

# VILLAGE OF EPHRAIM

FOUNDED 1853



## Capital Projects Ad-Hoc Committee Meeting Agenda

Wednesday, August 17, 2022 - 8:30 AM

**9996 Water Street – Village Hall**

**NOTE: THIS MEETING WILL BE SIMULTANEOUSLY HELD VIA TELECONFERENCING. STAFF, COMMITTEE MEMBERS AND THE PUBLIC ARE WELCOME TO PARTICIPATE IN THIS MANNER. TELECONFERENCING WILL BE AVAILABLE BY COMPUTER, PHONE, TABLET, OR DIAL-IN. CONNECTION INFORMATION BELOW:**

1. **Call to Order**
2. **Quorum**
3. **Approval of previous minutes**
4. **Changes in Agenda**
5. **Visitors' Comments**
6. **Discussion regarding Admin Building project**
7. **Discussion regarding Fire Department Building project**
8. **Discussion regarding Maintenance Building project**
9. **Discussion regarding future meeting dates**
10. **Adjournment**

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/674602197>

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**\*\*\*Deviation from listed order may occur\*\*\***

There may be a quorum of the Village Board or another Village Committee present; no action will be taken by any committee other than the one listed on the agenda. Please note, that upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information please contact Andrea Collak, Clerk Village of Ephraim, PO Box 138, Ephraim, WI 54211

	<b>Date: <u>8/16/2022</u></b>
<b>Andrea Collak, Clerk</b>	<b><u>X</u> Village Administrative Office</b>
	<b><u>X</u> Visitors' Center</b>
	<b><u>X</u> Post Office</b>
<b>Kim Roberts, Deputy Clerk</b>	<b><u>X</u> Website <a href="http://www.ephraim-wisconsin.com">www.ephraim-wisconsin.com</a></b>
	<b><u>X</u> Emailed to WDOR Radio</b>
	<b><u>X</u> Emailed to Peninsula Pulse</b>

**VILLAGE OF EPHRAIM  
CAPITAL PROJECTS AD-HOC COMMITTEE MEETING MINUTES  
WEDNESDAY, JULY 13TH, 2022 – 8:30 AM  
9996 WATER STREET**



**ACTION ITEMS:**

**Meacham moved, C. Pearson seconded to approve the minutes of June 15th, 2022, all ayes.** Motion carried.

*The consensus was to recommend to the Village Board option number one (1) as provided by AECOM for North End lighting and to provide an alternate option to do nothing and have the state complete intersection safety lighting. The remaining amount of streetscape money that could be applied to the project was to be noted in the report to the Village Board because the work was to be completed within the right of way.*

*The consensus was to provide Keller with direction to proceed to cost out the improvements and additional space that were originally reviewed for the maintenance buildings.*

**Meacham moved to adjourn, Bridenhagen seconded at 10:23 AM, all ayes.** Motion carried.

---

**Present:** Ken Nelson-Chair, Matt Meacham, Maggie Peterman, Fred Bridenhagen, and Chuck Pearson.

**Staff:** Brent Bristol- Village Administrator.

**Guests:** Buck Olsson of ES Olsson Construction and Cindy Nelson.

1. **Call to Order:** The meeting was called to order by K. Nelson at 8:30 AM.
2. **Quorum:** A quorum of the Capital Projects Ad-Hoc Committee was present.
3. **Approval of previous minutes:**  
**Meacham moved, C. Pearson seconded to approve the minutes of June 15th, 2022, all ayes.**  
Motion carried.
4. **Changes to the agenda:** There were no changes to the agenda.
5. **Visitors' Comments:** There were none.
6. **Discussion regarding the Anderson Dock project:**

K. Nelson stated that he would like to agree by the end of the meeting as to what the committee would like to recommend to the Board. K. Nelson suggested that he and Bristol draft a report for review by the committee which will then be presented to the Village Board. He suggested presenting the two (2) public projects as one (1) report and the building projects as another report.

K. Nelson commenced reviewing the reports that had been submitted for Anderson Dock from ES Olsson Construction and Laib Restoration Inc. He noted that the Laib report provided historical background that reviewed when the different buildings were put in. He noted that the building is out of plumb and has shifted, but in a way, the building has become more durable. Laib concluded that the building is in pretty good shape, it needs repairs but it is not about to fall down.

The ES Olsson report, K. Nelson said, was orientated towards what needed to be fixed. He went through what it would cost to make the necessary repairs to the building and preparation for the building to be lifted at a total of ninety-five thousand dollars (\$95,000), not including the cost of concrete or lifting of the building.

There was a discussion regarding the foundation of the warehouse building. Laib had expressed some concern over the foundation. Buck Olsson noted the current iteration of the building is over one hundred (100) years old, of course, it is a little out of plumb. He was not as concerned as Laib. Laib had suggested that one of the corners may be settling.

Further discussion arose regarding options for the foundation, ceiling supports, detailed design questions that still need to be answered, and establishing a contingency that may need to be increased with the questions pending. K. Nelson suggested a placeholder regarding the concrete foundation.

K. Nelson asked Olsson about the foundation and the concrete slab. He asked if putting twelve (12) inches of concrete on top of the current slab, the condition of the wall that goes around the perimeter that the building sits on, and what work may need to be done with that wall when we have the building up in the air?

Olsson said his concern was adding concrete and having it settle; it is a lot of weight. He discussed potentially adding some material to reinforce it. He added that the foundation has been there for over one hundred (100) years and it is a structure out on a manmade peninsula.

Both Olsson and K. Nelson agreed that engineering would be required to conduct an evaluation.

Additional discussion occurred about the need to raise the building, the current state of drainage, the building sitting in a depression, raising the building to re-do the decking so water drains away from the building, current safety hazards on the dock, a minimum of six (6) inch pour of concrete which results in the building being raised to achieve positive drainage, the amount of concrete required will be a huge part of the financial puzzle for the project, and bracketing and hold downs for the building.

Further discussion included concerns about adding more weight to the dock, the process of getting the building ready to lift to prevent twisting, freezing underneath a concrete pour, borings of the dock, Kahr's lack of concern over adding more weight to the dock, and the current information is the best the committee can do without spending tens of thousands of dollars on an engineering package.

K. Nelson reviewed his suggestions for the summary report. Included in the report will be information on what additional work needs to be completed during the final design. We are going to have to make some assumptions and we will let the Board know these are our assumptions and try to put a cost with those assumptions. We will let the Board know as part of the next step when you do the engineering study there has to be a geotechnical study with borings for a structural design plan.

#### **7. Discussion regarding North End path and lighting:**

K. Nelson reviewed the AECOM report for North End Lighting which offered three (3) options. The first option, he said, is a shorter pole which is what was used downtown for the streetscape project. These poles would be closer together than the other options, starting at North Orchard to the North end of the Village for a cost of seven hundred fifty-six thousand one hundred fifteen dollars and twenty-three cents (\$756,115.23). The second option is a twenty-two-foot (22) high pole with a downward-lit LED. There is money savings with option two (2) because the pole and the luminaires are cheaper in addition to the spacing being further apart. The cost for option two (2) is four hundred ninety-nine thousand three hundred forty-two dollars and eleven cents (\$499,342.11). The third option at five hundred ninety-four thousand eight hundred eight dollars and thirty-five cents (\$594,880.35) is a traditional lighting head with a curved pole.

A discussion was held about the type of lighting the state would do at intersections as safety lighting (not roadway lighting), the remaining balance of streetscape money, and tying the two (2) ends of the Village together with consistent lighting. Meacham stated that if a walking path was to be considered eventually, each one of the lighting alternatives makes a difference in the safety and usability of a path. If a walking path is to be considered, he favored option one (1), if there was no walking path, he felt the safety intersection lighting at the State's cost was all the north end needed.

K. Nelson stated what he was hearing was a consensus for option number one (1).

Bristol asked if the consensus was option number one (1), regardless of if a path was to be considered.

*The consensus was to recommend to the Village Board option number one (1) as provided by AECOM for North End lighting and to provide an alternate option to do nothing and have the state complete intersection safety lighting. The remaining amount of streetscape money that could be applied to the project was to be noted in the report to the Village Board because the work was to be completed within the right of way.*

K. Nelson went on to review the two (2) options provided by AECOM for paths. He discussed the number of trees that would need to be removed with each of the options and the challenges at the south end of the project where minor construction easements would be required. The lighting design accommodates both path designs, he stressed.

A discussion was held about estimated costs for a North Path. A ten-foot (10') shared use path from Anderson to Orchard was estimated to cost four hundred and seventy thousand dollars (\$470,000) and Orchard to Townline was estimated to cost three hundred thousand dollars (\$300,000). The second option was a Northbound ten-foot (10') shoulder widening from Anderson to Orchard and was estimated to cost six hundred ninety thousand dollars (\$690,000) and Orchard to Townline was estimated to cost four hundred sixty thousand dollars (\$460,000). None of the options include utility relocations or easements or right-of-way acquisitions.

All agreed that an independent path would be better than widening the shoulder.

Cindy Nelson stated at the last meeting of the Community Protection Committee several residents in the residential section asked if the Village would consider changing the thirty-five (35) mph speed limit to twenty-five (25) mph from Brodd to Orchard. Residents love to walk downtown and it is not safe. While the committee looks into the speed, she said, she wanted to hear what was going on with this committee because the paths from Anderson to Orchard would certainly make a difference to those that wish to walk downtown. Our community, the people that live here, are asking for that, she said. She added that she wanted to be apprised because a speed study will take time and money. If we are going to have a path, perhaps we don't need a speed study, she said.

K. Nelson suggested taking the spacing and costs information to document the cost if we were to consider lighting Anderson to Townline.

Pearson agreed that there would be pressure to complete that area.

Bridenhagen suggested that the Village work with a grant writer; there are monies out there for these things, he said. We need to be looking for funding sources.

A discussion was held regarding funding. K. Nelson said a recommendation could be made to the Board to explore available funding sources. Bristol noted that the multimode use lends to a larger pool of funds available. He added that the Anderson Dock project also ticks a lot of boxes relative to grants or other funding sources. Bristol pointed out that they would need plans to get in queue. Pearson suggested reaching out to Congressman Gallagher.

K. Nelson suggested having a conversation with Nick from AECOM to obtain some knowledge about federal funding for multimode paths so that we can put it in the draft report as a recommendation. He added that they should find out how far they would have to go with plans to get in line for funding. The other recommendation to the Board may be to get an engineering plan with cost estimates so that funding can be sought. He noted that he and Bristol would work on a report to review with the committee.

**8. Discussion regarding Administration/Fire Department/ Maintenance Buildings:**

Bristol updated the committee that he had met with Buck Olsson regarding the Administration building and Olsson will return to look at some roofing concerns. Bristol reviewed with the

committee regarding a conversation with Keller regarding the Fire Station. He explained that he advised Keller that the campus idea is a back burner idea. He directed them to move forward with items reviewed during the walkthrough.

C. Pearson stated that nothing should be done until a decision is determined regarding a fire district. Bristol and K.Nelson stated that there won't be.

Bristol added that the plans were started with Keller by the Fire, Wastewater, and Maintenance Departments long before this process commenced. The committee is benefiting from being able to play with the plans a bit.

K. Nelson stated that the first thing the report needs to state is that we need to figure out if there will be a fire district and until then no money would be spent beyond normal maintenance.

Further conversation involved a fire district, determining what repairs were needed for the Administrative building, records retention, if a multi-purpose room will be required, the inadequacy of the Administrative building as a meeting space, improvements needed to continue to hold meetings at the Village Hall to resolve the shortcomings of the current system, the information provided to Keller to come up with the proposed plan, and direction given to Keller regarding the maintenance buildings.

*The consensus was to provide Keller with direction to proceed to cost out the improvements and additional space that were originally reviewed for the maintenance buildings.*

**9. Discussion of future meeting dates:**

K. Nelson suggested Tuesday, July 26, 2022, at 8:30 AM for the next meeting of the Capital Ad Hoc Committee. *(This meeting date was changed to 7/22/2022 at 8:30 AM)*

**10. Adjournment:**

**Meacham moved to adjourn, Bridenhagen seconded at 10:23 AM, all ayes.** Motion carried.

*Recorded by,  
Kim Roberts – Deputy Clerk*

**VILLAGE OF EPHRAIM  
CAPITAL PROJECTS AD-HOC COMMITTEE MEETING MINUTES  
WEDNESDAY, JULY 22ND, 2022 – 8:30 AM  
9996 WATER STREET**



**ACTION ITEMS:**

**M. Peterman moved, Pearson seconded to approve the minutes of July 13th, 2022, all ayes.** Motion carried.

**M. Peterman moved, Pearson seconded to present the Anderson Dock Project Report to the Village Board at the August meeting, all ayes.** Motion carried.

**Pearson moved, Meacham seconded to present the North End Lighting (and Path) Project Report to the Village Board at the August meeting, all ayes.** Motion carried.

**M. Peterman moved to adjourn, Pearson seconded at 9:39 AM, all ayes.** Motion carried.

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**Present:** Ken Nelson-Chair, Matt Meacham, Maggie Peterman, and Chuck Pearson.

**Absent:** Fred Bridenhagen.

**Staff:** Brent Bristol- Village Administrator and Kim Roberts – Deputy Clerk.

**Guests in person:** William Schult, Dennis Jewell, and Steve Sauter.

**Guests online:** Carol Schalla, Colin Welford, Diane Taillon, and Lane Methner (Ephraim Business Council).

1. **Call to Order:** The meeting was called to order by K. Nelson at 8:30 AM.
2. **Quorum:** A quorum of the Capital Projects Ad-Hoc “CPAC” Committee was present.
3. **Approval of previous minutes:**
4. **M. Peterman moved, Pearson seconded to approve the minutes of July 13th, 2022, all ayes.** Motion carried.
5. **Changes to the agenda:** There were no changes to the agenda.
6. **Visitors’ Comments:**

Dennis Jewell stated the efforts towards a solution for the North End lighting were very positive in the way it tied the Village together.

William Schult thanked the committee for their efforts and requested to speak as the agenda items came up.
7. **Discussion regarding the Anderson Dock project:**

K. Nelson explained the organization and layout of the project reports. He noted that there was a common approach for each to include an introduction, scope of work, cost estimate, assumptions/concerns, and additional supporting documents. He provided each committee member the opportunity to comment on the Anderson Dock project report.

Meacham noted that the utility trench may not be sufficiently long enough and that consideration may be required to make it longer to anticipate future needs.

A discussion was held about power needs on the dock. Bristol noted that a lot of the dock is set up for shore power; there is a lack of 110v power supply. He suggested adding a footnote to the report regarding the extension of power out to the end of the dock.

Pearson suggested that the Village Board create a committee to manage Anderson Dock and report back to the Board. He felt the project would go on forever if they didn’t create a group.

K. Nelson stated they could add this recommendation to the report.

M. Peterman inquired about the Laib estimate.

Bristol explained the Laib estimate arrived early this morning. The original report provided a historical perspective of the building but it did not touch on the necessary repairs, priority needs, or scope of work.

**M. Peterman moved, Pearson seconded to present the Anderson Dock Project Report to the Village Board at the August meeting, all ayes.** Motion carried.

Schult provided comment about his concerns about lifting the building and the concrete.

K. Nelson stressed the project is a long-term fix.

**8. Discussion regarding North End path and lighting:**

K. Nelson reviewed the report for the North End path and lighting. He noted that the trees that required removal on the east side of the road appeared to be mostly old cottonwood trees that are in poor condition.

A discussion was held allowing each committee member to comment on the North End path and lighting report. M. Peterman stated that she would like to invite Brian Fitzgerald to get his take on the paths as a representative of the half marathon. She thought that Fitzgerald's group was working on paths for the whole county and may be familiar with what other places have done from his research. Pearson added that it was a lot of money and if the project was to be completed it needed to be connected the whole way for continuity; do it right. Further discussion included state and federal funding to investigate, engineering firm prioritization lists, and requirements for the funding/grant process.

**Pearson moved, Meacham seconded to present the North End Lighting (and Path) Project Report to the Village Board at the August meeting, all ayes.** Motion carried.

Welford provided comment regarding future nighttime activity for North Ephraim. He felt the lighting and paths should be considered.

**9. Discussion regarding Administration/Fire Department/ Maintenance Buildings:**

The committee discussed the pending reports from Keller for the Fire Department and Maintenance buildings and ES Olsson for the Administrative Building. At the next meeting, the committee would be able to review the proposals and in turn, for the subsequent meeting, they would be able to review the project reports to approve submission to the Village Board.

Further discussion included a multi-purpose room for meetings, the relationship between the Administrative and Fire Department buildings that should be covered in the report under assumptions and concerns, a Northern Door Fire District, and if the projects are put on the shelf, making improvements to the Village Hall to better serve the needs for meetings. K. Nelson felt the audio challenges provided an opportunity to bring the information to the Village Board and should be built into the discussion regarding the Administrative Building and the Fire Station. Bristol provided an update on the artificial turf vendor who will be working in the area shortly. He stated he would contact the committee with the time and date so anyone that was interested could be a part of the site review.

**10. Discussion of future meeting dates:**

The next meeting of the CPAC was set for Wednesday, August 17<sup>th</sup>, 2022 at 8:30 AM.

**11. Adjournment:**

**M. Peterman moved to adjourn, Pearson seconded at 9:39 AM, all ayes.** Motion carried.

*Recorded by, Kim Roberts – Deputy Clerk*





# Keller

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## **Village of Ephraim – Proposed Fire Station Addition and Remodel** **Preliminary Budget Estimate**

Prepared 8/16/22

Keller Inc. is pleased to provide the Village of Ephraim Fire Department with preliminary plans and a Budget Estimate for an addition and remodel to their existing Fire Station. The proposed addition and remodel would be located at 10005 Norway St. The Proposed additions would be attached to the North and South Side of the Existing Fire Station. Keller Architect Jim Stojke and Project Manager Kelly Claflin initially met with the Fire Chief Justin MacDonald, Russ Salfi and Brad Rasmusson on Sept. 3, 2020 to determine needs for preliminary design. Subsequent meetings with Fire Chief MacDonald, Russ Salfi and Brad Rasmusson occurred on October 27, 2020 to present Preliminary plans for review and comment. The Village Board of Trustees prepared a Capital Improvement list of projects in December of 2020. Based on the list of projects and a heavy cost to do Village shoreline improvements the Fire Station project and Maintenance Building Addition and remodel were to be put on the shelf for a few years. In April of 2022 Chief MacDonald contacted Keller to inform them that the Ad Hoc Project Committee has now started the process of identifying which capital improvement projects to proceed with and would like to meet again to make a few changes to the previous plans.

Russ Salfi requested a meeting with Keller and the Ad Hoc Committee members on site on May 4, 2022 to review the scope of the project where left off and discuss plan changes for both the Fire Station project and Maintenance Building project. The Committee was going to review the comments of the meeting and meet internally to prioritize the project. Any recommended changes would be provided to Keller to update the plans and begin the budgeting process. Changes to the plans were then made and Keller was directed to prepare the Preliminary Budget estimate from those revised plans. The Preliminary Budget estimate is based on Preliminary drawings C1.0, A1.0, A2.0 dated 8/12/2 prepared by Keller, Inc.

It is important to note that this is a preliminary budget estimate. It is also very important to note that the Construction industry has experienced unprecedented cost increases in the past two years due to the pandemic and inflation. Volatile Price swings continue. If the Village of Ephraim decides to move forward with the project the Village would be required to prepare state approved design documents and issue for competitive bidding per State Statutes. Actual costs may be higher or lower and will not be known until bid date. The Budget was also prepared without Civil Engineering drawings. An experienced Keller Estimator budgeted the project as if we were pricing the project for Bidding. The remainder of the budget was prepared with assistance of subcontractors that Keller has used for similar projects. Quantity takeoffs for building materials and labor along with comparable similar projects designed and constructed recently by Keller were used to complete the budget estimate.

No definitive time frame has been established when the project would be approved. For budget estimating purposes however, it was assumed that the Design Process could start in November of 2022 and the earliest construction could start is Spring of 2023 and be completed by end of year 2023.

Should the project Design be started later than November 2022 the Budget would have to be adjusted accordingly based on market conditions.

**ADDRESS**

P.O. Box 620, Kaukauna, WI 54130-0620

**PHONE**

920-766-5795 1-800-236-2534

**FAX**

920-766-5004

**WEB SITE**

[www.kellerbuilds.com](http://www.kellerbuilds.com)





The Preliminary Budget estimate is intended to be all inclusive. Specifically included are State approved Architectural Design, Structural Design, Plumbing Design, HVAC Design Electrical Design, Civil Engineering and Construction Management fees, General Condition costs, State Plan approval and Permit fees, Building and Site work costs, and a construction contingency allowance of \$150,000.00

### **Project Scope**

- Excavate and Grading for building and site improvements
- Building and Site work staking
- Soil Borings
- Asphalt paving
- Building and Site Concrete
- Wood framed Rough carpentry
- Finish Carpentry
- Gypsum Board and Plaster
- Metal wall and Ceiling linear panel in Apparatus bays
- Cabinets and countertops
- Landscape allowance of \$2,000
- Insulation and Poly
- Asphalt roof Shingles
- Soffit & Fascia
- Interior Masonry Firewall
- Aluminum Entrances and Windows
- New Overhead doors with Operators
- Acoustical ceiling
- Interior Trim, Doors and Hardware
- Toilet Accessories
- Flooring
- Painted Drywall wall finish in offices
- HVAC
- Electrical
- Plumbing
- Turnout gear lockers and benches

Estimated Budget Range to Design and Construct a new 5,600 sq. ft. Addition and 2,760 sq. ft. remodel of existing space.

**Budget Range = \$2,200,000 - \$2,450,000**

Kelly Claflin  
Keller Construction Project Manager

**SHEET INDEX**

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS

**BUILDING CODE ANALYSIS**

**PROJECT ADDRESS**  
Street, City, State, Zip

**APPLICABLE CODES**  
2015 International Building Code (w/ WI Amendments)  
ASHRE Standard 90.1-2013  
2015 IEBC (Level # Alteration)

**OCCUPANCY**  
7.2  
Accessory Use  
Incidental Use  
High-Piled Combustible Storage YES/NO  
Hazardous Materials YES/NO  
Multiple Control Areas YES/NO

**HEIGHT & AREA**  
Building Height --- Maximum Allowed ---  
Number of Stories --- Maximum Allowed ---  
Total Building Area --- S.F. Maximum Allowed --- S.F.  
Total Fire Area --- S.F. Maximum Allowed --- S.F.  
Mixed/Separated Occupancies  
Unlimited Area Building YES/NO

**CONSTRUCTION TYPE**  
Construction Classification ?B  
Fire Separation Distance ---

**FIRE PROTECTION SYSTEMS**  
Assumed Sprinkler Type ---  
Fire Alarm System YES/NO

**MEANS OF EGRESS**  
Occupant Load ---  
Panic Hardware YES/NO

**STRUCTURAL DESIGN**  
Risk Category ---  
Roof Live Load --- psf  
Second Floor/Mezz Live Load --- psf  
Ground Snow Load --- psf Exposure Factor --- Thermal Factor ---  
Wind Load --- MPH Exposure Category ---  
Seismic Site Class ---

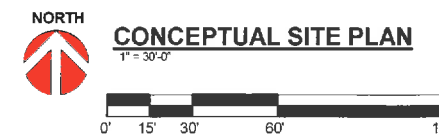
**PLUMBING SYSTEMS**  
Mens WC Required YES/NO  
Womens WC Required YES/NO  
Drinking Fountain YES/NO  
Other Source YES/NO

**MECHANICAL SYSTEMS**  
X

**SITE INFORMATION**

**SITE CONTENT**  
Building Size --- S.F. --- %  
Hard Surface --- S.F. --- %  
Green Space --- S.F. --- %  
Parcel Size (Approx.) --- S.F. --- Acres  
Parking Provided --- Stalls  
Area of Disturbance --- S.F.

**ZONING**  
Property Zoning ---  
Setbacks --- SY --- RY ---  
Hard Surface Setback ---  
Coverage Limit --- %  
Greenspace Requirement --- %  
Parking Required --- Stalls  
Refuse Enclosure YES/NO  
RTU SCREENING YES/NO



FIRE GARAGE ADDITION FOR:

# VILLAGE OF EPHRAIM

EPHRAIM

WISCONSIN



**Keller**

PLANNERS | ARCHITECTS | BUILDERS

**FOX CITIES**  
1216 Stone Road SS  
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FIRE GARAGE ADDITION FOR:  
**VILLAGE OF EPHRAIM**  
 EPHRAIM  
 WISCONSIN

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**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISIONS	
1	
2	
3	
4	
5	
6	

**PROJECT MANAGER:**  
K. CLAFLIN

**DESIGNER:**  
J. STOJKE

**DRAWN BY:**  
JHS

**EXPEDITOR:**  
.....

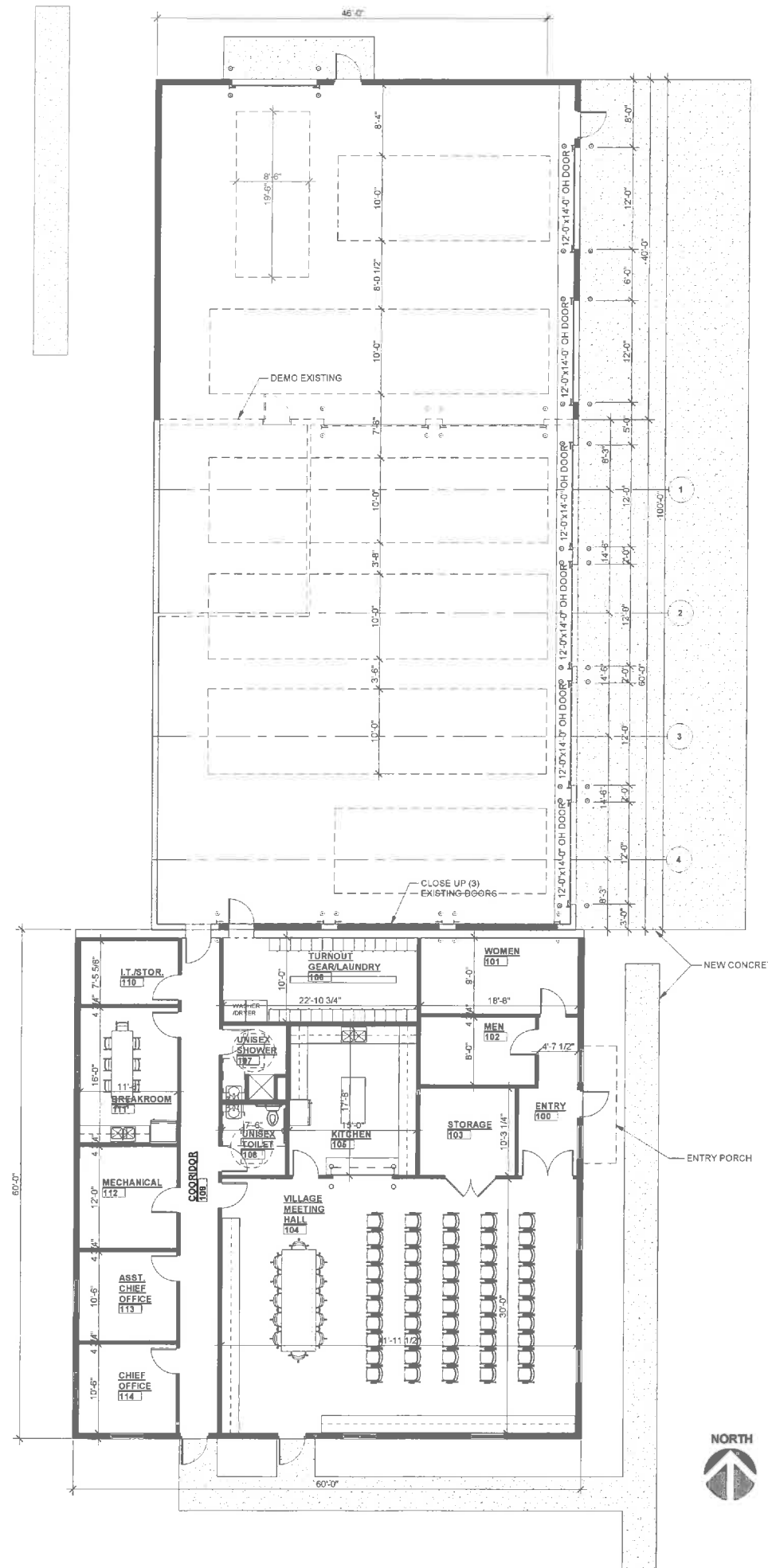
**SUPERVISOR:**  
.....

**PRELIMINARY NO:**  
.....

**CONTRACT NO:**  
.....

**DATE:**  
8.12.2022

**SHEET:**  
**C1.0**



**WALL KEY**

- NEW WALL/FURRING
- NEW MASONRY/VENEER WALL
- NEW COOLER/FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER



**Keller**  
 PLANNERS | ARCHITECTS | BUILDERS

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 FAX (920) 766-5004

MADISON: 711 Oak Dr., Sun Prairie, WI 53590  
 PHONE (608) 318-2336  
 FAX (608) 318-2337

MILWAUKEE: 1425 N. 130th, Collierville Rd, Germantown, WI 53022  
 PHONE (262) 230-9710  
 FAX (262) 230-9740

WAUSAU: 5425 E. 4th Ave, Wausau, WI 54401  
 PHONE (715) 848-3141  
 FAX (715) 848-3181  
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FIRE GARAGE ADDITION FOR:

# VILLAGE OF EPHRAIM

WISCONSIN  
 EPHRAIM

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**PRELIMINARY - NOT FOR CONSTRUCTION**

**REVISIONS**

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

**PROJECT MANAGER:** K. CLAFLIN  
**DESIGNER:** J. STOJKE  
**DRAWN BY:** JHS  
**EXPEDITOR:** .....  
**SUPERVISOR:** .....  
**PRELIMINARY NO:** .....  
**CONTRACT NO:** .....  
**DATE:** 8.12.2022  
**SHEET:** **A1.0**

**NORTH**  
  
**FLOOR PLAN**  
 1/8" = 1'-0"





# Keller

PLANNERS | ARCHITECTS | BUILDERS

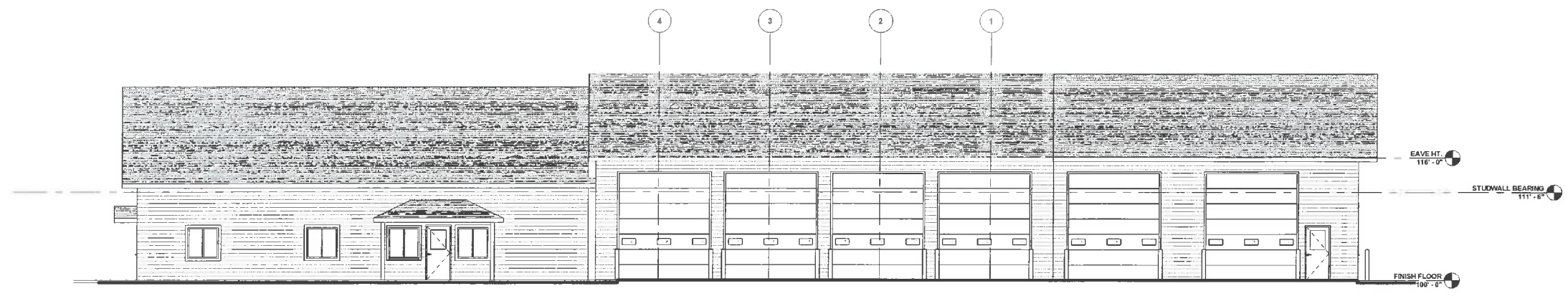
FOX CITIES  
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3425 18th Ave.  
Wausau, WI 54401  
PHONE (715) 849-3141  
FAX (715) 849-3181

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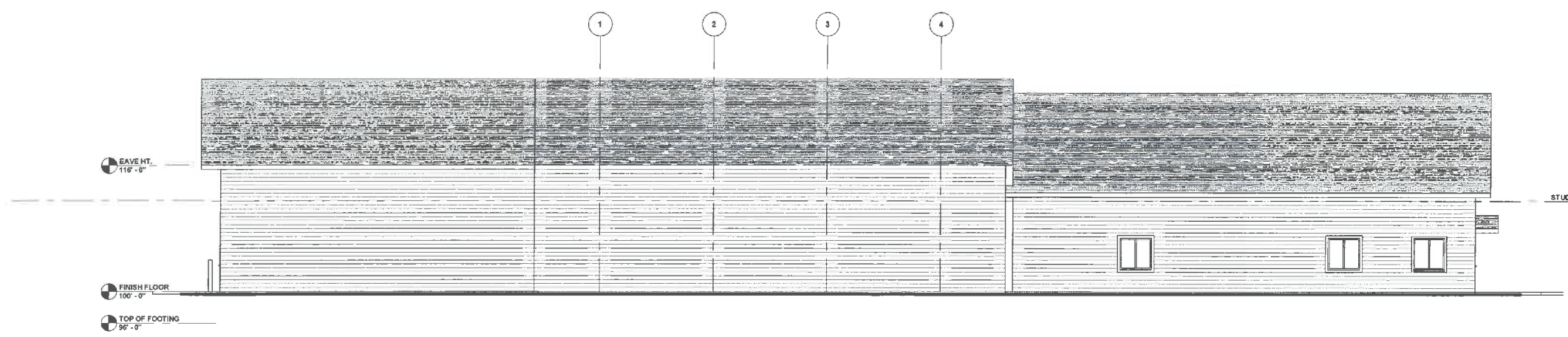
**EAST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**NORTH ELEVATION**  
1/8" = 1'-0"



**WEST ELEVATION**  
1/8" = 1'-0"

**FIRE GARAGE ADDITION FOR:**  
**VILLAGE OF EPHRAIM**  
**WISCONSIN**  
**EPHRAIM**

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**REVISIONS**

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6		

**PROJECT MANAGER:**  
K. CLAFLIN

**DESIGNER:**  
J. STOJKE

**DRAWN BY:**  
JHS

**EXPEDITOR:**  
---

**SUPERVISOR:**  
---

**PRELIMINARY NO.:**  
---

**CONTRACT NO.:**  
---

**DATE:**  
8.12.2022

**SHEET:**  
**A2.0**

**PRELIMINARY - NOT FOR CONSTRUCTION**



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## Village of Ephraim – Pole Building Addition Preliminary Budget Estimate

Prepared 8/16/22

Keller Inc. is pleased to provide the Village of Ephraim Fire Department with preliminary plans and a Budget Estimate for an addition and remodel to their existing Public Works Garage. The proposed addition and remodel would be located at 10285 Townline Drive. The Proposed addition would be attached to the North side of the Existing Public Works Garage. Keller Architect Jim Stojke and Project Manager Kelly Claflin initially met with met with Public Works Director Russ Salfi and Brad Rasmusson on Sept. 3, 2020 to determine needs for preliminary design. Subsequent meetings with Russ Salfi, Brad Rasmusson and Justin MacDonald occurred on October 27, 2020 to present Preliminary plans for review and comment. The Village Board of Trustees prepared a Capital Improvement list of projects in December of 2020. Based on the list of projects and a heavy cost to do Village shoreline improvements the Public Works Project and Fire Station project were to be put on the shelf for a few years. In April of 2022 Russ Salfi contacted Kelly Claflin to inform him that the Ad Hoc Project Committee has now started the process of identifying which capital improvement projects to proceed with and would like to meet again to make a few changes to the previous plans.

Russ Salfi requested a meeting with Keller and the Ad Hoc Committee members on site on May 4, 2022 to review the scope of the project where left off and discuss plan changes for both the Maintenance Building Fire Station project. The Committee was going to review the comments of the meeting and meet internally to prioritize the projects and discuss potential plan changes prior to Keller Budgeting the project. Minor Changes to the plans were then made by Keller and Keller was directed to prepare the Preliminary Budget estimate from those revised plans. The Preliminary Budget estimate is based on Preliminary drawings C1.0, A1.0, A2.0 dated 11/30/22 prepared by Keller, Inc.

It is important to note that this is a preliminary budget estimate. It is also very important to note that the Construction industry has experienced unprecedented cost increases in the past two years due to the pandemic and inflation. If the Village of Ephraim decides to move forward with the project the Village would be required to prepare state approved design documents and issue for competitive bidding per State Statutes. Actual costs may be higher or lower and will not be known until bid date. The Budget was also prepared without Civil Engineering drawings. An experienced Keller Estimator budgeted the project as if we were pricing the project for Bidding. The remainder of the budget was prepared with assistance of subcontractors that Keller has used for similar projects. Quantity takeoffs for building materials and labor along with comparable similar projects designed and constructed recently by Keller were used to complete the budget estimate.

No definitive time frame has been established when the project would be approved. For budget estimating purposes however, it was assumed that the Design Process could start in November of 2022 and the earliest construction could start is Spring of 2023 and be completed by end of year 2023.

Should the project Design be started later than November 2022 the Budget would have to be adjusted accordingly based on current market conditions.

**ADDRESS**

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**FAX**

920-766-5004

**WEB SITE**

[www.kellerbuilds.com](http://www.kellerbuilds.com)



The Preliminary Budget estimate is intended to be all inclusive. Specifically included are State approved Architectural Design, Structural Design, Plumbing Design, HVAC Design Electrical Design, Civil Engineering and Construction Management fees, General Condition costs, State Plan approval and Permit fees, Building and Site work costs.

### **Project Scope**

- Excavate and Grading for building and site improvements
- Demolition of existing to receive new addition
- Building and Site work staking
- Asphalt paving in existing Pole Building
- Building concrete pads for 2x6 posts
- Wood framed Rough carpentry
- Guard posts at Overhead doors
- 29 gage metal wall and roof panels
- Hollow metal door and frames
- (2) Overhead doors
- Electrical

Estimated Budget Range to Design and Construct a new 900 sq. ft. Lean to Addition  
and 840 sq. ft. asphalt in existing Pole Building  
**Budget Range = \$145,000 - \$156,560**

Kelly Claflin  
Keller Construction Project Manager



# Keller

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## Village of Ephraim – Public Works Garage Addition and Remodel Preliminary Budget Estimate

Prepared 8/16/22

Keller Inc. is pleased to provide the Village of Ephraim Fire Department with preliminary plans and a Budget Estimate for an addition and remodel to their existing Public Works Garage. The proposed addition and remodel would be located at 10285 Townline Drive. The Proposed addition would be attached to the North side of the Existing Public Works Garage. Keller Architect Jim Stojke and Project Manager Kelly Claflin initially met with Public Works Director Russ Salfi and Brad Rasmusson on Sept. 3, 2020 to determine needs for preliminary design. Subsequent meetings with Russ Salfi, Brad Rasmusson and Justin MacDonald occurred on October 27, 2020 to present Preliminary plans for review and comment. The Village Board of Trustees prepared a Capital Improvement list of projects in December of 2020. Based on the list of projects and a heavy cost to do Village shoreline improvements the Public Works Project and Fire Station project were to be put on the shelf for a few years. In April of 2022 Russ Salfi contacted Kelly Claflin to inform him that the Ad Hoc Project Committee has now started the process of identifying which capital improvement projects to proceed with and would like to meet again to make a few changes to the previous plans.

Russ Salfi requested a meeting with Keller and the Ad Hoc Committee members on site on May 4, 2022 to review the scope of the project where left off and discuss plan changes for both the Maintenance Building Fire Station project. The Committee was going to review the comments of the meeting and meet internally to prioritize the projects and discuss potential plan changes prior to Keller Budgeting the project. Minor Changes to the plans were then made by Keller and Keller was directed to prepare the Preliminary Budget estimate from those revised plans. The Preliminary Budget estimate is based on Preliminary drawings C1.0, A1.0, A2.0 dated 11/30/22 prepared by Keller, Inc.

It is important to note that this is a preliminary budget estimate. It is also very important to note that the Construction industry has experienced unprecedented cost increases in the past two years due to the pandemic and inflation. If the Village of Ephraim decides to move forward with the project the Village would be required to prepare state approved design documents and issue for competitive bidding per State Statutes. Actual costs may be higher or lower and will not be known until bid date. The Budget was also prepared without Civil Engineering drawings. An experienced Keller Estimator budgeted the project as if we were pricing the project for Bidding. The remainder of the budget was prepared with assistance of subcontractors that Keller has used for similar projects. Quantity takeoffs for building materials and labor along with comparable similar projects designed and constructed recently by Keller were used to complete the budget estimate.

No definitive time frame has been established when the project would be approved. For budget estimating purposes however, it was assumed that the Design Process could start in November of 2022 and the earliest construction could start is Spring of 2023 and be completed by end of year 2023.

Should the project Design be started later than November 2022 the Budget would have to be adjusted accordingly based on current market conditions.

#### ADDRESS

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#### FAX

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The Preliminary Budget estimate is intended to be all inclusive. Specifically included are State approved Architectural Design, Structural Design, Plumbing Design, HVAC Design Electrical Design, Civil Engineering and Construction Management fees, General Condition costs, State Plan approval and Permit fees, Building and Site work costs, and a construction contingency allowance of \$50,000.00

### Project Scope

- Excavate and Grading for building and site improvements
- Demolition of existing to receive new addition
- Building and Site work staking
- Storm Sewer, Water and Sanitary connections
- Asphalt paving
- Building and Site Concrete
- Wood framed Rough carpentry
- Finish Carpentry
- Gypsum Board and Plastering
- Cabinets and countertops
- Landscape allowance of \$2,000
- Insulation and Poly
- Asphalt roof Shingles
- Soffit & Fascia with gutters and downspouts
- Interior Masonry Firewall
- Hollow metal doors and frames
- Overhead doors with Operators
- Acoustical ceiling
- Interior Trim, Doors and Hardware
- Toilet Accessories
- Flooring
- Painted Drywall wall finish in Toilet Rom and Breakroom
- HVAC
- Electrical
- Plumbing
- 3 Ft. high Partial wall liner panel and Ceiling liner panel in shop area.

Estimated Budget Range to Design and Construct a new 1,600 sq. ft. Addition and remodel portion of existing space into Breakroom and Toilet room.

**Budget Range = \$425,000 - \$490,000**

Option #1: Asphalt Paving from Townline Road inc.loop around Drop off Dump rd. **Budget = \$124,740.00**

Option # 2: Add Asphalt paving in entire area of Pole Building **Add \$8,775.00**

Option # 3: Add Asphalt paving for Alt. #1 Pave between Drive around and Pole Building **Add \$65,790.00**

Option # 4: Add Asphalt paving around wastewater plant and (2) ramps **Add \$73,360.00**

Kelly Claflin  
Keller Construction Project Manager

**SHEET INDEX**

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS

**BUILDING CODE ANALYSIS**

**PROJECT ADDRESS**  
10,285 Townline Rd. Ephraim, WI 54211

**APPLICABLE CODES**  
2015 International Building Code (w/ WI Amendments)  
ASHRAE Standard 90.1-2013  
2015 IEBC (Level #3 Addtion)

**OCCUPANCY**  
S1-STORAGE REPAIR  
Accessory Use  
B  
Incidental Use  
N/A  
High-Piled Combustible Storage NO  
Hazardous Materials NO

**HEIGHT & AREA**  
Building Height: 15'-4"  
Number of Stories: 1  
Total Building Area: VARIES Maximum Allowed: 15,750 S.F.  
Total Fire Area: VARIES Maximum Allowed: 5,000 S.F.  
Mixed Occupancies  
Unlimited Area Building NO

**CONSTRUCTION TYPE**  
Construction Classification: 2B  
Fire Separation Distance: 540'-0"

**FIRE PROTECTION SYSTEMS**  
Assumed Sprinkler Type: N/A  
Fire Alarm System: NO

**MEANS OF EGRESS**  
Occupant Load: 2  
Panic Hardware: NO

**STRUCTURAL DESIGN**  
Risk Category: II  
Roof Live Load: psf  
Second Floor/Mezz. Live Load: psf  
Ground Snow Load: 40 psf Exposure Factor: Thermal Factor:  
Wind Load: 90 MPH Exposure Category:  
Seismic Site Class:

**PLUMBING SYSTEMS**  
Mens WC Required: YES  
Womens WC Required: NO  
Drinking Fountain: YES (BOTTLE)  
Other Source:

**MECHANICAL SYSTEMS**  
X

**SITE INFORMATION**

**SITE CONTENT**

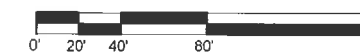
Building Size	___ S.F.	___%
Hard Surface	___ S.F.	___%
Green Space	___ S.F.	___%
Parcel Size (Approx.)	___ S.F.	___ Acres
Parking Provided	___ Stalls	
Area of Disturbance	___ S.F.	

**ZONING**

Property Zoning	___
Setbacks	___' SY ___' RY ___'
Hard Surface Setback	___'
Coverage Limit	___%
Greenspace Requirement	___%
Parking Required	___ Stalls
Refuse Enclosure	YES/NO
RTU SCREENING	YES/NO



**CONCEPTUAL SITE PLAN**  
1" = 30'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

MUNICIPAL GARAGE ADDITION FOR:  
**VILLAGE OF EPHRAIM**

EPHRAIM

WISCONSIN

**Keller**  
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WISCONSIN  
EPHRAIM

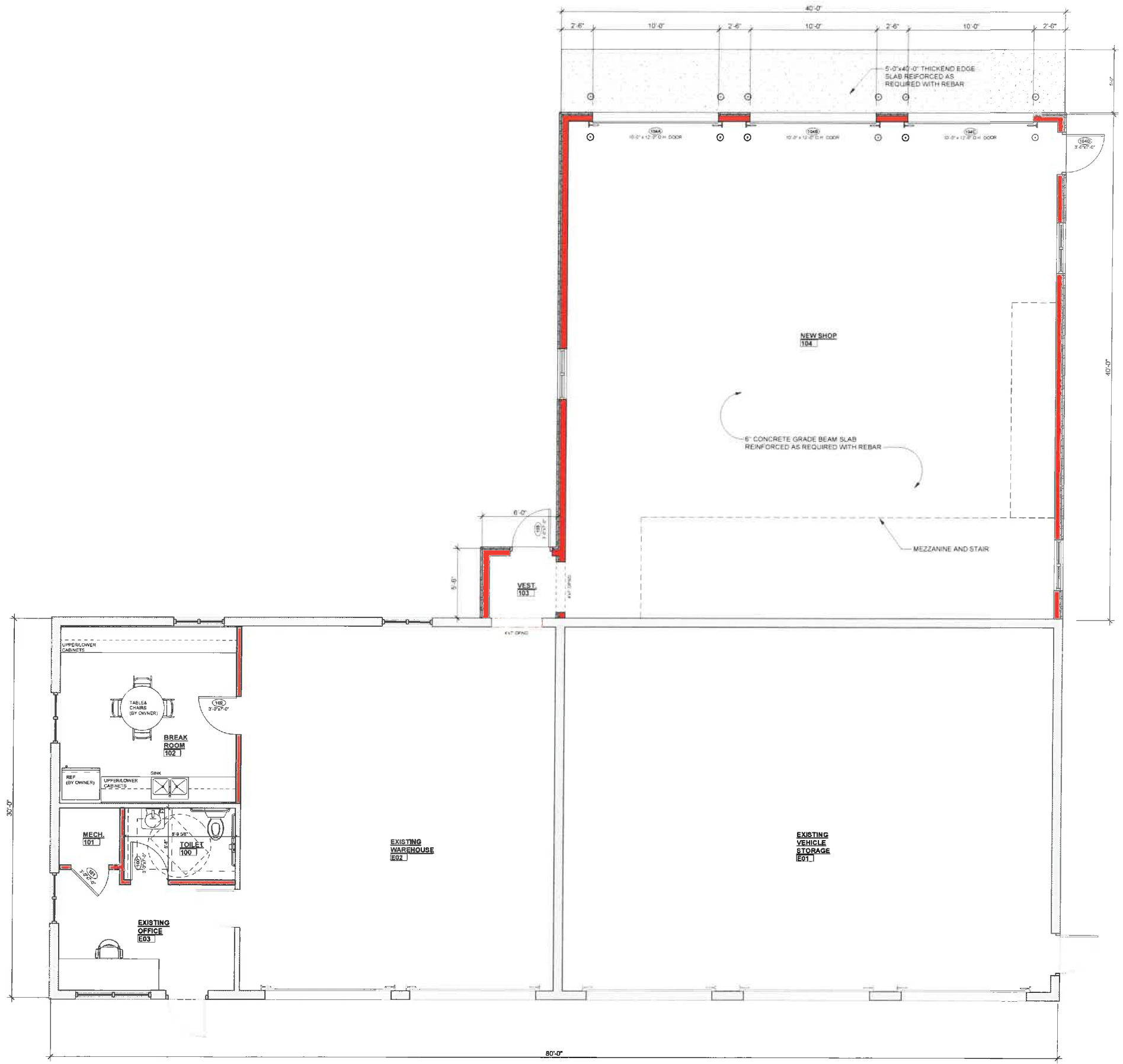
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**PROJECT MANAGER:** K. CLAFLIN  
**DESIGNER:** J. STOJKE  
**DRAWN BY:** JHS  
**EXPEDITOR:**  
**SUPERVISOR:**  
**PRELIMINARY NO.:**  
**CONTRACT NO.:**  
**DATE:** 11-30-2020  
**SHEET:** C1.0

**PRELIMINARY - NOT FOR CONSTRUCTION**



**WALL KEY**

	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

NORTH  
  
**FLOOR PLAN**  
 1/4" = 1'-0"

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MUNICIPAL GARAGE ADDITION FOR:  
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 WISCONSIN  
 EPPHRAIM

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**PROJECT MANAGER:**  
K. CLAFLIN

**DESIGNER:**  
J. STOJKE

**DRAWN BY:**  
JHS

**EXPEDITOR:**  
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**SUPERVISOR:**  
---

**PRELIMINARY NO.:**  
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**DATE:**  
11-30-2020

**SHEET:**  
**A1.0**





# Keller

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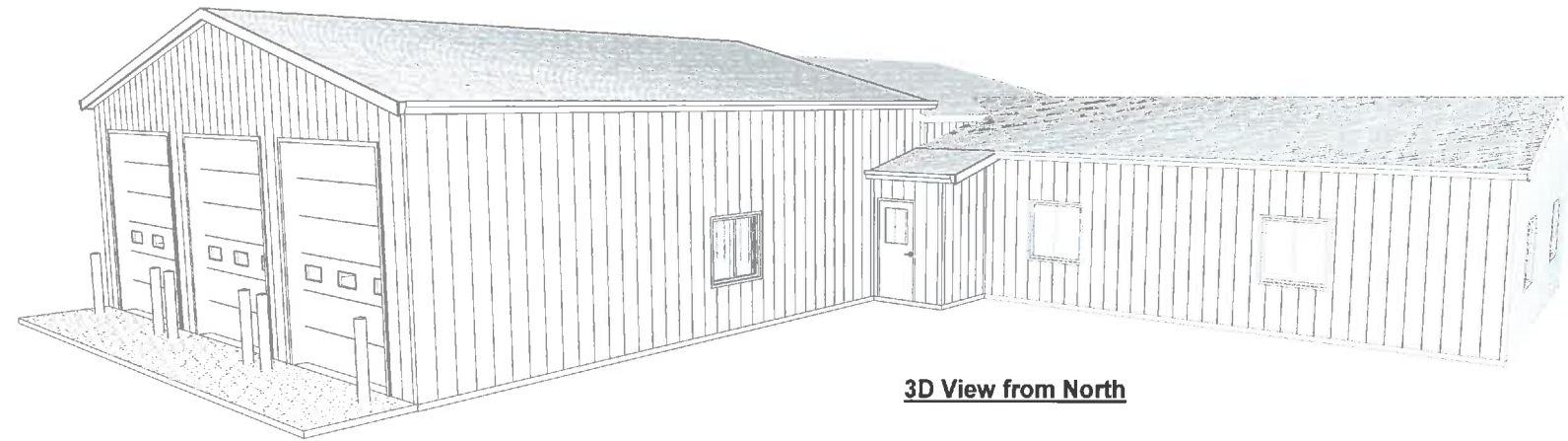
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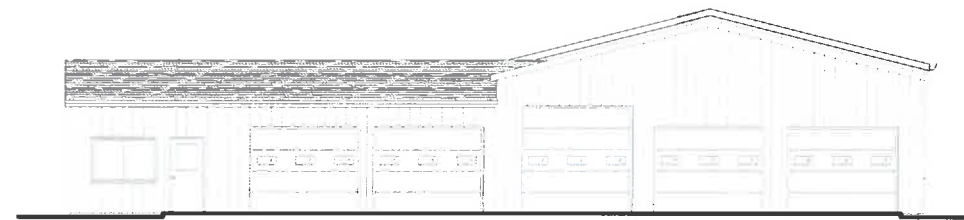
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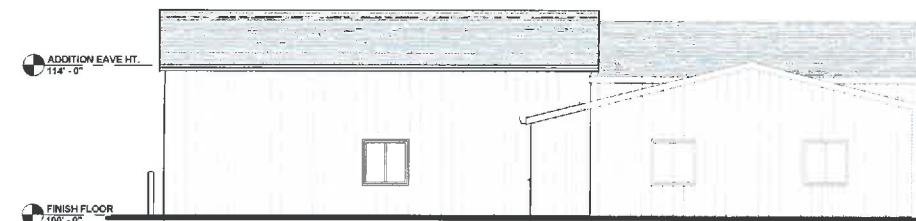
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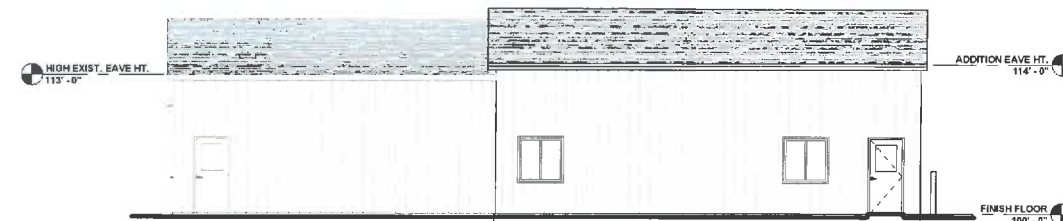
3D View from North



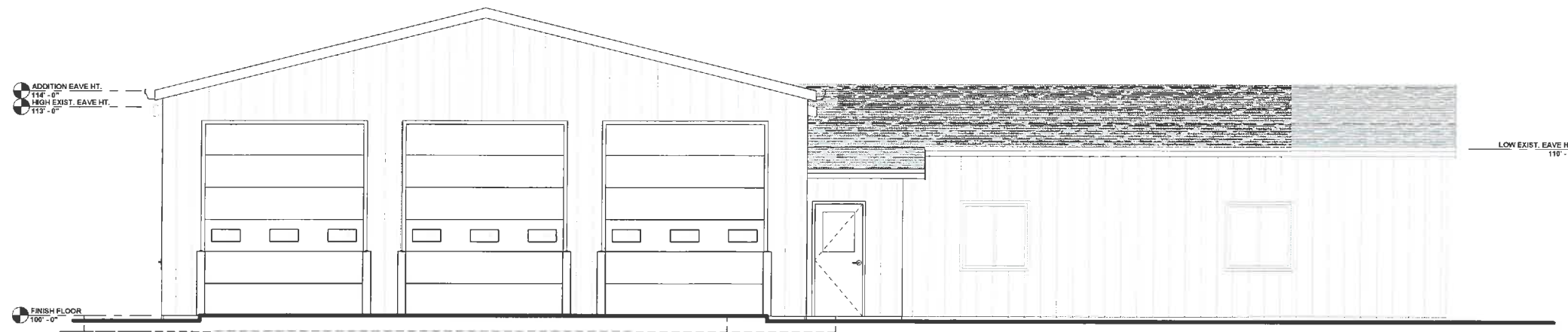
SOUTH ELEVATION  
1/8" = 1'-0"



WEST ELEVATION  
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EAST ELEVATION  
1/8" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

MUNICIPAL GARAGE ADDITION FOR:

## VILLAGE OF EPHRAIM

WISCONSIN

EPHRAIM

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REVISIONS	
1	
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PROJECT MANAGER: K. CLAFLIN  
 DESIGNER: J. STOJKE  
 DRAWN BY: JHS  
 EXPEDITOR: \_\_\_\_\_  
 SUPERVISOR: \_\_\_\_\_  
 PRELIMINARY NO: \_\_\_\_\_  
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 SHEET: **A2.0**



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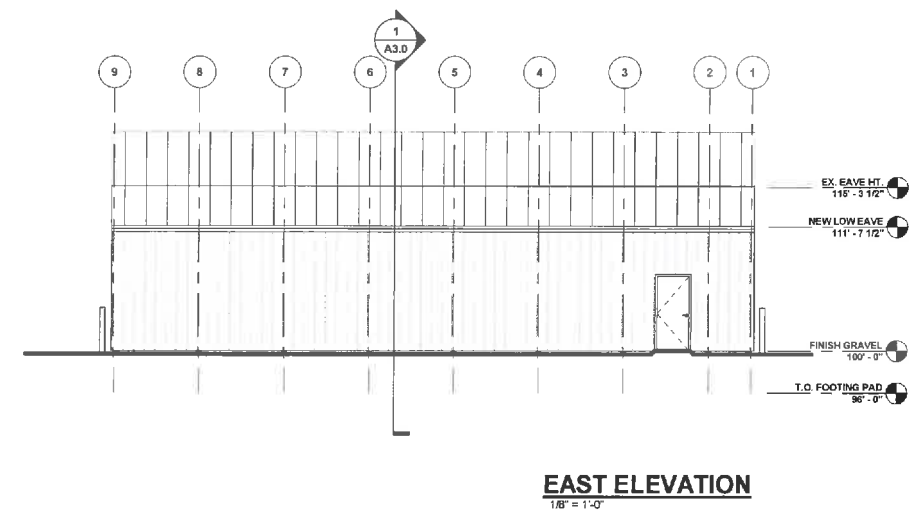
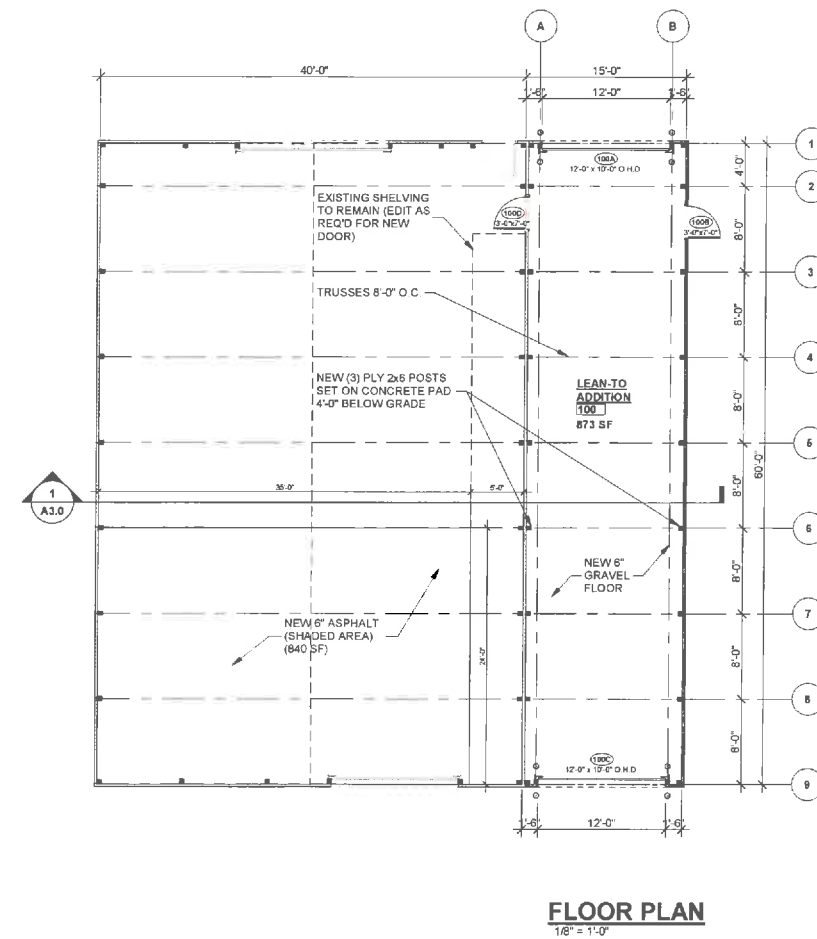
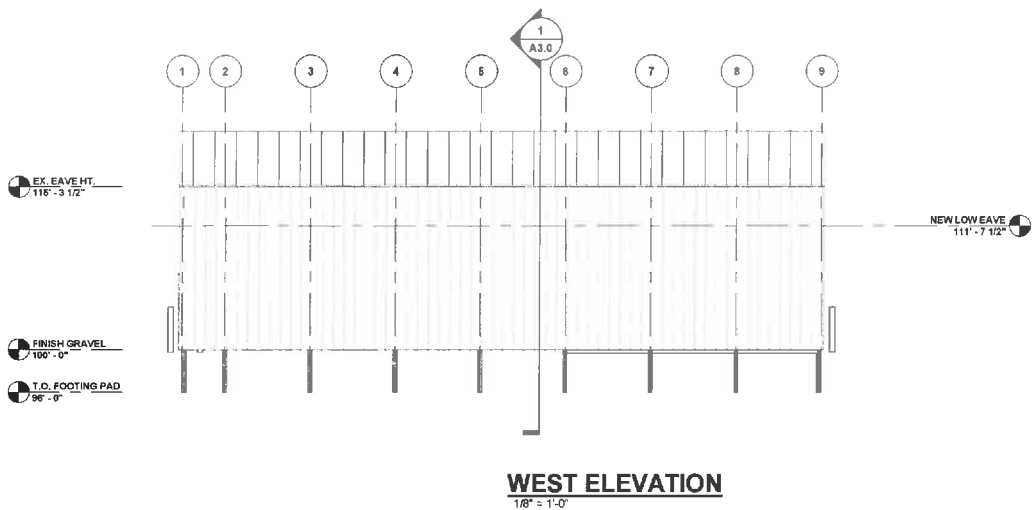
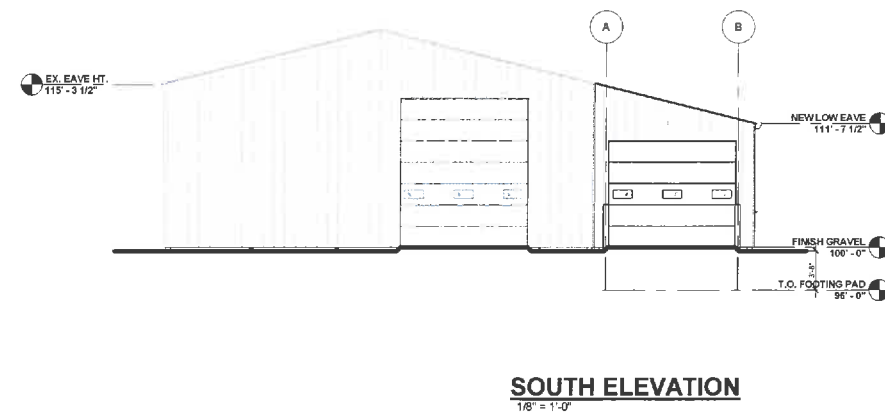
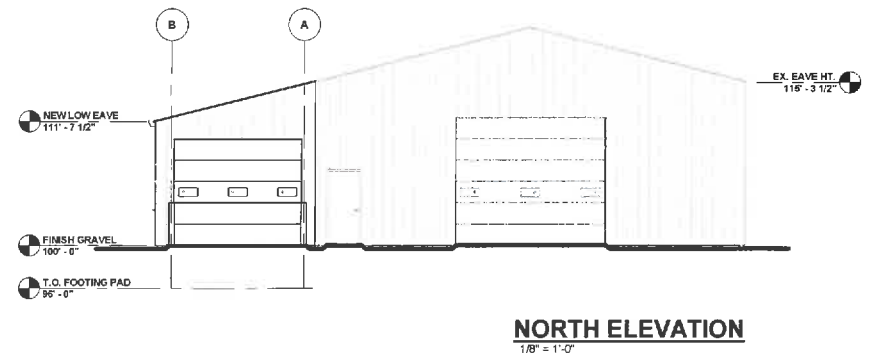
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PROPOSED STORAGE BUILDING ADDITION FOR --  
**VILLAGE OF EPHRAIM**  
 WISCONSIN  
 EPHRAIM,

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REVISIONS	
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**PROJECT MANAGER:**  
K. CLAFLIN

**DESIGNER:**  
J. STOJKE

**DRAWN BY:**  
JHS

**EXPEDITOR:**  
-----

**SUPERVISOR:**  
-----

**PRELIMINARY NO:**  
P20294

**CONTRACT NO:**  
-----

**DATE:**  
03 MAY 2021

**SHEET:**  
**A2.0**