

***Feasibility Study***

***Prepared for:***

***Town of Eagle Point, WI***

***Existing Fire Station***

***March 20, 2017***



770 Technology Way  
Chippewa Falls, WI 54729

P: 715.861.5226

F: 715.861.5228



## Table of Contents

History & Background.....	3
Existing Conditions .....	4
Proposed Fire Department Upgrade Options.....	7
Estimate of Probable Construction Costs.....	9
Conclusions and Recommendation.....	11
Appendix .....	12

The information contained in this Proposal was prepared specifically for you and contains proprietary information. We would appreciate your discretion in its reproduction and distribution. This information has been tailored to your specific project based on our understanding of your needs. Its aim is to demonstrate our ideas and approach to your project compared to our competition. We respectfully request that distribution be limited to individuals involved in your selection process.



## History & Background

The Town of Eagle Point has determined that the existing Town Fire Station has become outdated and too small to meet the needs of the Fire Department. The Station is located at 14802 WI-124, Chippewa Falls, WI 54729, on an approximate .6 acre lot, immediately adjacent to the Town Hall in Eagleton, WI. The Department has stated that their current needs include a meeting / training room, space to accommodate another Pumper and, in the future, a station for an ambulance. The Fire Department is composed of approximately 20 volunteer members. The Department has mutual aid agreements with the following Fire Departments:

Chippewa Falls  
Tilden  
Anson  
Bloomer  
Cornell

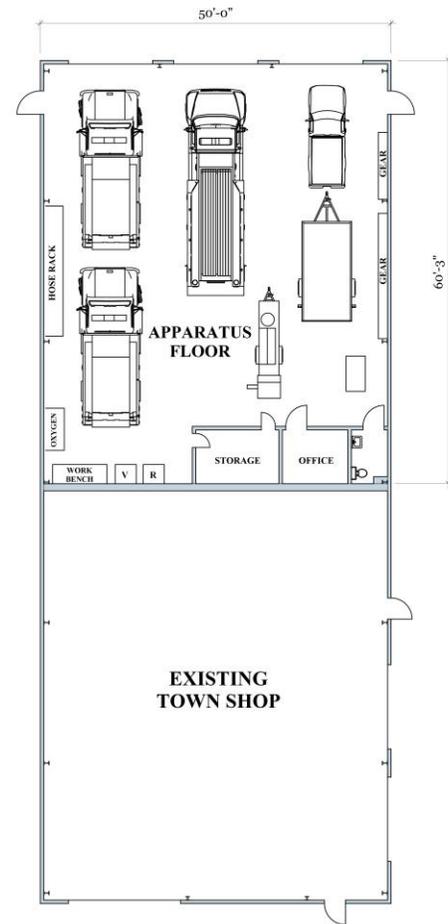
## Existing Conditions

The Fire Station is housed in a pre-engineered metal building and was built approximately 40 years ago – in 1978. The height / framing differential is evident. The Station is connected to the Town Highway Maintenance Shop, separated by a masonry fire wall. See the **Existing Floor Plan**.

The Station houses the following apparatus:

- 1) Brush Truck
- 2) Trailer with John Deere Gator (accesses difficult terrain)
- 3) Pump Truck
- 4) Pump Truck
- 5) Engine
- 6) Trailer mounted Pump / Generator

The distance (and area) between apparatus, are minimally acceptable. The remaining area in the station is allocated for a restroom, an office, mechanical / storage room, work (bench) area, hose drying racks, turnout gear lockers and an oxygen generator fill system. Finally, the Department uses a small open area between the apparatus for their meeting room and training area.



The building exterior is a typical metal building panel found on pre-engineered metal buildings. Some dents exist in the metal panel and trim. The exterior concrete apron has settled at the front of the Station, resulting in water and ice accumulating at the front of the Apparatus Bay doors.

The interior physical condition of the Station is typical of buildings of similar type, use and age. Though recently re-insulated 7 years ago, the insulation and integral vapor barrier system is separating in a number of areas. While worn, the concrete floors are in good condition. Overhead doors are newer and relatively well insulated. Overall lighting levels and quality are acceptable in the Apparatus Bays, but it is severely inadequate in the Restroom, Office and Mechanical / Storage Room. Heat is provided by a typical radiant heating system (often referred to as Co-Ray Vac – a trade name). Plumbing lines are intermittently insulated. After discussions with the Firefighter representatives, it was generally agreed that the existing Turnout Gear area is not of sufficient size for current use. The building's domestic water is supplied by a common well which is also connected to the Town Hall, situated next door to the south. The sewer service is a drain field system that is located adjacent to the Fire Station.



The Restroom would currently be considered a uni-sex restroom given that there is only one restroom in the Station. The Restroom does not meet the commercial building codes. The lavatory and toilets are not mounted at the correct height, and the required door access and interior room turning radius are too small and narrow. Grab bars are not installed.

The Office, though serving its purpose is cramped and un-necessarily serves a dual purpose; one purpose is to conduct Department managerial duties and the other is intended to serve as a secure storage area for holding confidential HIPA information. It would be better for any records storage be locked in a separate and secure storage room.



The Mechanical / Storage Room contains the water heater, a fill spout for topping off tankers / tenders and a place for the storage of miscellaneous items. The room is cramped and ill-suited to accommodate all of the things it is used for.



There is a storage mezzanine above the Restroom, Office and Mechanical Room. A stairway serves as access to the Mezzanine and it is located on the southern side of the Station, adjacent to the Turnout Gear. The stair system (and associated railing system) is not code compliant. During review, it was observed by CBS Squared, Inc. that the Turnout Gear area, while close to the Station entrance, is impeded by the Brush truck and Gator / Trailer. The

area used for Turnout Gear is narrower than typically allotted. As such, going around the rigs and the trailer mounted pump / generator, affects the time it takes to get to the apparatus needed and used in an emergency call.



## Proposed Fire Department Upgrade Options

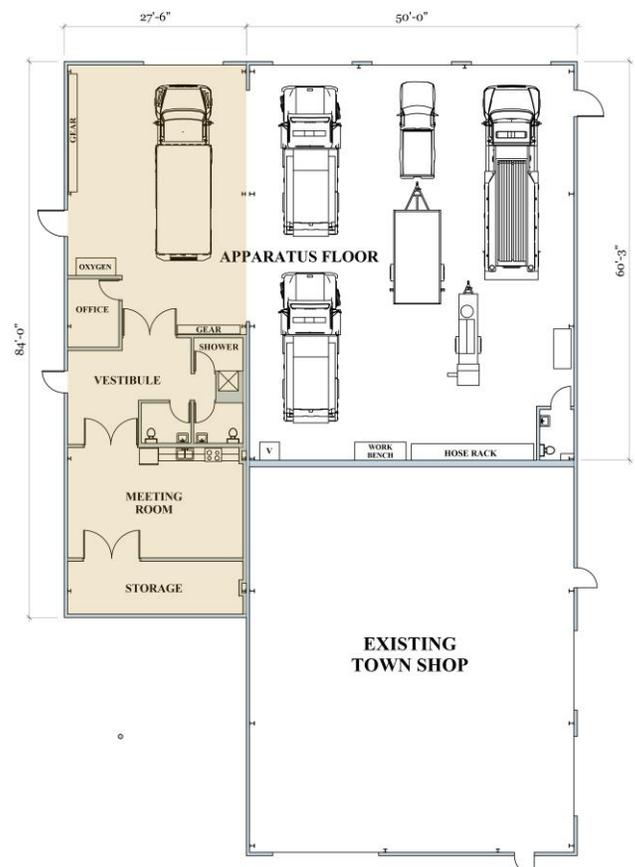
**Option #1** - After review of the existing conditions, CBS Squared, Inc. believes a number of changes are needed to upgrade the existing Station to safe and acceptable useable standards. They are listed as follows – in no particular order:

- 1) Create a meeting room. Currently there is no Meeting Room and the area where meetings do take place is not allowed by the commercial building code.
- 2) Adjacent to the meeting room, create a kitchen or kitchenette area.
- 3) Create an additional apparatus bay via an addition to the north side of the existing Fire Station. Due to existing roof slope conditions, probable metal building framing and allowable widths, it can be expected that such an apparatus bay would be shorter in height than the existing bays.
- 4) Create more space for the turnout gear area, allowing for more room to put on gear and more space to access the apparatus.
- 5) Create new men’s and women’s restrooms, along with one (1) lockable shower room.
- 6) Create a new mechanical room.
- 7) Create a new office.
- 8) Create a new lockable storage area designated for private (HIPAA) record storage.
- 9) Create a new non-secure storage area, similar in nature to the current mezzanine area. If designed again as mezzanine space, the area shall be limited to 500 sf. due to building code requirements.

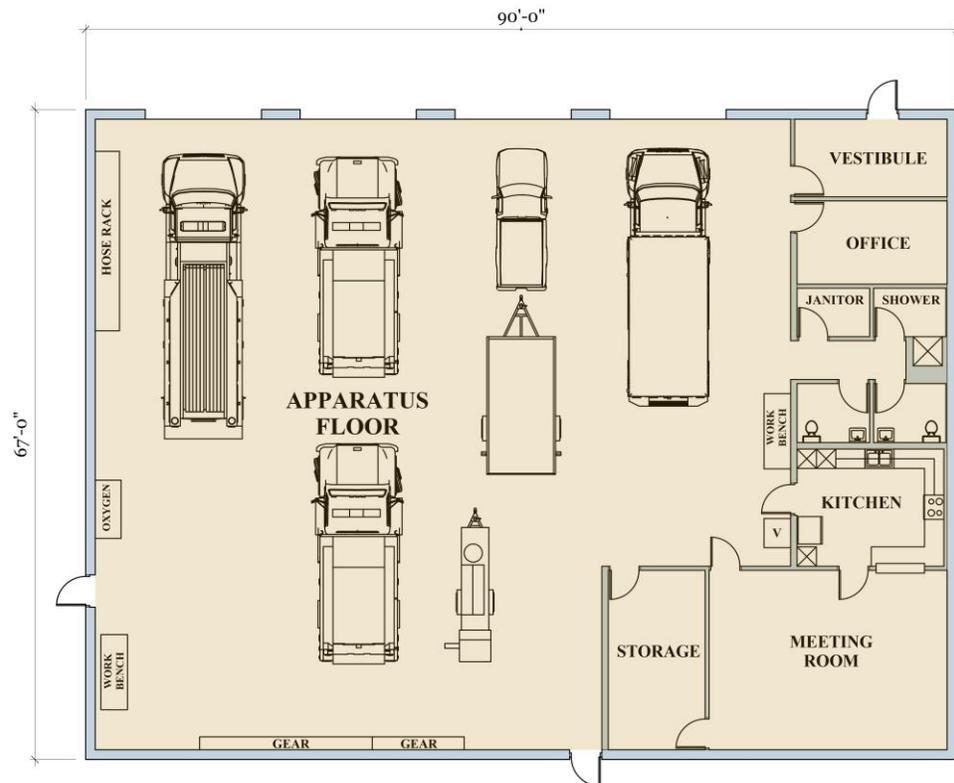
CBS Squared, Inc. proposes a schematic design that includes the items listed above - highlighted in the attached schematic plan: See the **Proposed Addition (& Remodeling) Floor Plan** shown below for reference, and on the attached Floor Plan Sheet.

Further improvements could also be made to include upgrades that would accommodate future growth and opportunities in the ever-changing world of emergency service in rural areas. The proposed additional improvements include the following, again, in no particular order:

- 1) Space to house a possible ambulance.



**Option #2** – CBS Squared, Inc. developed a second Option for the Fire Department. This Option focused on building a new Station that accommodates ALL current needs identified in Option #1 above. Further, in full capacity, it houses possible future needs, such as a replacement Engine or Rescue Truck.





## Estimate of Probable Construction Costs

Construction history will prove that, by and large, addition and remodeling projects can, at times, cost more per square foot than new facilities. To establish whether that was true or not for the Eagle Point Fire Station Project, CBS Squared, Inc. created a schematic plan that is based on constructing an entirely new station on a vacant piece of land within the confines of Eagle Point proper.

CBS Squared, Inc. develops estimates of probable construction cost to assist Owners with budgeting for capital expenditures. Further, when a Study involves the possibility of significant remodeling, Owners often wish to pit the cost of a **remodeling** project against the cost of building a **new** facility. This Study is no different. This type of analysis and review is best identified as a Cost / Benefit Analysis – essentially, what option provides the most project, while making the best use of the funds. Construction history will prove that, by and large, addition and remodeling projects can, at times, cost more per square foot than new facilities. To establish whether that was true or not for the Eagle Point Fire Station Project, CBS Squared, Inc. created a schematic plan that is based on constructing an entirely new station on a vacant piece of land within the confines of Eagle Point proper.

The estimate of probable construction cost for Option #1, the Addition and Remodeling Project, is estimated to be \$557,005, and seeks to accommodate only the immediate needs and requirements of the Department. No future needs are addressed in this option.

The estimate of probable construction cost for Option #2, a proposed New Station Project, is estimated to be \$834,214.50. This Option not only accommodates the Departments immediate needs, but also serves to address any future needs: the building is designed with flexibility to expand.



<b>Town of Eagle Point Fire Station Study - Estimates of Cost</b>		Unit Cost	Total Cost
<b>Option #1 - Remodel and Addition to Existing Fire Station</b>			
Demo Office, Storage / Mechanical, Restroom (includes cutting and patching)	400	\$30	\$ 12,000.00
Metal Building Portals	2	\$9,800	\$ 19,600.00
Administration Areas (finished space - includes fire wall modifications)	1306	\$160	\$ 208,960.00
Apparatus Bay Addition	1004	\$130	\$ 130,520.00
Sitework - Parking area and Septic		1	\$ 32,000.00
Voice / Data / Security, Furniture, Fixtures and Equipment	2310	\$2	\$ 4,620.00
HVAC and Exhaust		1	\$ 31,000.00
<b>Subtotal</b>			\$ 438,700.00
Contingency (15%)			\$ 65,805.00
<b>Total - Estimate of Probable Construction Cost</b>			<b>\$ 504,505.00</b>
Bonding Costs, A/E fees, Permitting fees, etc.			\$ 52,500.00
<b>Total - Estimate of Probable Project Construction Cost</b>			<b>\$ 557,005.00</b>
<b>Option #2 - New Station</b>			
New Administration Areas (finished space)	1508	\$150	\$ 226,200.00
Apparatus Bays	4522	\$100	\$ 452,200.00
Sitework - Parking area, Septic and Well		1	\$ 38,000.00
Voice / Data / Security, Furniture, Fixtures and Equipment	6030	\$3	\$ 18,090.00
<b>Subtotal</b>			\$ 734,490.00
Contingency (5%)			\$ 36,724.50
<b>Total - Estimate of Probable Construction Cost</b>			<b>\$ 771,214.50</b>
Bonding Costs, A/E fees, Permitting fees, etc.		1	\$ 63,000.00
<b>Total - Estimate of Probable Project Construction Cost - does not include land</b>			<b>\$ 834,214.50</b>
to use metal building system deduct	6030	\$2 / sf	<b>(\$12,060)</b>

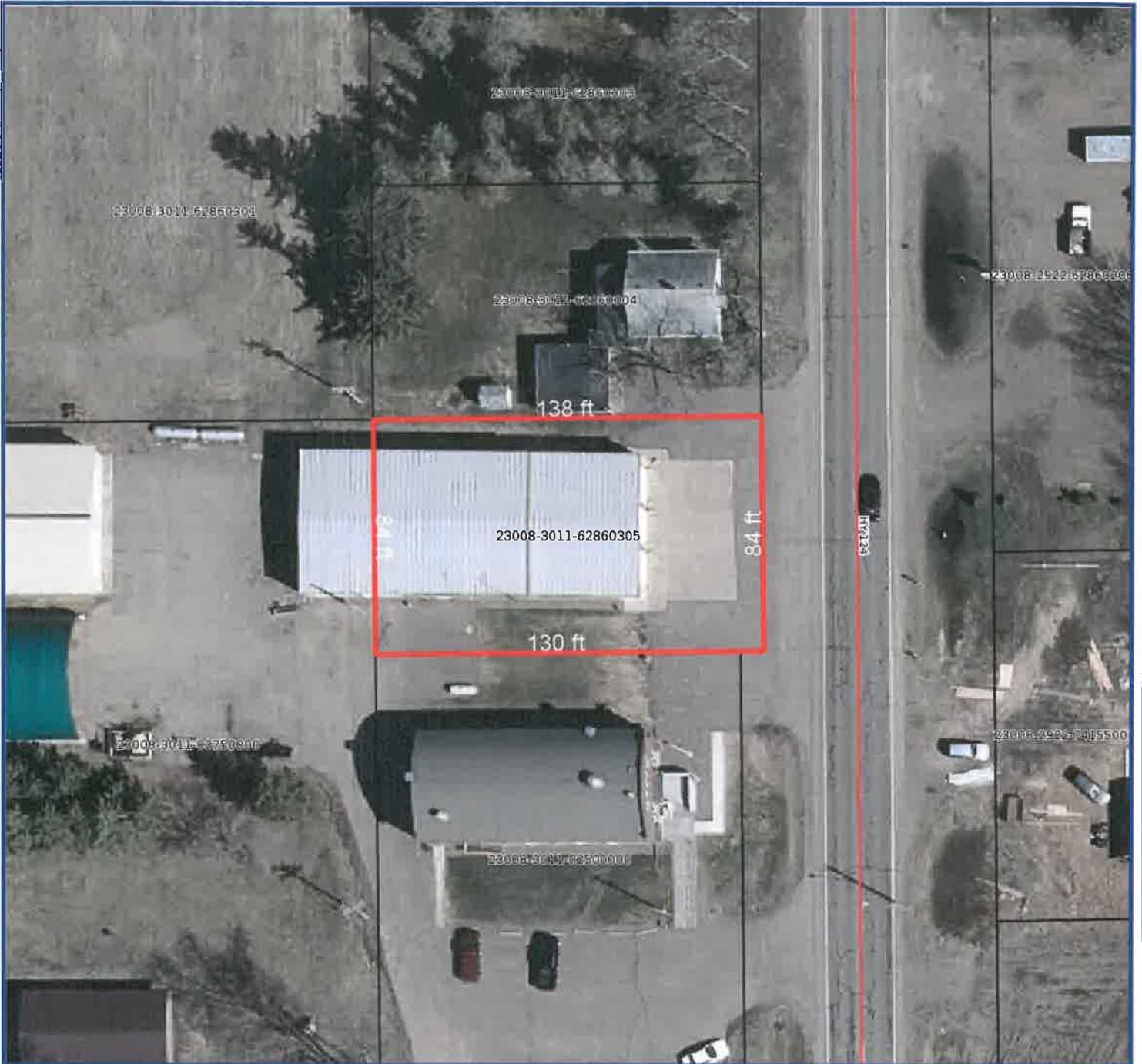


## Conclusions and Recommendation

After review and consideration, CBS Squared, Inc. recommends that the Town of Eagle Point consider building a new Fire Station. Our conclusion is based on the following information:

- 1) Adding onto the existing Station – Option #1 - accommodates only the immediate needed functions and spaces required by the Department. In contrast Option #2, contains ALL the required and needed spaces that a modern, fully operational volunteer Station contains. In other words, while Option #1 is less expensive, it doesn't allow the Department to meet all their criteria given current circumstances.
- 2) Further expansion to the existing facility would be limited to an expansion into the proposed parking lot. More land would need to be acquired for a second addition to be built, depending on the size of future apparatus.
- 3) Access to State Hwy. 124 will continue to be an issue at the present site - both for entry by firefighters and exit by emergency vehicles and apparatus.

## Appendix



PIN: 23008-3011-62860305

Computer Number: 020-2132

Owner Name: TOWN OF EAGLE POINT

Owner Address: ADDRESS UNAVAILABLE

Owner Address: CHIPPEWA FALLS WI, 54729

GIS Acres: 0.3

Deed Acres: 0.3

Physical Address:

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: EAGLETON LOT 5 BLK 3 IN SEC.30-30-8 (LOT LYING N OF TOWN HALL)



Scale = 1":50'

Printed 03/16/2017

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



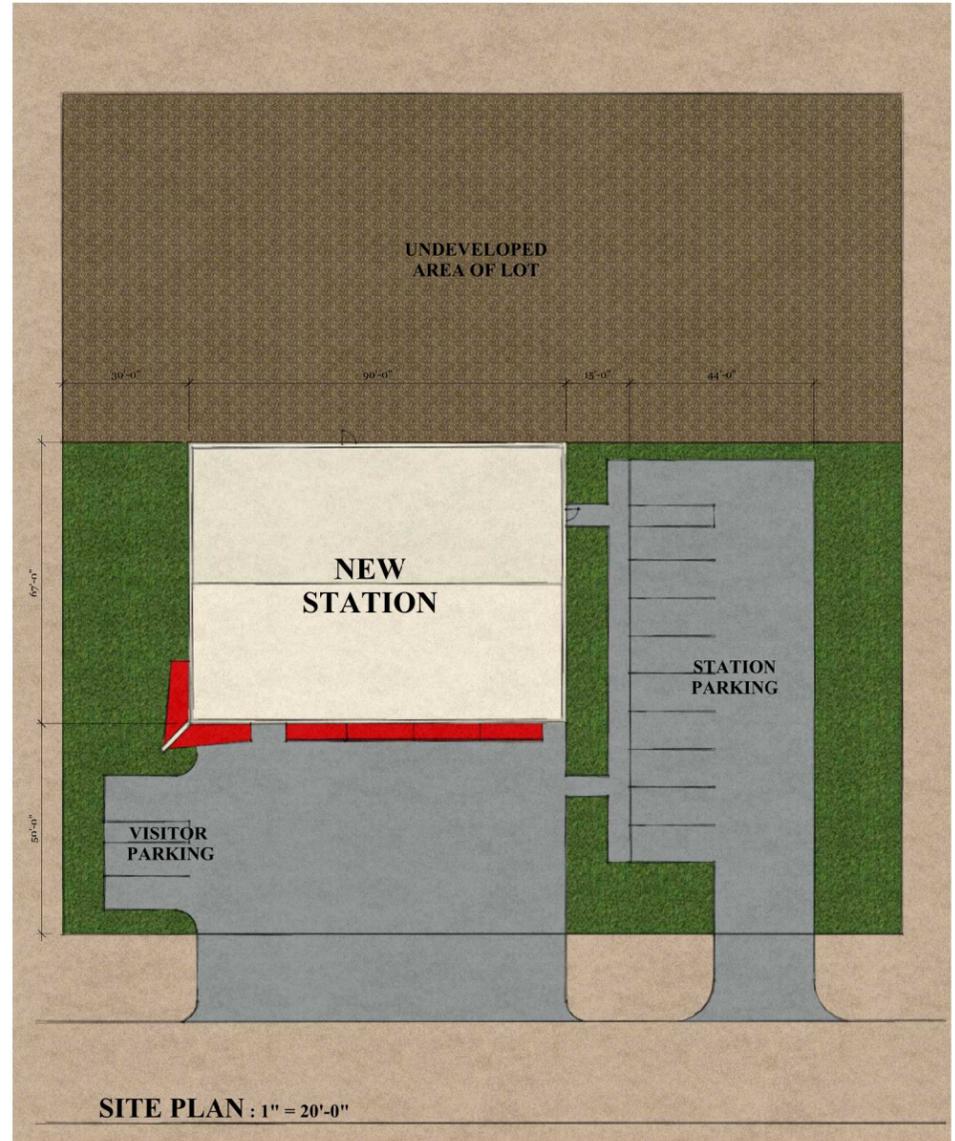
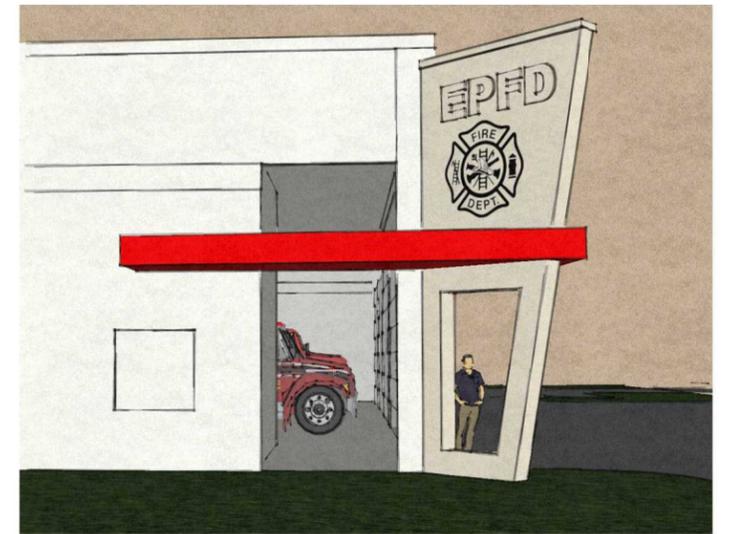
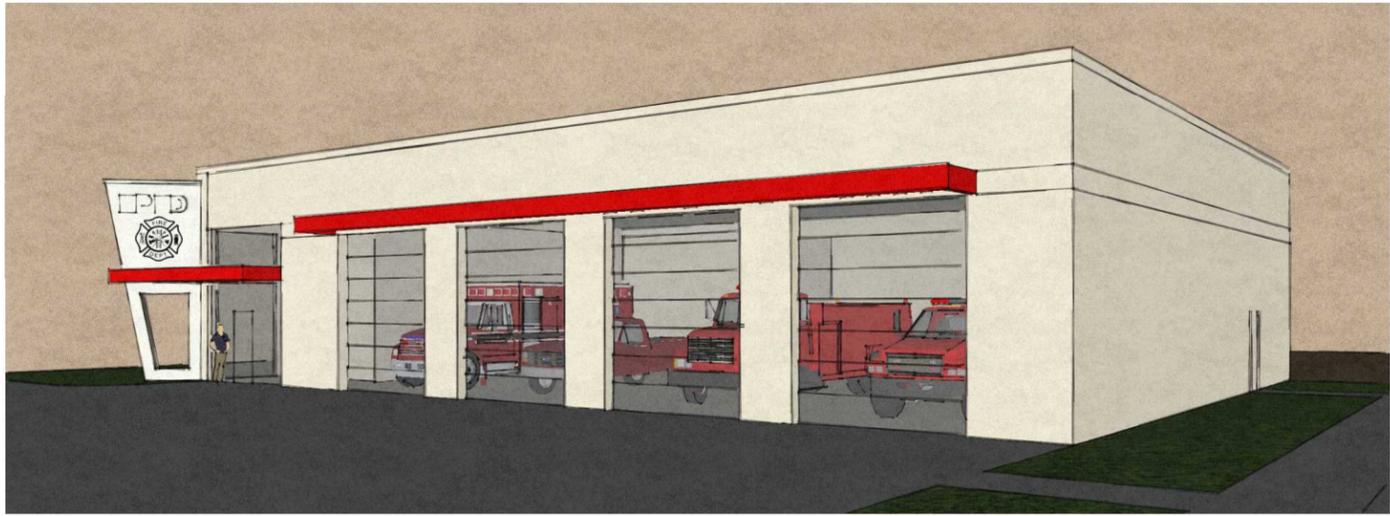
# TOWN OF EAGLE POINT



MARCH 20, 2017

**FIRE STATION STUDY**  
**OPTION 1 - ADDITION TO FIRE STATION**



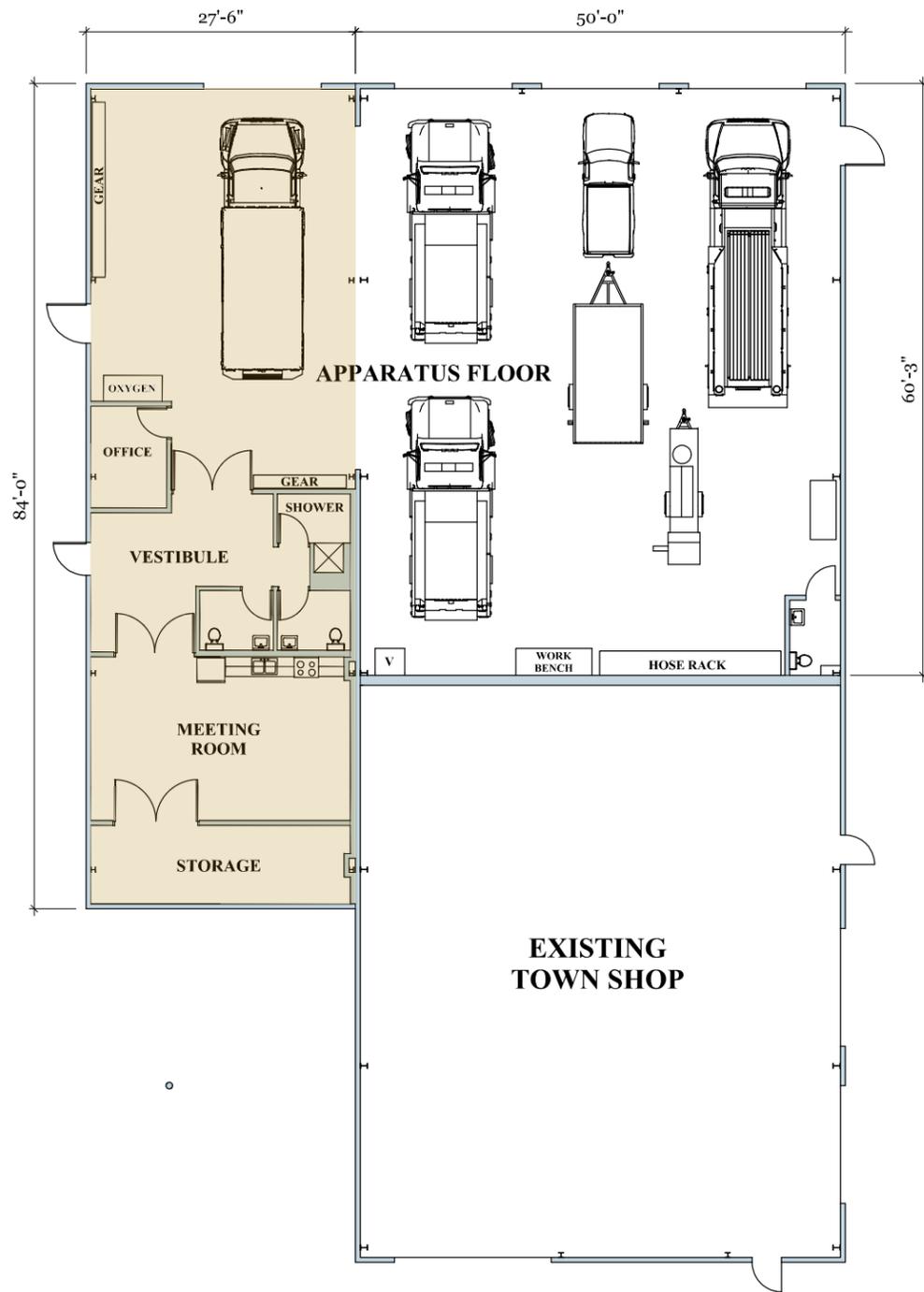


**TOWN OF EAGLE POINT**

**FIRE STATION STUDY  
OPTION 2 - NEW FIRE STATION**

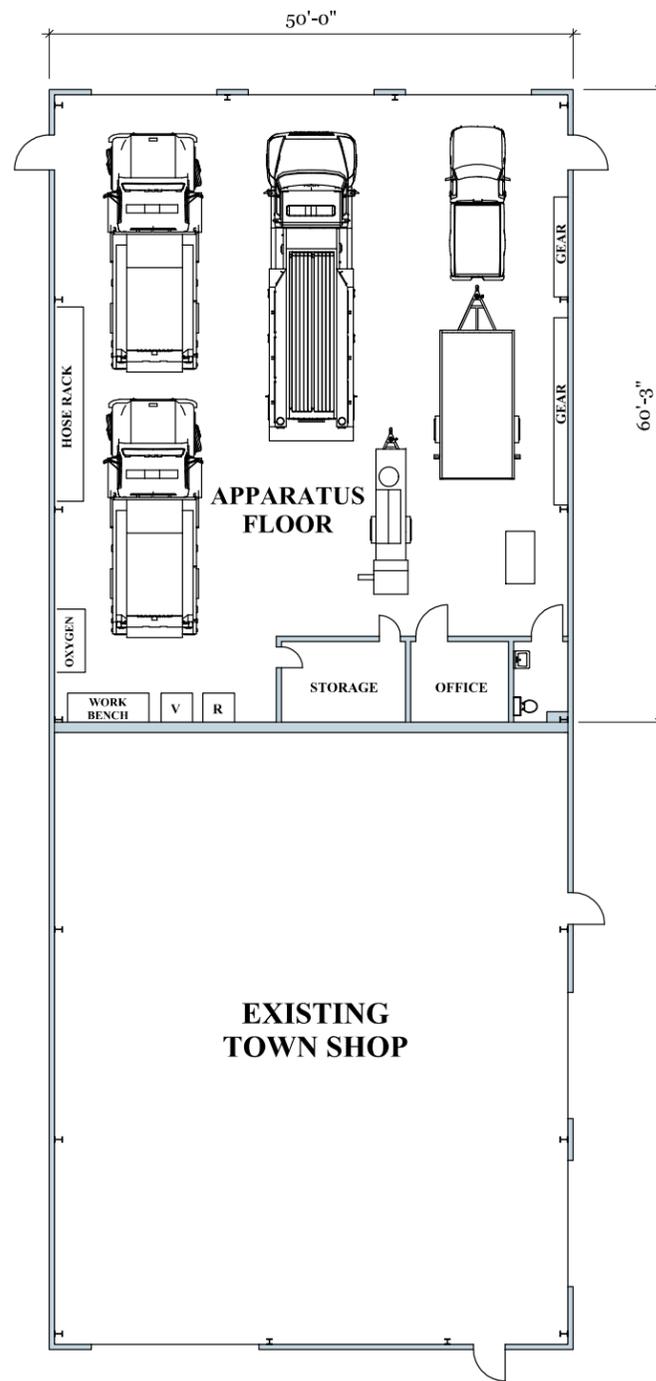


MARCH 20, 2017



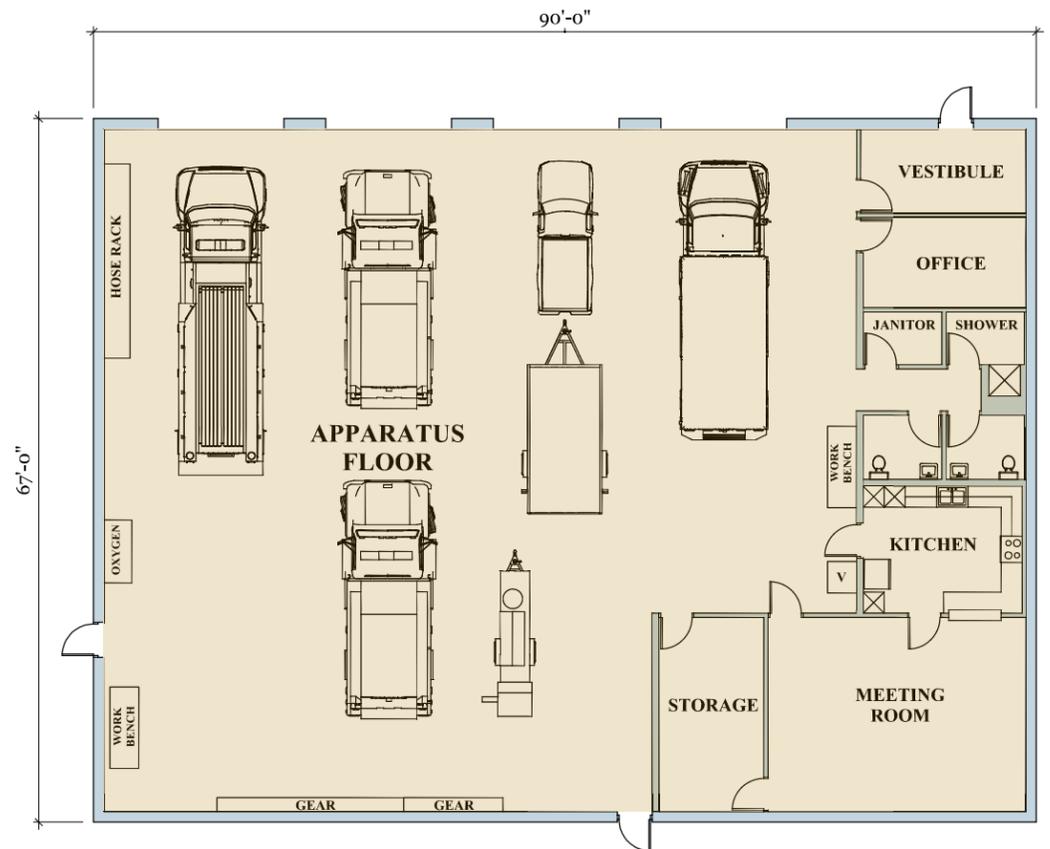
**FLOOR PLAN - PROPOSED NEW ADDITION**

OPTION 1 - SCALE : 1/8" = 1'-0"



**FLOOR PLAN - EXISTING**

SCALE : 1/8" = 1'-0"



**FLOOR PLAN - PROPOSED NEW STATION**

OPTION 2 - SCALE : 1/8" = 1'-0"

# TOWN OF EAGLE POINT

## FIRE STATION STUDY FLOOR PLANS



MARCH 20, 2017