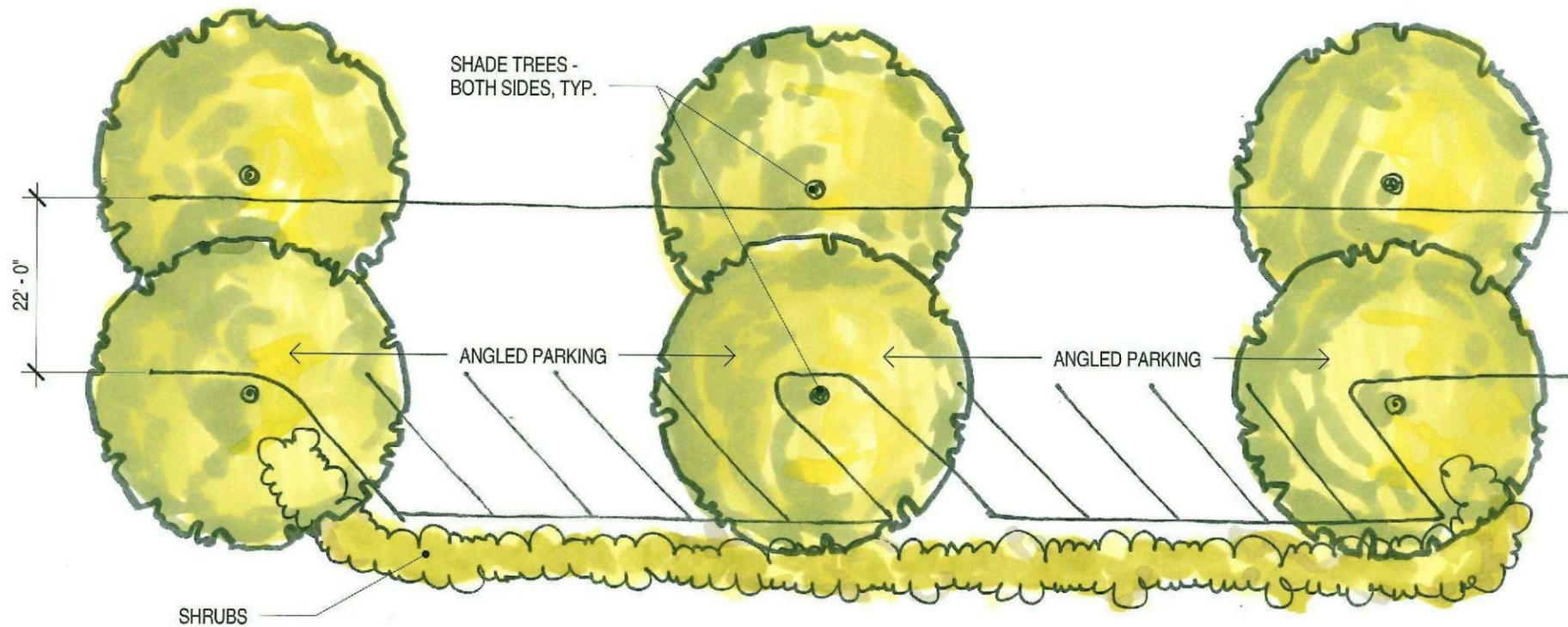
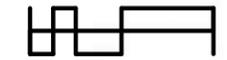




**CROSS SECTION - LOOP ROAD**

1" = 10'-0"

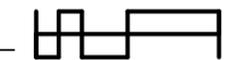
0' 2.5' 5' 10'

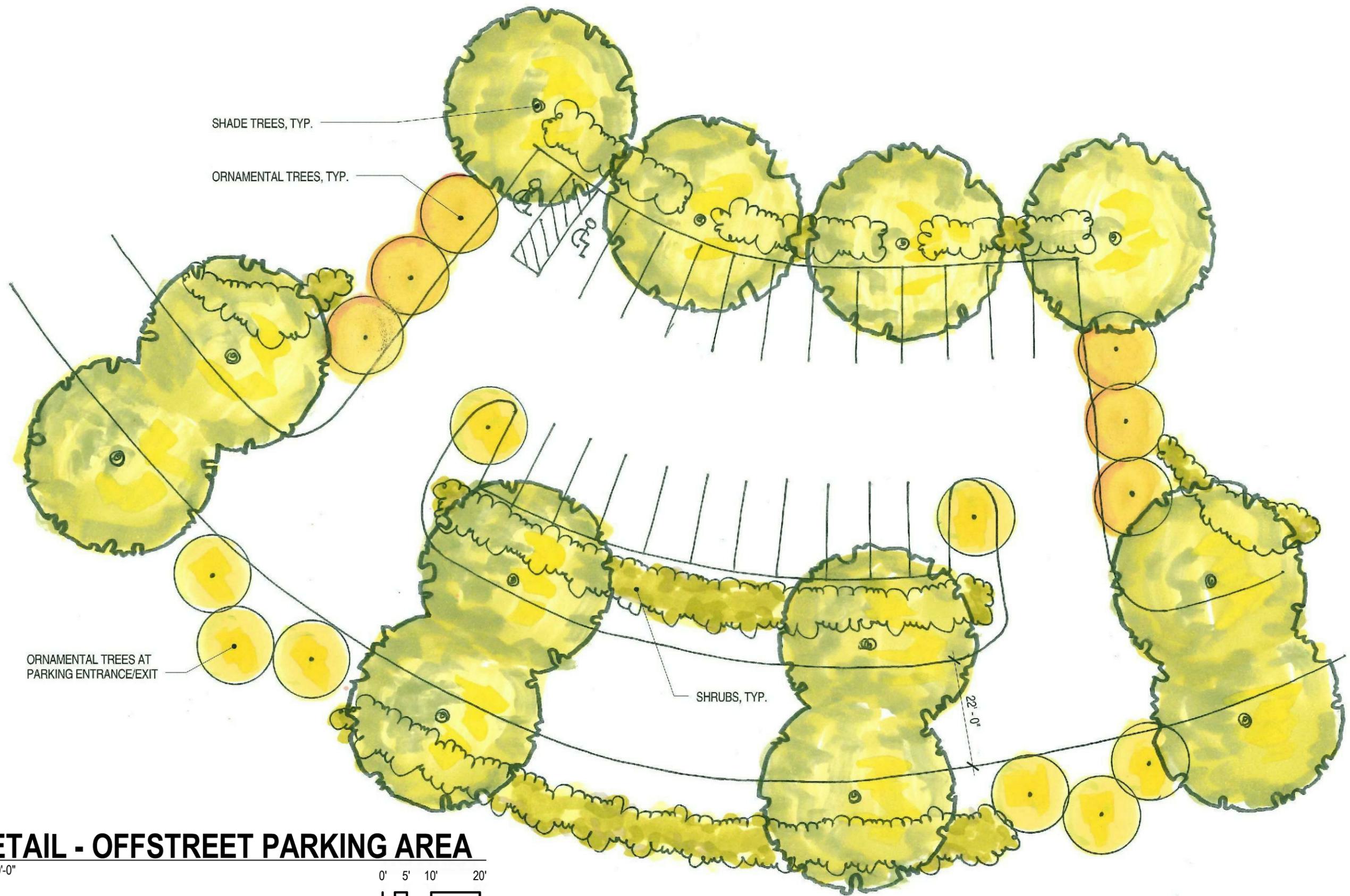


**DETAIL - ON STREET PARKING AREA**

1" = 20'-0"

0' 5' 10' 20'



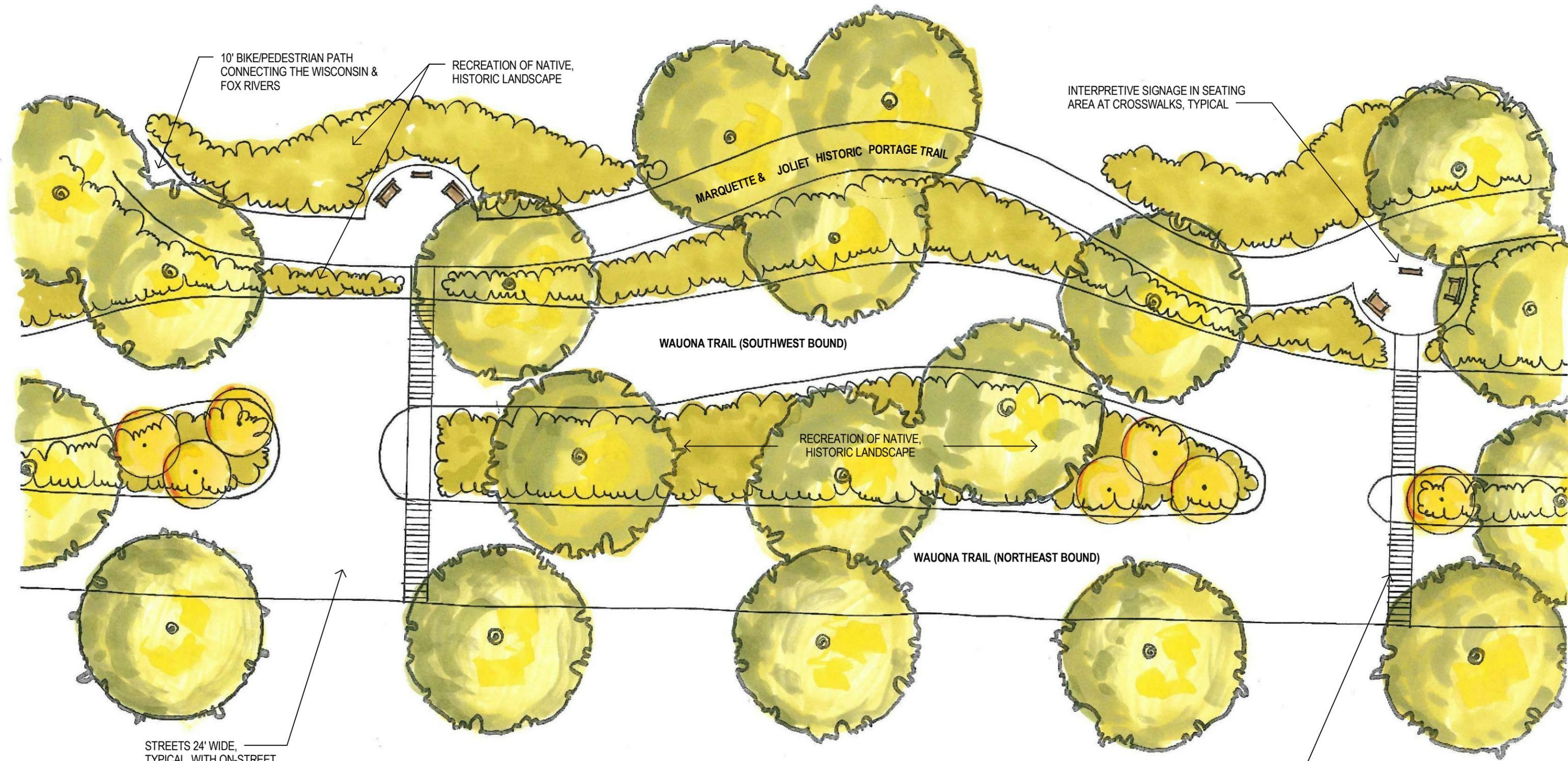


## DETAIL - OFFSTREET PARKING AREA

1" = 20'-0"

0' 5' 10' 20'





10' BIKE/PEDESTRIAN PATH  
CONNECTING THE WISCONSIN &  
FOX RIVERS

RECREATION OF NATIVE,  
HISTORIC LANDSCAPE

MARQUETTE & JOLIET HISTORIC PORTAGE TRAIL

INTERPRETIVE SIGNAGE IN SEATING  
AREA AT CROSSWALKS, TYPICAL

WAUONA TRAIL (SOUTHWEST BOUND)

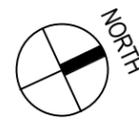
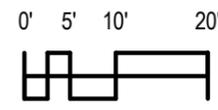
RECREATION OF NATIVE,  
HISTORIC LANDSCAPE

WAUONA TRAIL (NORTHEAST BOUND)

STREETS 24' WIDE,  
TYPICAL, WITH ON-STREET  
PARALLEL PARKING

### DETAIL - BOULEVARD

1" = 20'-0"

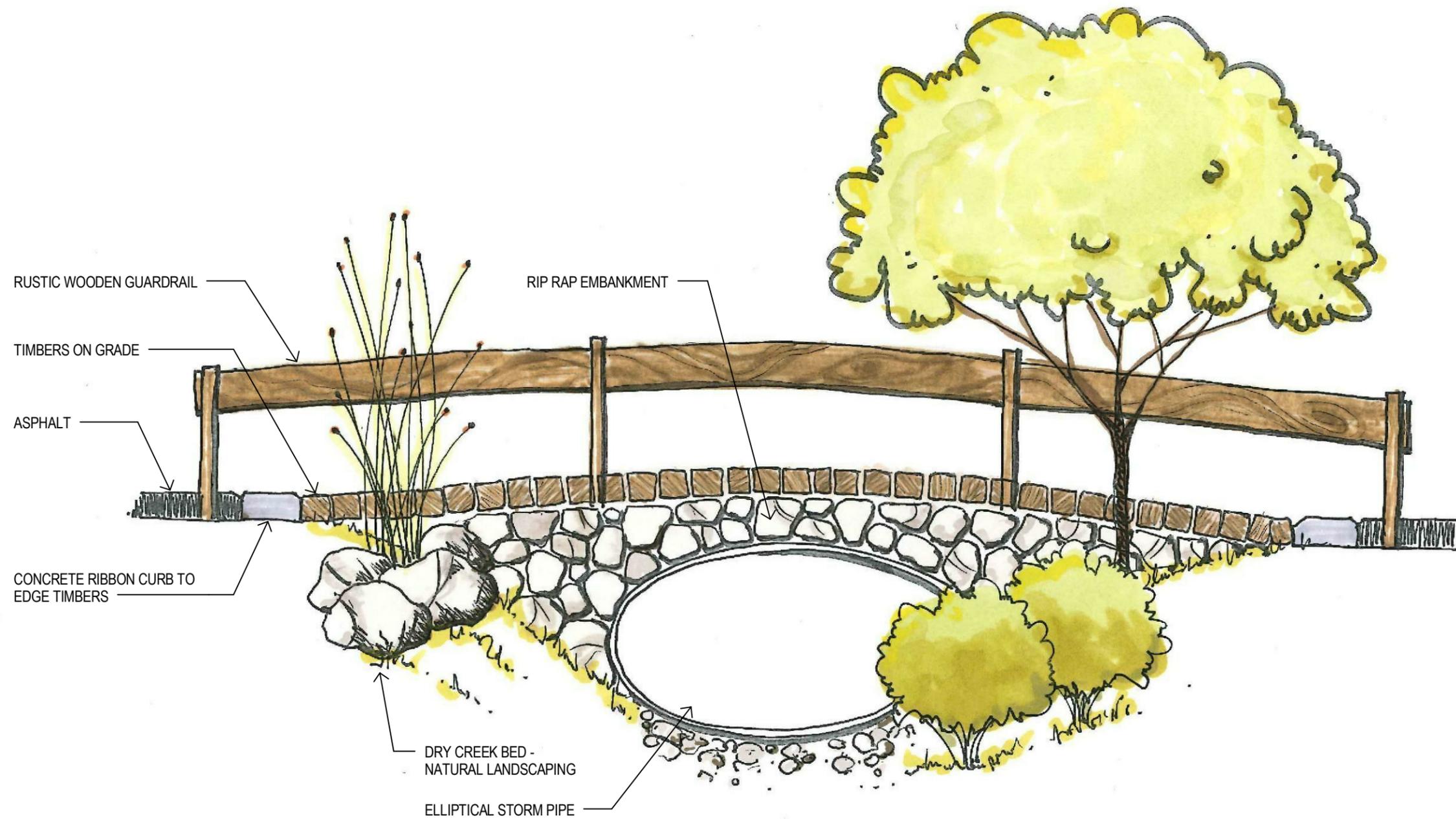


CROSSWALK AT VEHICULAR  
INTERSECTIONS, TYPICAL

**DIMENSION**

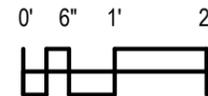
Madison Design Group  
architecture · engineering · interior design

6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionvmadison.com



### DETAIL - TIMBER "BRIDGE"

1" = 2'-0"



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## **Public Works/Parks & Recreation Building**

Feasibility Study

## **Water Department Building**

Feasibility Study

## Public Works/Parks & Recreation Building

The following projected space requirements are based on the December 2008 City of Portage Building Facilities Study as well as current review with city staff. The existing Park & Rec. buildings at VMF (#1A and 1B) are included in the below summary; all other Park & Rec. buildings are not a part of this study.

### Building Area Summary: Projected Space Needs

Area	Projected	Remarks
	Square Footage*	
Office Functions	--	
Offices	450	P&R(2), PW(1)
Reception/ Open Office	200	Includes printer area
Multi-Purpose Room	1,200	
Public Restrooms	300	
Service/Garage Office Area	325	
Locker/Shower Rooms	300	
Break Room	325	
Parts & Large Tool Storage	1,000	
Storage	350	
Mech. Closet, etc.	550	
Misc. (corridors/structure/walls etc.)	1,600	
Garage	--	
Mechanic's Service Bay	3,100	
Garage Bays	16,000	24'x16' Overhead doors at each bay
Storage (under mezzanine)	4,800	Mezz SF not included in total
Cold Storage	4,500	
<b>Total Square Feet (Gross)</b>	<b>35,000</b>	

\*This lists spaces that are both currently in-use and needed now, as well as spaces expected to be needed at the time of a Design-Construction project in year 2018. At that time it is expected that the facility would have at least 20 years of use without the need for expansion or renovation.



Concept Perspective

# Veterans Memorial Field Master Plan and Public Works/Parks & Recreation Building Needs Facility Plan

City of Portage, Wisconsin

July 2, 2014

10

## Public Works/Parks & Recreation 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.

### 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 T 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	T 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 trailer	-	1	1	N	included in boat size
21	PW	2011 544K JohnDeere Loader	9' x 20'	1	1	N	Front end loader
22	PW	1993 624G JohnDeere Loader	9' x 20'	1	1	N	Front end loader
23	PW	2000 544H JohnDeere Loader	9' x 20'	1	1	N	Front end loader
24	PW	1990 120G Caterpillar Grader	9' x 26'	1	1	N	
25	PW	2001 5520 JohnDeere Tractor	12' x 24'	1	1	N	Ditch Mower
26	PW	2001 Tiger Flail Mower	-	1	1	N	always on Ditch Mower
27	PW	2001 Tiger Side Rotary Mower	-	1	1	N	always on Ditch Mower
28	P	1994 Grasshopper Mower	5' x 8'	1	1	N	w/ sweeper
29	P	2014 JohnDeere 1445 Mower Deck	5' x 5'	1	1	Y	
30	P	JohnDeere 1445 Mower Deck Blower	5' x 5'	1	1	Y	
31	P	2012 JohnDeere 1435 Mower Deck	5' x 5'	1	1	Y	
32	P	Broom Attachments	5' x 5'	1	1	Y	

**Veterans Memorial Field Master Plan and Public Works/Parks & Recreation Building Needs Facility Plan**

City of Portage, Wisconsin

July 2, 2014

**Equipment (Continued)**

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
33	PW	2004 Thermal Dynamics 100Plasma Cutter	3' x 6'	1	1	N	A Mech.'s area
34	PW	1997 Snow Go Snow Blower	9' x 6'	1	1	N	
35	PW	1985 Fair Snow Blower	-	1	1	N	Diesel attachments for loader
36	P	JohnDeere Gator 6x4	6' x 9'	1	1	N	4-wheel ATV
37	P	1994 JohnDeere Gator 4x2	6' x 9'	2	1	N	4-wheel ATV
38	PW	1997 Gehl Bobcat	7' x 10'	1	1	N	w/ bucket
39	PW	Add'l attachments for Bobcat	3' x 5' each	4	4	N	
40	P	1997 Cushman Groomer	5' x 8'	1	1	N	Sim. To ATV
41	P	JohnDeere 1200 Hyd Bunker Rake	5' x 8'	1	1	N	Groomer/ Sim. To ATV
42	PW	2010 Wacker Pavement Roller	5' x 10'	1	1	N	Gas Engine/Below Mezz.
43	PW	2 Wheel Trailer Big-O	12' x 20'	1	1	N	Flat-bed for Pavement roller
44	PW	Historic Portage Covered Trailer	10' x 15' ?	1	1	Y	Trailer w/ Tounge
45	PW	Salt Buggy	8' x 12' ?	1	1	Y	
46	P	Boat/Motor/T trailer	5' x 16'	1	1	N	On Trailer w/ Tounge
47		Propane Forklift		1	0	N	

**Vehicles**

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
48	PW	2004 Chevrolet Pickup 1/2, 4x4	9' x 20'	1	1	N	
49	PW	2013 Ford F150 Pickup 4x2	9' x 20'	3	1	N	
50	PW	2005 Chevrolet Pickup 1/2	9' x 20'	1	1	N	
51	PW	1998 Dodge Pickup 1/2	9' x 20'	1	1	N	
52	PW	2002 Chevrolet Pickup 1/2	9' x 20'	1	1	N	
53	PW	Chevrolet 350 4x4 Diesel	9' x 20'	1	1	N	w/ Plow 'Y' w/ Salter 'N'
54	P	2000 Chevrolet Bucket Truck	9' x 20'	1	1	N	
55	P	2000 Chevrolet Pickup 3/4	9' x 20'	1	1	N	
56	PW	2012 Ford F350 Dump	9' x 20'	1	1	N	1 Ton
57	P	2007 Chevrolet Pickup 3/4	9' x 20'	1	1	N	
58	P	2005 Chevrolet Pickup 1/2 Ton	9' x 20'	1	1	N	
59	P	2005 Chevrolet 3500 Dump	9' x 20'	1	1	N	w/ Plow 'Y'
60	PW	2012 Freightliner M2 Dump	9' x 20'	1	1	N	
61	PW	2002 Freightliner Dump	9' x 20'	1	1	N	
62	PW	2006 Sterling Dump	9' x 20'	1	1	N	
63	PW	2007 Sterling Dump	9' x 20'	1	1	N	
64	PW	2012 Freightliner Dump	9' x 20'	1	1	N	
65	PW	2004 Freightliner FL80	9' x 20'	1	1	N	
66	PW	2014 Freightliner 114Sd 6x4	9' x 20'	1	1	N	

**Veterans Memorial Field Master Plan and Public Works/Parks & Recreation Building Needs Facility Plan**

City of Portage, Wisconsin

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**Vehicles (Continued)**

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
67	PW	2013 IHC SFA7400 Salter Truck Attachments	N/A	3	3	N/A	No floor space, always on trucks
68	PW	2010 Wacker Pavement Roller	5' x 10'	1	1	N	Gas Engine. Below Mezz.
69	PW	2010 Painter T trailer	6' x 10'	1	1	Y	1-Axle
70	PW	2003 Freightliner Sweeper	10' x 20'	1	1	N	Diesel
71	PW	2003 VAC-AI Aux Sweeper Unit	2' x 6'	1	1	Y	Attached to Frightliner Sweeper
72	PW	2014 Elgin Whirlwind Street Sweeper	10' x 20'	1	1	N	
73	PW	2007 Linddriver Truck for Striper	4' x 8'	1	1	N	Under Mezz.
74	PW	2007 Linelazer Paint Striper	N.A.	1	1	N	Attached to Linddriver Truck
75	P	1984 Olathe Leaf Sweeper	5' x 9'	1	1	N	Gas 3-Wheeler
76	P	Electric Vehicle	9' x 20'	1	1	N	
77	PW	Plow Attachment	9' x 5'	8	8	Y	One for each dump truck. In winter Plows stay on trucks
78	PW	2013 Vactor 2100Plus PD model Jetter	10' x 40'	1	1	N	

**Miscellaneous**

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
79	PW	Blacktop Storage	One 10x' 20'	-	-	N	Cold Patch
80	PW	Garbage Cans	One 10x' 20'	-	-	Y	
81	PW	Castings		-	-	Y	
82	PW	Park Benches		-	-	Y	
83	PW	Planters		-	-	Y	
84	PW	Lamp Post Lay-Down		-	-	Y	
85	PW	Cobra Heads		-	-	N	Under Mezz.
86		Stolen/lost Bike Storage	10' x 20'	-	-	Y	
87		Paint Storage	4' x 12'	-	-	N	3 pallets 4'x4'
88		Glass Beads Storage	4' x 8'	-	-	N	W/ paint/ 2 pallets 4'x4'
89		Bulk P.O.L. Storage	10' x 40'	-	-	N	Petroleums, Oils & Lubricants
90	PW	Sign Shop	20' x 30'	-	-	N	New space
91	P	Wood Shop/Tool Storage					

**Veterans Memorial Field Master Plan and Public Works/Parks & Recreation Building Needs Facility Plan**

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**Storage Buildings**

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
92	PW	Salt Storage (2-sided: salt vs. salt-sand)	24' x 60'	1	1	N.A.	w/ 14' clear door. Wider than existing 21'-9" width
93	PW	Quonset Storage	41' 7" x 100' 6"	0	4	N.A.	Providing new buildings
94	PW	*Storage Pole Barn Shed (misc.)	36' x 36'	1	0	N.A.	New '2-car' garage style building
95	PW	Sign/ Cone Storage Pole Barn Shed	36' x 36'	1	0	N.A.	New '2-car' garage style building

\*Hose, Christmas Decorations, Sand Bags, Speed Bumps, Etc.

**Lay-down Fenced-In Area**

#	Dept.	Description	Size (W x L)	Projected 2018 Quantity	Existing Quantity	Cold Storage?	Remarks
96		10CY Dumpsters		3	3	N/A	
97	PW	Light Poles		-	-	N/A	
98	PW	Bank Stabilization Mats		-	-	N/A	
99	PW	Black Dirt		-	-	N/A	
100	PW	Gravel		-	-	N/A	
101	PW	Rip-Rap		-	-	N/A	
102	PW	Cold Mix (blacktop)		-	-	N/A	
103	P	Picnic Tables		50 min.		N/A	
104	PW	Stockpiles for future crushing		-	-	N/A	

## **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)

- a. Close proximity to park.
- b. Poor road conditions/ unimproved roads
- c. Would require new place to dump snow
- d. Could serve as emergency shelter for park/fair grounds.

#2 Mustard Building/ Airport Rd. site (parcel 2517.10)

- a. Water Works building
- b. Site not large enough for combined facilities

#3 806 Silver Lake Dr./ Girl Scouts Site (parcel 2362)

- a. Long narrow site, not adequate for combined facility.
- b. Houses current Park and Recreation office functions and multi-purpose room.
- c. City has ownership agreement with Girl Scouts. Ownership reverts back to Girl Scouts, if site is unoccupied.

#4 Evan's Farm (parcel 5000)

- a. Active waterway on south end
- b. Best kept as farm land until appropriate development

#5 County CX land (parcel 5000)

1. Adjacent to Tractor Supply
2. Potential commercial property

#6 Industrial Park Site (parcels: 3302.03, 3302.04, 3302.05, 3302.06, 3302.07, 3302.08, 3302.0L1)

- a. Enterprise Center Adjacent (has two businesses in front, rest available space)
- b. Streets are in good condition
- c. Better as tax-base property/job creation.
- d. Stay away from rail portion of parcel for future industrial use.
- e. Utilities installed

#7 End of Whitney Street (parcels: 7, 8, 9, 41, 42, 53, 54, 83 & 86)

- a. Environmental sensitive site (best kept as a wetland conservatory)
- b. Not ideal for Public Works
- c. Could be an extension of the park and future bike path

#8 Airport Rd. brush dump (parcel 3103)

- a. Near airport
- b. Has building height restrictions

#9 Cattail Park (parcel 1439)

- a. Has small playground equipment
- b. Majority of site underwater

**Veterans Memorial Field Master Plan and Public Works/Parks & Recreation Building Needs Facility Plan**

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#10 River Street Site (parcel 2532)

- a. Site under water

#11 Wauona Trail at WI-33 "Musky Club Site" (parcels: 93 & 95)

- a. Site adjacent to Musky Club, parcel #94, (former waste water treatment site)
- b. Drive access
- c. In Floodplain

#12 County Highway Shop (W. Wisconsin St./HWY 16)

- d. Existing building and site not adequate for combine facility
- e. Existing building not ideal for shop (single overhead door on narrow ends of building)

After review with city staff, the following sites were considered for the future Public Works/Parks & Recreation Building:

- A. Morgan Street Site
- B. Industrial Park Site
- C. The Musky Club Site

**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
General .....	\$2,600,000
Plumbing & Fire Protection .....	\$350,000
HVAC .....	\$350,000
Electrical .....	\$550,000
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
<b>SUBTOTAL .....</b>	<b>\$4,905,000</b>
Contingency (~10%) .....	\$500,000
<b>TOTAL HARD CONSTRUCTION COST: .....</b>	<b>\$5,405,000</b>
Professional Design Fees (~6% on ~\$5.4M) .....	\$325,000
Physical Relocation .....	\$20,000
Miscellaneous Costs .....	\$30,000
Topographical Survey .....	\$10,000
Soil Testing .....	\$10,000
Plan Reproduction .....	\$5,000
Agency Review .....	\$5,000
<b>TOTAL PROJECT COST .....</b>	<b>\$5,780,000</b>

**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
General .....	\$2,600,000
Plumbing & Fire Protection .....	\$350,000
HVAC .....	\$350,000
Electrical .....	\$550,000
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
<b>SUBTOTAL .....</b>	<b>\$5,285,000</b>
Contingency (~10%) .....	\$530,000
<b>TOTAL HARD CONSTRUCTION COST: .....</b>	<b>\$5,815,000</b>
Professional Design Fees (~6% on ~\$5.4M) .....	\$350,000
Physical Relocation .....	\$25,000
Miscellaneous Costs .....	\$30,000
Topographical Survey .....	\$10,000
Soil Testing .....	\$10,000
Plan Reproduction .....	\$5,000
Agency Review .....	\$5,000
<b>TOTAL PROJECT COST .....</b>	<b>\$6,220,000</b>

**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
General.....	\$2,600,000
Plumbing & Fire Protection .....	\$350,000
HVAC.....	\$350,000
Electrical.....	\$550,000
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
<b>SUBTOTAL .....</b>	<b>\$4,950,000</b>
Contingency (~10%) .....	\$500,000
<b>TOTAL HARD CONSTRUCTION COST: .....</b>	<b>\$5,450,000</b>
Professional Design Fees (~6% on ~\$5.4M).....	\$330,000
Physical Relocation.....	\$40,000
Miscellaneous Costs .....	\$30,000
Topographical Survey .....	\$10,000
Soil Testing .....	\$10,000
Plan Reproduction .....	\$5,000
Agency Review .....	\$5,000
<b>TOTAL PROJECT COST .....</b>	<b>\$5,850,000</b>

## **Scope Associated with Estimates**

1. The size of the initial building is based upon a service area population projected to Year 2038.
2. The size of the initial Public Works-Parks & Rec Shop building will be ~35,000 gross square feet (GSF) designed for future horizontal expansion. The building systems (e.g., electrical or HVAC) are not estimated for an expanded building, although the space for equipment such as plumbing equipment and electrical panels is included in the ~35,000 GSF. Space for air handling units will need to be added with the addition(s). Additional on-site parking would also be required upon horizontal expansion.
3. This estimate assumes re-use of the existing Public Works double-tee roof framing, for walls for the new Salt Storage Shed.
4. The design assumes toilet fixtures as required by current code for a ~35,000 GSF facility.
5. Several Add Alternates should be bid. Options such as a standing-seam metal roof, flagpole(s), roof rainwater capture system, lawn irrigation, and geothermal system are examples.
6. The cost estimates presume costs of material and labor correlated to bidding in February, 2018, sales tax exempt.
7. The estimate includes the cost related to the electrical utility's charges for bringing three-phase power to the building site; but, no costs are included for bringing natural gas into the site, or for the cost of borrowed money related to interim or permanent financing which are not included.
8. Detailed technical specifications have not been developed, and the following quality levels are reflected in the estimate:
  - a. Masonry veneer (CMU, brick or stone and precast sills) on the lower areas of all exterior walls, with prefinished metal siding exterior wall panels above.
  - b. One-story slab-on-grade steel-framed roof framing construction, similar to that of a pre-engineered insulated metal building. Heavy-duty gutters and downspouts. Concrete floors 6" thick and reinforced, at truck traffic and heavy storage areas.
  - c. Partial upper level mechanical mezzanines, steel-framed floor-stair framing construction.
  - d. Site work includes on-site parking, concrete sidewalks-drives, and landscaping (excluding irrigation.) Also, sidewalk and sewer-water laterals to the street immediately adjacent to the building (sewer or water mains in street(s) are not included.)
  - e. Exposed-fastener corrugated metal roofing at pitched roof areas.
  - f. Carpeting or ceramic tile floors in office-toilet areas. Sealed concrete floors elsewhere.
  - g. Varying ceiling heights with acoustical tile or painted drywall finishes.
  - h. Painted drywall finishes typically throughout office-toilet areas.
  - i. Both storefront windows and operable aluminum windows.
  - j. Insulated metal garage doors on auto operators.
  - k. Natural gas-fired HVAC system with partial underfloor radiant heating.
  - l. Air conditioning and Building Automation System (controls.)
  - m. Combination direct-indirect lighting at office areas.
  - n. Fire protection sprinkler system throughout, without a firepump.

## Water Department Building

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.

### Water Department Office (Northridge Well #8)

Area	Projected 2018	Existing
	Square Footage	Square Footage
Water Dept. Office (Northridge Well #8)	7,200	7,200
Water Dept. Garage ("Mustard" building)	--	2,200
New Building Expansion (Water Dept. Shop)	7,000	--
<b>Total Square Feet (Goss)</b>	<b>14,200</b>	<b>9,400</b>

### Water Department Facility for 2018

Site Acquisition .....	\$0
Hazardous Materials Abatement .....	\$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
General .....	\$525,000
Plumbing .....	\$75,000
HVAC .....	\$125,000
Electrical .....	\$150,000
Mezzanines .....	\$20,000
Parking, Sidewalks & Drives .....	\$20,000
Utility Connections (storm-sanitary sewer and water) .....	\$0
Miscellaneous Sitework (Lay-Down fencing, etc.) .....	\$10,000
Fixed Equipment (Cabinetry, miscellaneous) .....	\$10,000
Furnishings & Movable Equipment .....	\$20,000
Low Voltage Systems (Phone, data, security cameras, sound, PCs, misc.) .....	\$25,000
<b>SUBTOTAL .....</b>	<b>\$995,000</b>
Contingency (~10%) .....	\$100,000
<b>TOTAL HARD CONSTRUCTION COST: .....</b>	<b>\$1,095,000</b>
Professional Design Fees (~7% on ~\$1.1M) .....	\$80,000
Physical Relocation .....	\$15,000
Miscellaneous Costs .....	\$10,000
Topographical Survey .....	\$3,000
Soil Testing .....	\$3,000
Plan Reproduction .....	\$1,000
Agency Review .....	\$3,000
<b>TOTAL PROJECT COST .....</b>	<b>\$1,200,000</b>

## **Scope Associated with Estimates**

1. The estimate reflects a replacement of the “Mustard” Water Utility Building at Airport Road and Slifer Street, as an addition to the Well #8 Water Department main facility on Northridge Drive, on currently-owned City property. The estimate includes funds for demolition and removal of the existing pre-engineered metal building at Airport Road and Slifer, however, the estimate does not reflect potential revenue from the sale of that property and/or its existing structure.
2. Several Add Alternates should be bid.
3. The cost estimates presume costs of material and labor correlated to bidding in February, 2018, sales tax exempt.
4. The estimate does not include the cost of borrowed money related to interim or permanent financing.
5. Detailed technical specifications have not been developed, and the following quality levels are reflected in the estimate:
  - a. Exterior materials will “match” those present on the existing Well #8 building (precast concrete, metal siding.)
  - b. One-story slab-on-grade steel-framed roof framing construction. Heavy-duty gutters and downspouts. Concrete floors 6” thick and reinforced, at truck traffic and heavy storage areas.
  - c. Partial upper level mechanical mezzanines, steel-framed floor-stair framing construction.
  - d. Site work includes on-site concrete sidewalks-drives, and landscaping (excluding irrigation.)
  - e. Fully-adhered EPDM membrane roofing at low-pitched roof areas.
  - f. Carpeting or ceramic tile floors in office-toilet areas. Sealed concrete floors elsewhere.
  - g. Varying ceiling heights with acoustical tile or painted drywall finishes.
  - h. Painted drywall finishes typically throughout office-toilet areas.
  - i. Both storefront windows and operable aluminum windows.
  - j. Insulated metal garage doors on auto operators.
  - k. Natural gas-fired HVAC system with partial underfloor radiant heating.
  - l. Air conditioning and Building Automation System (controls.)
  - m. Combination direct-indirect lighting at office areas.
  - n. Minimal remodeling required at break-through.

\* \* \*

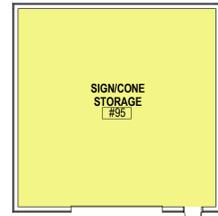
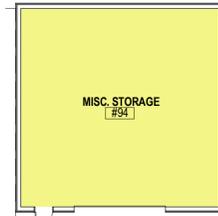


**BUILDING SIZE**  
24'-0" x 60'-0" = 1,440 GSF

**LAY-DOWN FENCED-IN AREA**

- #96 10CY DUMPSTERS
- #97 LIGHT POLES
- #98 BANK STABILIZATION BANK MATS
- #99 BLACK DIRT
- #100 GRAVEL
- #101 RIP-RAP
- #102 COLD MIX (BLACKTOP)
- #103 PICNIC TABLES
- #104 STOCKPILES FOR FUTURE CRUSHING

**MINIMUM SIZE 60'-0" x 185'-0" = 11,100 GSF**

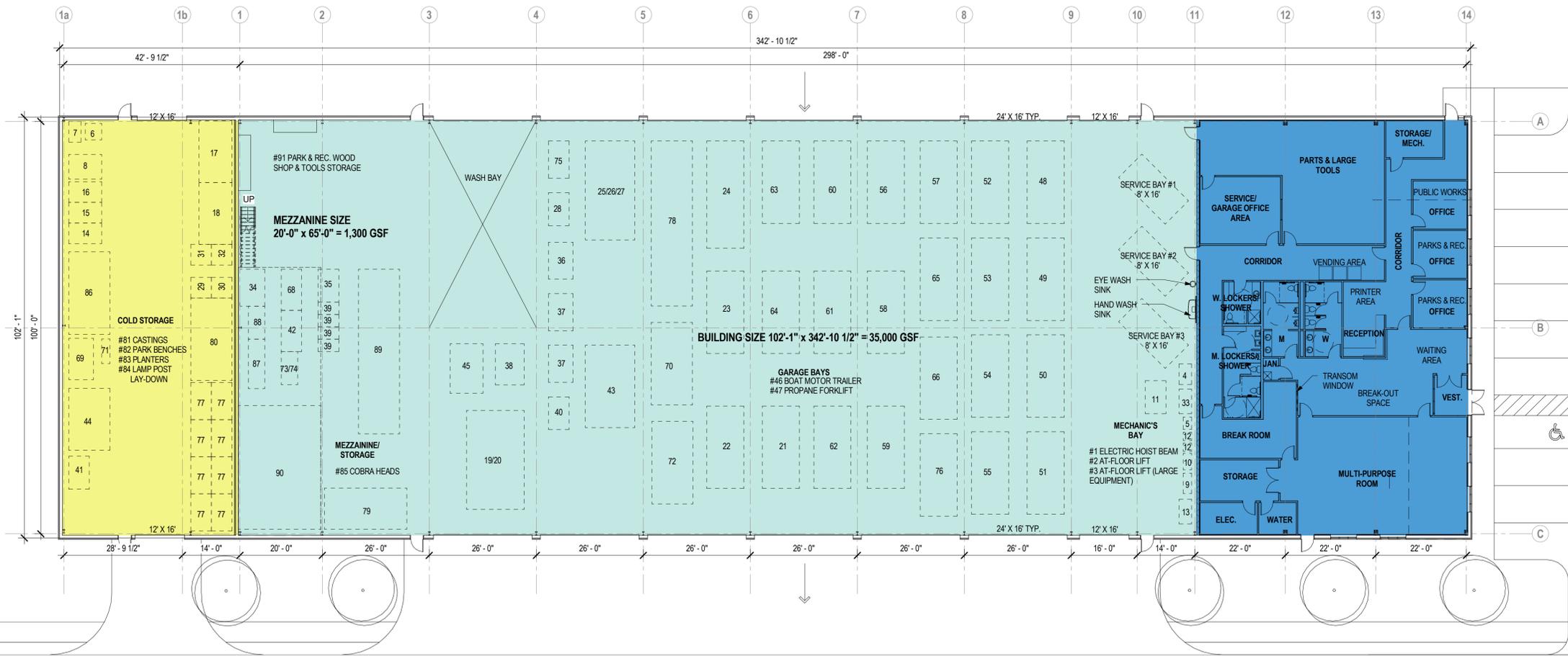


**BUILDING SIZE (EACH)**  
36'-0" x 36'-0" = 1,296 GSF

EMPLOYEE PARKING

**BUILDING AREA KEY**

- COLD STORAGE AREAS
- GARAGE BAYS/ STORAGE
- OFFICE AREAS



VISITOR PARKING

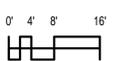
WALONA TRAIL

MORGAN ST.

MICHIGAN ST.

**CONCEPT BUILDING FLOOR PLAN**

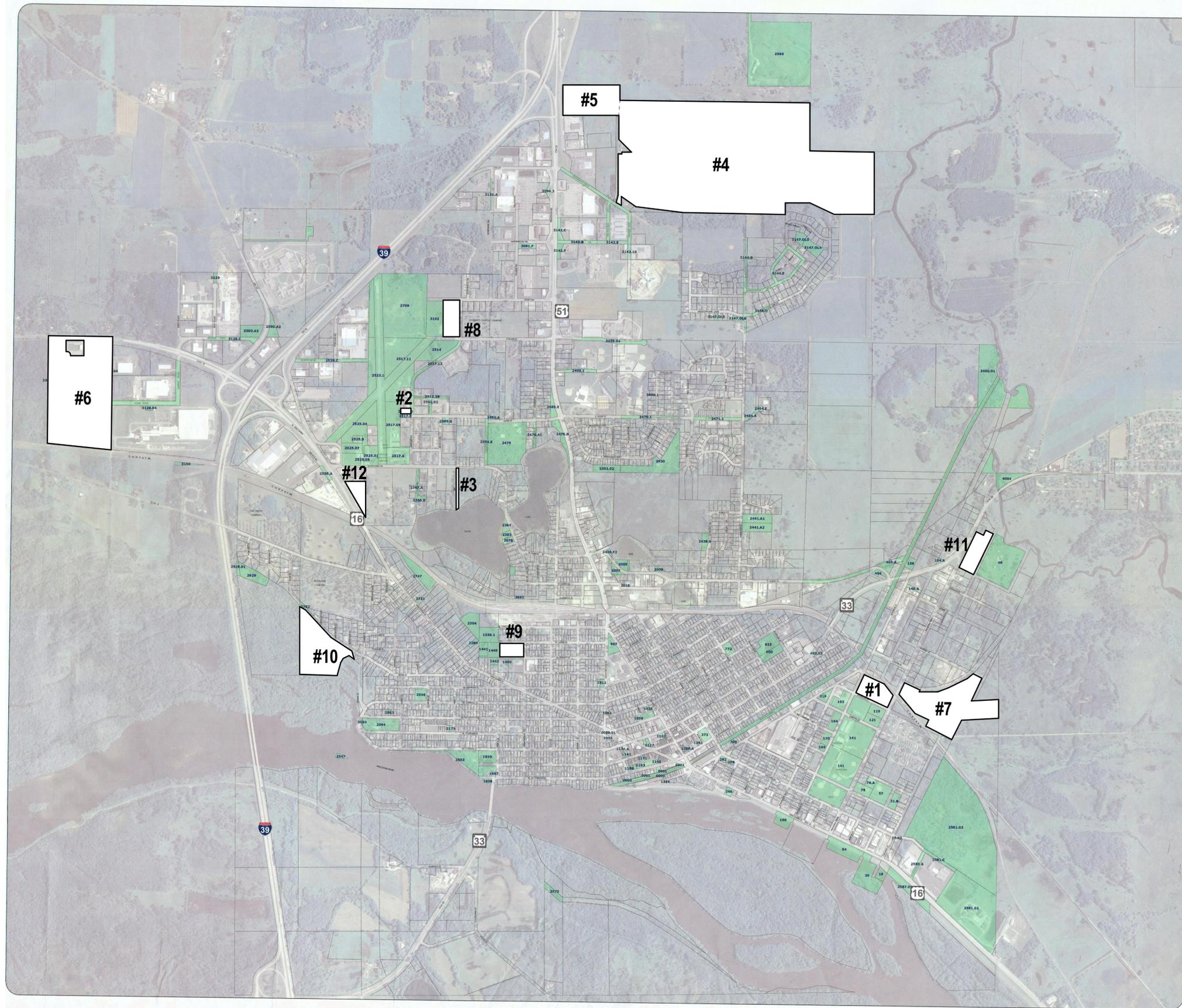
1/16" = 1'-0"



**Portage Veterans Memorial Field Master Plan and Building Needs Facility Plan**

**DIMENSION**  
Madison Design Group  
architecture · engineering · interior design  
6515 Grand Teton Plaza, Suite 120, Madison, Wisconsin 53719  
p608.829.4444 f608.829.4445 dimensionvmadison.com

**100% - 22x34**  
**50% - 11x17**

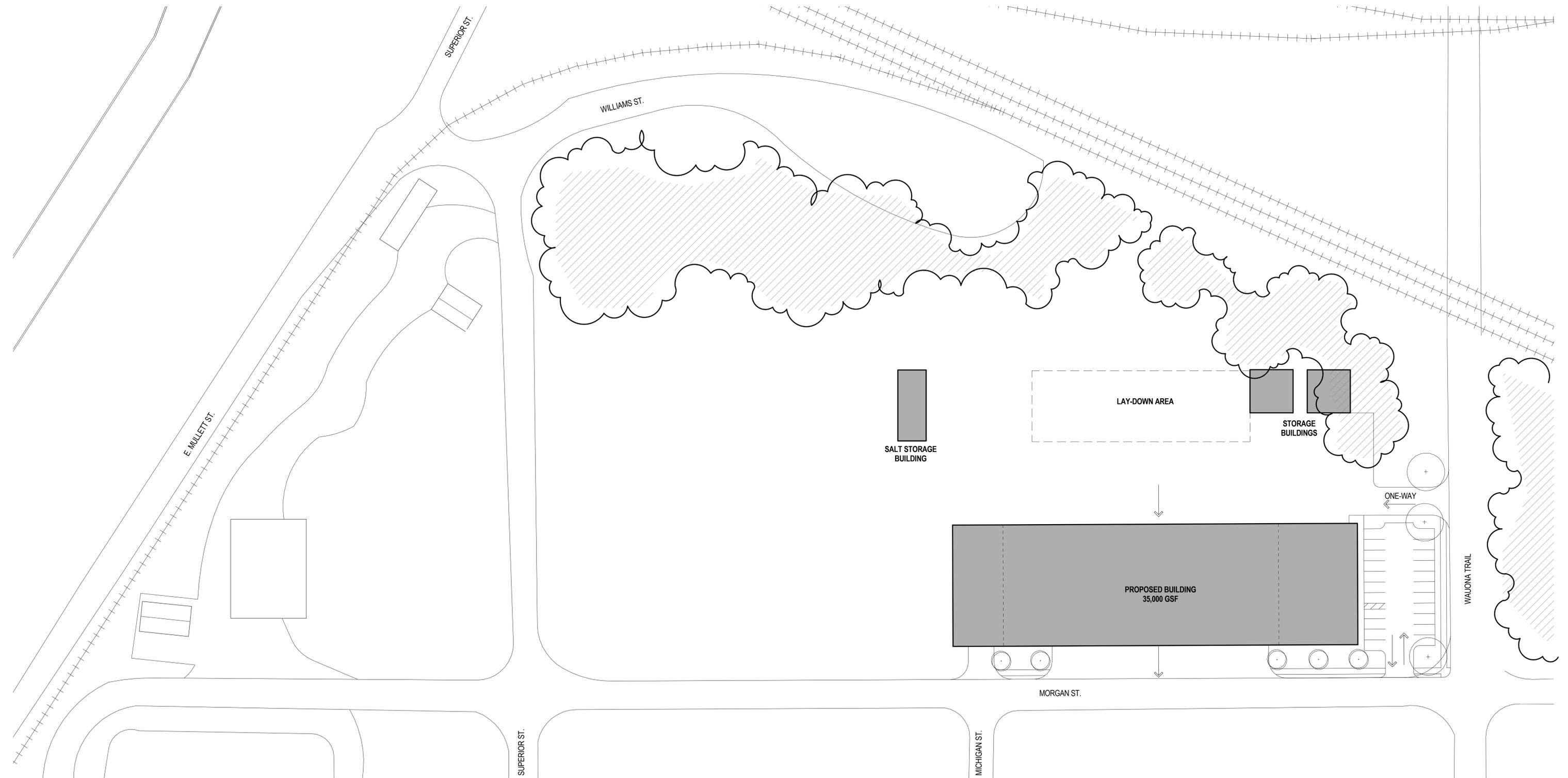


REFER TO PAGES 14 & 15 OF THE CONCEPT AND BUDGET REPORT FOR SITE INFORMATION

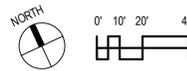
**SITE SELECTION KEY MAP**  
N.T.S.



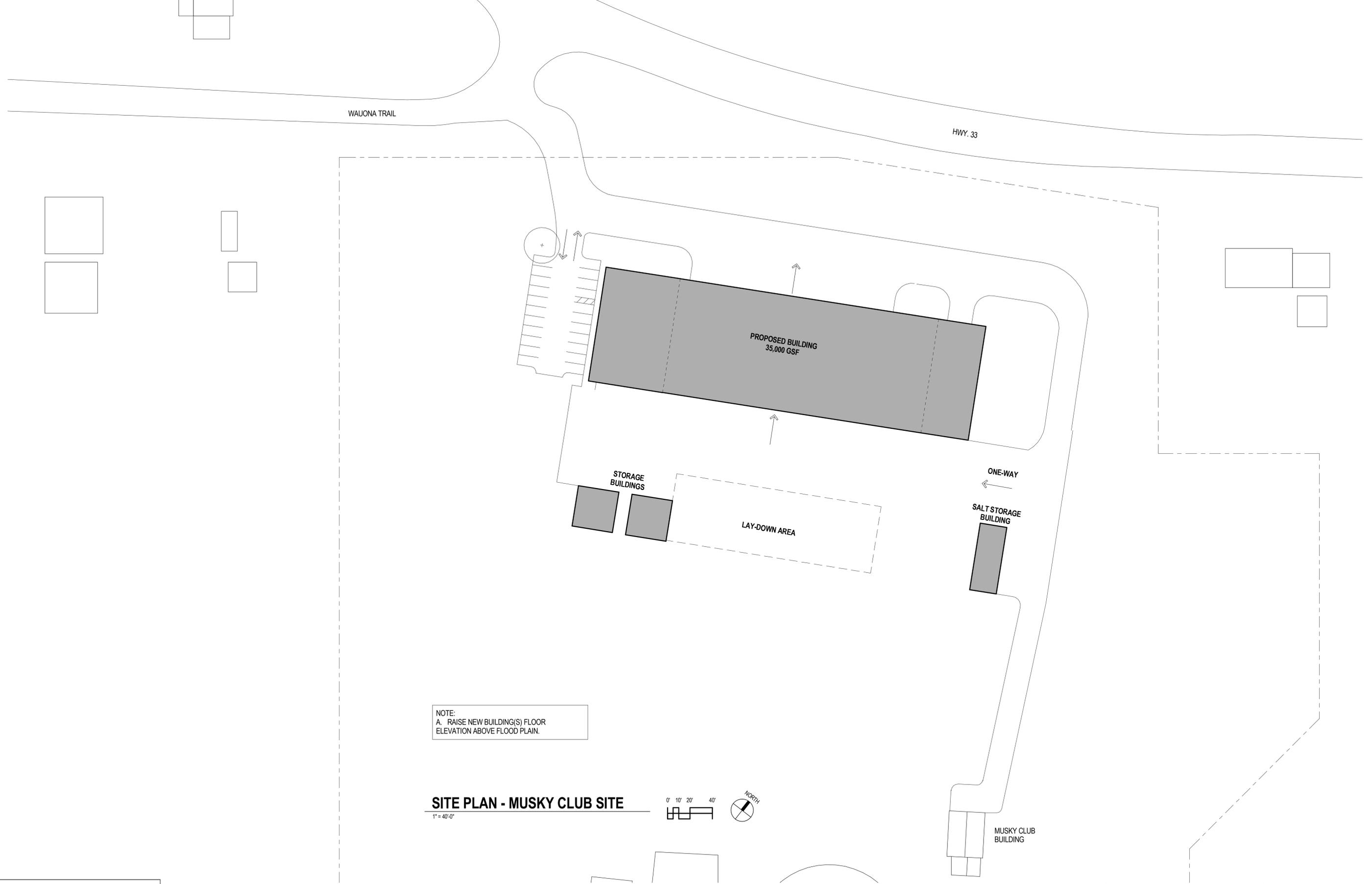
Portage Veterans Memorial Field Master Plan and Building Needs Facility Plan



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

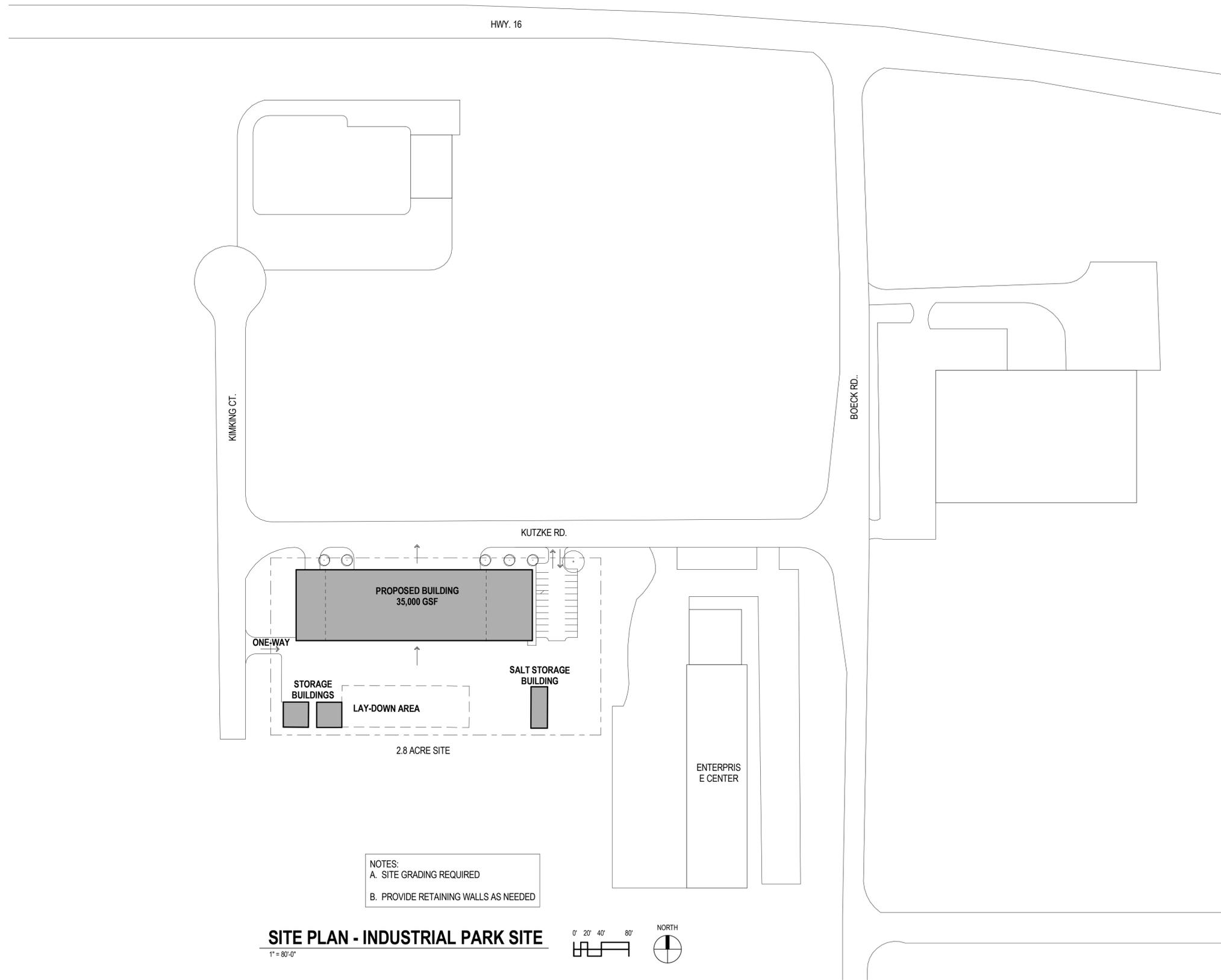


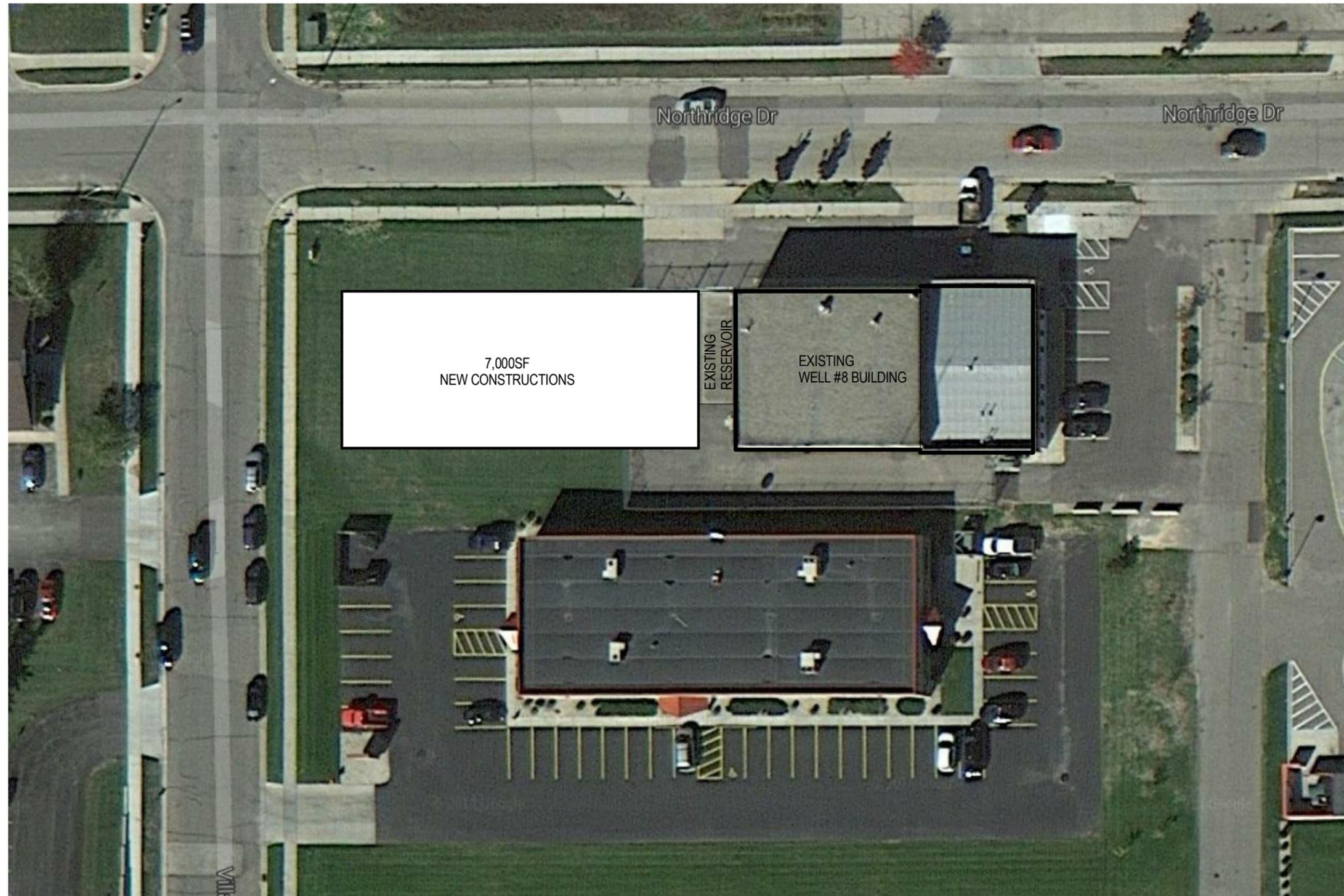
NOTES:  
 A. BUILDING LOCATIONS AND SITE DESIGN ARE TO BE COORDINATED WITH THE VMF MASTER PLAN.  
 B. IF THE MORGAN STREET SITE IS SELECTED, CONSIDER CONNECTING THE BUILDING WITH THE "MARQUETTE & JOLIET HISTORIC PORTAGE TRAIL" LOOK OUT TOWER.



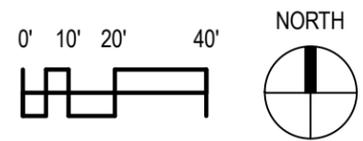
**SITE PLAN - MUSKY CLUB SITE**

**Portage Veterans Memorial Field Master Plan and Building Needs Facility Plan**





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



Portage Veterans Memorial Field Master Plan and Building Needs Facility Plan