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Somerset

Village of Somerset Facilities Condition Assessment + Space Needs Study Report

January 2024





Somerset

FOR:

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PROJECT #29826

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Executive Summary

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Executive Summary

PROCESS OVERVIEW

The Village of Somerset has reached an important opportunity to further positive momentum in ensuring the continued success of its services. ISG is pleased to have assisted at this critical point by providing a detailed and forward-looking facility assessment that properly quantifies, prioritizes, and empowers future decisions. The intent of this assessment report is to serve as an integral tool for decision-making.

Purpose Statement

The purpose of the assessment is to provide an overview of the current general physical condition of the site and buildings, and identify recommendations for repairs, replacements, and next steps, which may include the following:

- Planning for facility maintenance and improvements
- Informing stakeholders of facility needs
- Prioritizing long- and short-term projects
- Identifying opportunities to enhance user experience and aesthetics
- Scope of Evaluation

The public works facility and the shared village hall and police station were assessed, and included the following conditions:

- Site
- Structural
- Exterior and interior architecture
- Plumbing
- Mechanical
- Electrical
- Life safety

The scope of this report includes document reviews, research, and interviews to assist in the facility assessment, including the following:

- Completion of a site visit walk-through survey to observe all site and building systems
- Review documentation of existing site and building systems
- Photo documentation of existing conditions
- Preparation of estimated opinion of probable costs for necessary repairs to remedy deficiencies

GENERAL MAINTENANCE PLAN RECOMMENDATIONS

As part of the assessment process, ISG notes systems, equipment, and items that are in good condition. Those items can be maintained with routine maintenance or minor repairs utilizing normal operating and maintenance budgets. ISG provides the recommendation to perform regular maintenance for these items and therefore includes no associated costs in the opinion of probable costs as part of the report.

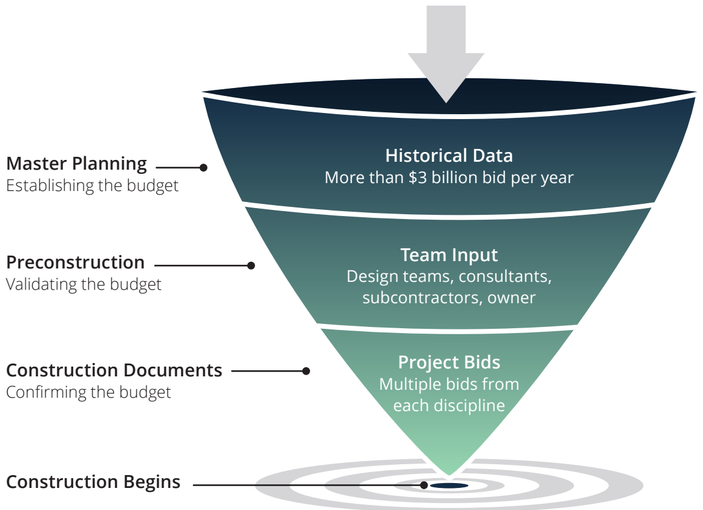
No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed as part of this report. This assessment did not include engineering calculations to determine the adequacy of the property's original design or existing systems. Although walk-through observations were performed, not all areas were observed. There may be defects in the property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by the client or property management personnel.

PRIORITY SUMMARY

Based on the items evaluated, any issues or deficiencies documented have been assigned a priority level based on the chart below, and an estimate for costs is provided. Costs for any recommendations that are beyond the scope of the assessment are not included.

Priority	Time Frame	Item
1 Immediate	0–2 Years	Accessibility Aesthetics Deterioration Energy Estimated Useful Life Hazardous Materials Health + Safety Remaining Useful Life
2 Emerging	3–5 Years	
3 Future	6–10 Years	

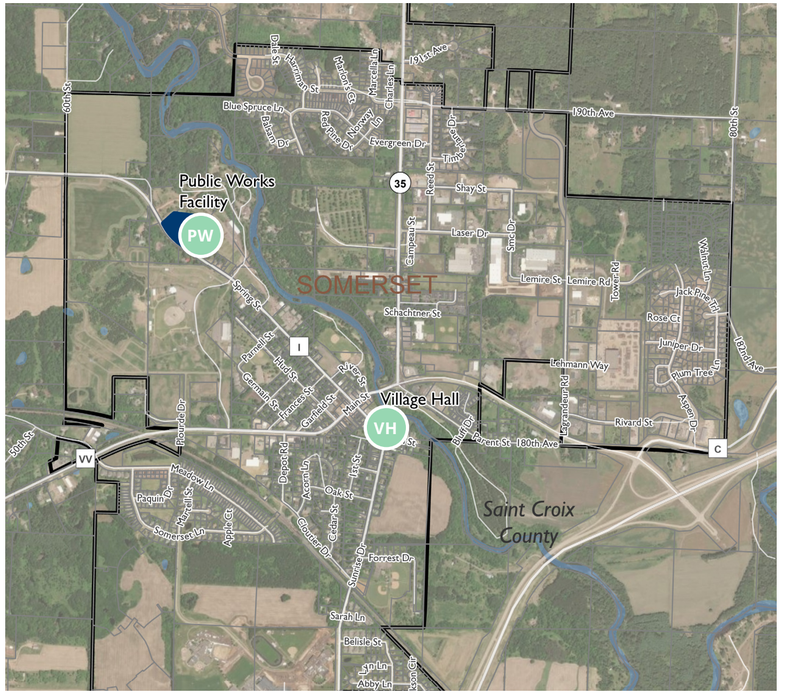
ESTIMATION EVOLUTION



SITE OVERVIEW

PW Public Works Facility

VH Village Hall Facility



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Public Works Facility Assessment

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Public Works Facility Assessment

RECOMMENDATIONS SUMMARY

The Public Works facility priority one recommendations make up just over 20% of the estimated costs required for immediate and short-term repairs related to life safety, accessibility, or systems that have exceeded their useful service life.

The priority two recommendations make up 75% of total costs of all recommendations. Priority two recommendations are those that should be addressed in three to five years. Therefore, the County is at an optimal point to decide a path forward with either addressing existing facility system needs to extend the life of the existing facility, or to plan for a new facility that will have a longer life-span into the future.

The priority three recommendations are minimal in comparison to priority ones and twos, yet should be addressed within the next 10 years.



Priority 1
$152,460 (20.41%)

Priority 2
$581,800 (77.87%)

Priority 3
$12,900 (1.73%)



SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Drainage	Downspout	Poor	2	Downspouts discharge directly next to the building without proper grade or erosion prevention materials.	Extend downspouts away from building.	$250
Drainage	Garage Entrance	Poor	2	Asphalt has settled and has required multiple patches. Water pools in front of the door with the negative drainage grade.	Replace asphalt and regrade.	$2,300
Drainage	Downspout	Poor	1	Downspouts discharge directly next to the building without proper grade or erosion prevention materials. Erosion is occurring at the building entrance.	Bury downspout under walkway and discharge away from building.	$14,400
Drainage	Driveway	Poor	2	Drainage provided is the only surface drainage that carries water across the entire site, as well as the building front to the north.	Install storm sewer system to outlet on the north side of the property.	$60,500
Vehicle Routes	Entry Driveway	Poor	2	Asphalt is spider cracking throughout the driveway and chunks are being removed on edges by unpaved routes.	Replace asphalt.	$152,000


Downspout


Downspout


Vent


Downspout


Garage Entrance


Downspout


Driveway


Driveway


Driveway


Entry Driveway


Asphalt


Asphalt

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Vehicle Routes	Entry Driveway	Poor	2	Asphalt is spider cracking and chunks are being removed along the edges of the unpaved entry to the storage shed.	Replace asphalt.	$6,900
Vehicle Routes	Parking Area	Poor	1	Parking area grade exceeds the Americans with Disabilities Act (ADA) required 2% maximum slope in any direction. No accessible parking stall is present with signage or striping.	Add accessible stall signage and pave and stripe parking area.	$22,700
Vehicle Routes	Parking Area	Poor	2	Parking area consists of five stalls and zero accessible stalls. Parking requirements within the Somerset Code of Ordinances includes a formula including square footage and staff equivalents.	Expand parking area, pave, stripe, and add signs. Further investigate stall requirements with city staff.	$0
Pedestrian Routes	Entry Landing	Poor	1	No ADA landing is present into entry door and bump through doorway exceeds ADA maximum of one-quarter inch.	Create landing outside and inside of doorway and a ramp inside the doorway.	$4,600
Pedestrian Routes	Handrail	Poor	1	There is no handrail along a steep slope (43.5%) of walking area on the north side of the building.	Install handrail.	$3,100


Entry Driveway


Entry Driveway


Parking Area


Parking Area


Parking Area


Entry Landing


Entry Landing


Entry Landing


Handrail


Handrail


Handrail


Handrail

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Pedestrian Routes	Stairs	Poor	1	Stairs are old, unsecured railroad ties. There is no handrail, there are large gaps between ties, treads are not deep enough.	Remove current stairs and install new concrete stairs with proper measurements and handrail.	$15,200
Pedestrian Routes	Sidewalk	Poor	1	Sidewalk is cracking and crumbling asphalt. The cross slope of the walk exceeds ADA maximum of 2%.	Remove asphalt and install proper graded concrete sidewalk.	$11,700
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at north storage building.	Replace concrete panels.	$2,300
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at north side of main building, west door. Large gap between walkway and door.	Replace concrete panels.	$2,300
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at north side of main building, east door. Large gap between walkway and door.	Replace concrete panels.	$2,300
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction. Located at south side of main building.	Replace concrete panels.	$2,300


Stairs


Stairs


Sidewalk


Sidewalk

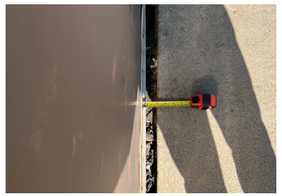

Entry Landing


Entry Landing


Entry Landing


Entry Landing


Entry Landing


Entry Landing

EXTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Roof	Hoop Structure/ Salt Storage Roof	Good	3	Steel roof hoop structure and canvas has normal wear.	Perform regular maintenance.	$0
Exterior Walls	Panels	Fair	2	Select damaged panels.	Repair or replace panels to enclose the envelope.	$8,000
Exterior Walls	Panels/Northeast Corner	Fair	2	Select damaged panels.	Would benefit from an additional bollard to protect corner. Repair or replace panels.	$2,200
Exterior Walls	Metal Panel/ Northern East Wall	Fair	3	Metal panel exterior material shows normal wear.	Perform regular maintenance.	$0
Exterior Walls	Metal Panel/ South Corner	Fair	3	Metal panel exterior material shows normal wear.	Would benefit from an additional bollard to protect corner.	$3,800
Exterior Walls	Hoop Structure/ Salt Storage Wall	Good	3	Precast T-walls have normal wear.	Perform regular maintenance.	$0
Exterior Walls	UV/Storage Building Exterior	Good	3	The exterior building had normal wear.	Perform regular maintenance.	$0
Exterior Walls	Wall/Animal Shelter	Poor	1	A portion of the exterior wall has been pushed out of plane.	Repair wall.	$5,300



Hoop Structure/Salt Storage Roof



Damaged Panels



Panels/Northeast Corner



Metal Panel/Northern East Wall



Metal Panel/South Corner



Hoop Structure/Salt Storage Wall



UV/Storage Building Exterior



Wall/Animal Shelter



Wall/Animal Shelter

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Ceiling	Ceiling	Good	3	The ceiling condition shows normal wear.	Perform regular maintenance.	$0
Interior Walls	UV/Storage Building	Fair	2	There are signs of water intrusion into the lower level of the building.	Find and repair area of water intrusion.	$3,800
Interior Windows	Shop Window	Fair	3	Metal fixed windows perform appropriately.	Perform regular maintenance.	$0
Interior Windows	Office Window	Fair	2	The window interior frame/ jamb shows signs of moisture.	Replace windows.	$3,700
Interior Doors	Swing Door	Fair	2	Moisture and salt have resulted in rust damage at base of swing doors.	Replace doors and frames.	$18,800
Interior Doors	Overhead Door	Fair	2	Moisture and salt have resulted in rust damage at base of overhead doors.	Replace overhead doors.	$45,400
Interior Floors	Public Works Open Floor Space	Fair	3	The space lacks designated storage spaces so storage is kept out in open spaces.	Improve organization, relocate to open up floor space for vehicles.	$0
Interior Floors	Trench Drain	Fair	2	There is evidence of trench failure. Some sections were sunken and other sections were clogged.	Remove and replace with new trench.	$9,100
Interior Floors	Exiting Path	Poor	1	Exit routes are impeded due to parked vehicles and the piles of storage.	Adjust location of parked vehicles and storage. Mark routes with paint to denote path to remain clear.	$750

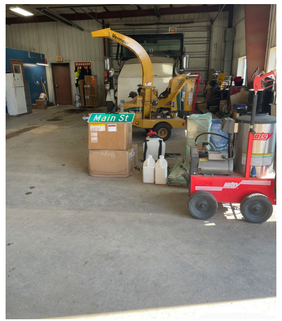

Ceiling


UV/Storage Building


Shop Window


Office Window


Overhead + Swing Door



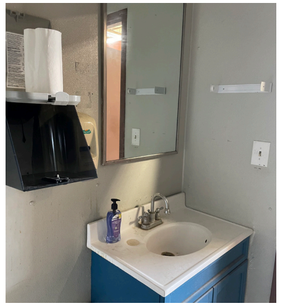
Public Works Open Floor Space


Trench Drain


Exiting Path

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Casework	Restroom Vanity	Poor	1	Vanity does not allow for front approach or side approach. Faucet does not have approved levers for accessibility and the mirror is placed too high for accessibility.	Replace vanity with wall mounted lavatory or removable base. Update single lever faucet. Lower mirror or angle.	$8,400
Interior Other	Interior Cold Storage Garage	Poor	3	This building is no longer serving its intended purpose, is damaged, and the cost of repair would exceed its value.	Demolish building.	$9,100
Interior Other	Shared Office	Fair	2	The office is shared by three staff with a wall AC unit. The space lacks adequate air exchange resulting in reduced air quality and indications of moisture damage at wood fames.	Replace wall unit with a P-Tac unit or similar.	$11,800
Interior Other	Restroom Space	Fair	2	Restroom meets clearance requirements; however, wall base finishes are incomplete.	Complete wall base.	$850
Interior Other	808 Building PEMB Frames	Good	3	Building frames of the 808 building are in good condition and show normal wear.	Perform regular maintenance.	$0
Interior Other	Animal Shelter Roof Trusses	Fair	2	The roof trusses are aged but show normal wear.	Perform regular maintenance.	$0



Restroom Vanity



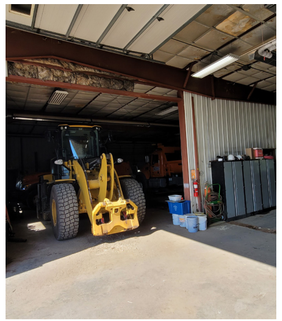
Interior Cold Storage Garage



Shared Office



Restroom Space



808 Building PEMB Frames



808 Building PEMB Frames



Animal Shelter Roof Trusses

MECHANICAL + PLUMBING CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Heating Cooling	Heaters/Shop	Fair	2	There is a natural gas-fired heater that provides heating to the shop. Ceiling mounted infrared tube heaters provide additional heating. The infrared tube heaters appear to have varying ages. The average useful service life of this equipment is 15 years.	Replace heating equipment.	$182,000
Piping Heating Cooling	Ventilation/Shop	Poor	1	General exhaust is provided in the shop area. Make-up air unit is mounted on the north wall, with the exhaust mounted on the southeast wall. This system uses manual controls.	Install CO/NO2 sensors that are interlocked with ventilation system.	$36,300



Unit Heaters/Shop



Ventilation/Shop

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Power Supply	Electrical Panel	Poor	1	The main electrical panel is original to construction in 1991. The breakers are showing signs of corrosion. The average useful service life of this equipment is 30 years.	Replace the electrical panel.	$18,900
Exterior Lighting	Exterior Lighting	Fair	2	The lighting fixtures appear to be high intensity discharge (HID) fixtures.	Upgrade to LED lighting fixtures.	$3,800
Interior Lighting	Interior Lighting	Fair	2	The lighting in the shop area consists of six-bulb fixtures. The bulbs are a T8 fluorescent style.	Replace light fixtures with LED and install occupancy sensing controls.	$71,100
Other Electrical	Water Heater/Shop	Poor	1	The electric water heater uses a electrical cord that is plugged into nearby receptacle.	Rewire water heater using proper conduit.	$1,600
Power Supply	Receptacles/ Shop Sink Area	Poor	1	The receptacle that is located near the sink in the shop does not appear to be GFCI protected.	Replace with GFCI.	$310



Electrical Panel



Exterior Lighting



Interior Lighting



Water Heater/Shop



Receptacles/Shop Sink Area

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Village Hall Facility Assessment

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Village Hall Facility Assessment

RECOMMENDATIONS SUMMARY

The priority one recommendations make up just over 15% of the estimated costs required for immediate and short-term repairs related to life safety, accessibility, or systems that have exceeded their useful service life.

The priority two recommendations make up nearly 75% of total costs of all recommendations. Priority two recommendations are those that should be addressed in three to five years. Therefore, the County is at an optimal point to decide a path forward with either addressing existing facility system needs to extend the life of the existing facility, or to plan for a new facility that will have a longer life-span into the future.

The priority three recommendations make up just under 10% of the total costs and should be addressed within the next ten years.



Priority 1
$130,400 (16.69%)

Priority 2
$580,660 (74.33%)

Priority 3
$70,100 (8.97%)



SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Drainage	Drainage Basin	Fair	2	Small storm water basin handles a majority of surface runoff.	Improve site drainage and increase size of basin.	$11,400
Drainage	Downspout	Poor	2	Roof drainage has poor connection to drain tile and outlets towards neighboring property.	Improve site drainage and bury downspouts further away from building.	$2,000
Drainage	Downspout	Poor	1	Roof drainage has poor connection at roof causing leaks inside building. Down spout right at building shedding water across police garage doors. Safety hazard in the winter.	Improve site drainage and bury downspout under new pavement directly to basin.	$14,400
Vehicle Routes	Parking Lot	Poor	1	ADA parking stall loading area is above 2% cross slope from parking space to sidewalk.	Find and repair area of water intrusion.	$6,900
Vehicle Routes	Parking Lot	Poor	2	Parking lot has many cracks and some heaving at building edge.	Replace or mill and overlay asphalt in parking lot.	$39,700



Drainage Basin



Drainage Basin



Drainage Basin



Downspout



Downspout



Downspout



Parking Lot



Accessible Parking + Route



Pedestrian Route

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Vehicle Routes	Parking Lot	Poor	2	Parking requirements within the Somerset Code of Ordinances includes a formula including square footage and staff equivalents.	Further investigate stall requirements with city staff.	$0
Pedestrian Routes	Entry Landing	Poor	1	Landing does not meet ADA requirement of 4' in depth. Concrete has been milled due to heaving causing steeper slope to landing.	Replace concrete panels and extend the landing towards the sidewalk.	$4,300
Pedestrian Routes	Sidewalk	Poor	1	Cross slope of sidewalk in front of the building is significantly greater than the ADA requirement of 2%.	Replace concrete sidewalk.	$11,600
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum cross slope. Bump into the building in doorway exceeds ADA required one-quarter inch bump.	Replace concrete panels.	$4,300



Parking Lot



Parking Lot



Parking Lot



Parking Lot



Entry Landing



Entry Landing



Sidewalk



Sidewalk



Entry Landing

SITE CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Pedestrian Routes	Entry Landing	Poor	1	Landing exceeds ADA required 2% maximum slope in any direction.	Replace concrete panels.	$2,600
Pedestrian Routes	Curb + Gutter	Poor	2	Curb and gutter is cracked in multiple locations and lacks paint.	Perform regular maintenance.	$0



Entry Landing



Entry Landing



Entry Landing



Entry Landing



Entry Landing



Curb + Gutter

EXTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Roof	Roof	Fair	2	The roof is a combination of fully adhered EPDM, ballasted EPDM, and fully adhered TPO. The ballasted sections appear to have been installed in 2005. TPO sections were installed in 2012 with the addition of the police station. The average useful service life of the different roof membranes is 20–20 years. Debris is blocking scupper on the south wall. TPO material is loose on the higher parapet walls.	Replace ballasted sections. Repair TPO material on parapet walls. Clean debris from scupper.	$68,100
Exterior Walls	Exterior Facade Southeast Side	Fair	3	The facade shows normal wear.	Perform regular maintenance.	$0
Exterior Walls	Brickwork	Fair	2	The brickwork shows normal wear. There were three locations where the mortar has some degradation.	Perform regular maintenance. Address tuck pointing at the conditions on the south wall below windows.	$0
Exterior Walls	Composite Panels	Fair	2	Panels are in good condition, joint sealants are showing signs of disintegration.	Remove and replace per manufacture's installation requirements.	$2,200
Exterior Walls	Exterior Walls	Good	3	Walls have normal wear. No signs of significant settlement.	Perform regular maintenance.	$0
Exterior Walls	Brick Mortar	Poor	1	The brick mortar on the parapet of the original building is degraded.	Perform exterior masonry repairs including tuckpointing.	$8,000


Roof

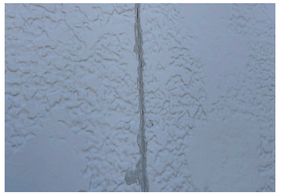

Roof


Roof


Roof

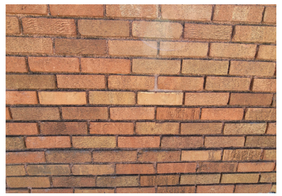

Exterior Facade Southeast Side


Brickwork


Composite Panels


Exterior Walls


Exterior Walls


Brick Mortar

EXTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Windows	Seal at North Fixed Window	Fair	2	The window sealant is deteriorated.	Remove and replace with new sealant.	$220
Exterior Windows	North Window	Fair	3	The fixed window shows normal wear.	Perform regular maintenance.	$0
Exterior Windows	South Window	Fair	2	The original double hung windows are in poor condition and several are painted closed. Mapes panel infill at transom.	Replace with double pane, argon filled, tinted windows for energy performance at southern exposure.	$33,300
Exterior Doors	Storefront	Fair	3	The entry storefront shows normal wear.	Perform regular maintenance.	$0
Exterior Doors	Hollow Metal Doors	Fair	3	The doors shows normal wear.	Perform regular maintenance.	$0
Exterior Other	Cornice Detail	Fair	3	The historical architectural detail shows normal wear.	Perform regular maintenance.	$0
Exterior Other	Dentils Detail	Fair	3	The historical architectural detail shows normal wear.	Perform regular maintenance.	$0
Exterior Other	Payment Drop	Poor	2	The payment drop insert has multiple gaps that result in envelopes getting lost.	Relocate to improve access and location or replace with updated drop box.	$4,600
Interior Ceiling	Police Ceiling	Poor	2	Several damaged tiles remain that are the result of a roof leak that has been addressed.	Replace damaged tile.	$690



Seal at North Fixed Window



North Window



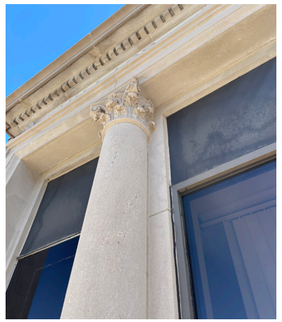
South Window



Storefront



Hollow Metal Doors



Cornice Detail



Dentil Detail



Payment Drop

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Ceiling	Village Hall ceiling	Poor	2	Several damaged tiles remain that are the result of a roof leak that has been addressed.	Replace damaged tile.	$550
Interior Walls	Walls	Fair	3	Paint is marked, scraped, and damaged.	Perform regular maintenance.	$0
Interior Walls	Village Hall Plaster Walls	Fair	3	Finishes show normal wear.	Perform regular maintenance.	$0
Interior Doors	Police Door	Fair	2	Police office has hollow metal door frame with flush wood, P-Lam hollow core or hollow metal doors (8). Village hall doors (5) are wood frames with hollow core doors.	Update doors to hollow metal frames and solid wood doors.	$23,500
Interior Doors	Link of Police to Village Hall	Poor	1	The hall is too narrow to meet the required accessible approach clearance at the door. This all provides the most direct link to shared restrooms.	Rework the plan to allow clearance or install an actuator.	$5,300
Interior Floors	Main Lobby Floor	Fair	3	The floor tile is dated but is in good condition.	Perform regular maintenance. Consider updating.	$0
Interior Floors	Carpet/Police Area	Poor	2	Carpet flooring is worn, frayed, and has surpassed its useful service life.	Replace carpet flooring with an LVT that will have a longer life expectancy.	$24,400
Interior Floors	Village Hall Carpet	Poor	2	Carpet flooring is worn, frayed, and has passed its average useful service life.	Replace carpet flooring with an LVT that will have a longer life expectancy.	$24,400



Police Ceiling



Village Hall Ceiling



Walls



Village Hall Plaster Walls



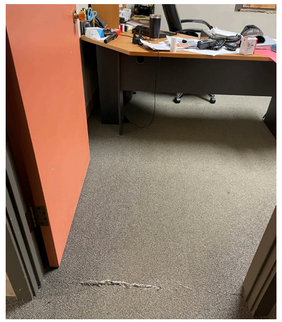
Police Door



Link of Police to Village Hall



Main Lobby Floor



Carpet/Police Area

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Floors	Patrol Office	Fair	3	Tile was installed with the 2012 addition.	Perform regular maintenance.	$0
Interior Casework	Breakroom	Fair	3	Breakroom components are in good condition and show normal wear.	Perform regular maintenance.	$0
Interior Other	Bathroom Faucet	Poor	1	The faucet must be controllable with one hand. Further, operation of the faucet must not require tight pinching, grasping or twisting of the wrist. The force to activate the faucet must be five pounds or less. Hand-operated faucets must remain open for at least 10 seconds.	Renovate restrooms for ADA compliance and upgrade finishes for sanitation.	$41,300
Interior Other	Men's Restroom Floor	Poor	1	There is a transition in floor height that exceeds one-quarter-inch maximum allowed for accessibility en-route to toilet in men's restroom.	Renovate restrooms for ADA compliance and upgrade finishes for sanitation.	$1,300
Interior Other	ADA Toilet Clearance	Poor	1	There is only 39" of clearance between sidewalls at men's toilet.	Renovate restrooms for ADA compliance and upgrade finishes for sanitation.	$6,100
Interior Other	Wall Conduit Court Clerk Office	Fair	3	An abundance of wiring is crossing the walkway in the office.	Consider new furniture in space that provides a safer and more efficient use of space.	$7,600
Interior Other	Interior Storefront System	Fair	3	Storefront system shows normal wear.	Perform regular maintenance.	$0



Village Hall Carpet



Patrol Office



Breakroom



Bathroom Faucet



Men's Restroom Floor



ADA Toilet Clearance



Wall Conduit Court Clerk Office

INTERIOR ARCHITECTURAL + STRUCTURAL CONDITIONS

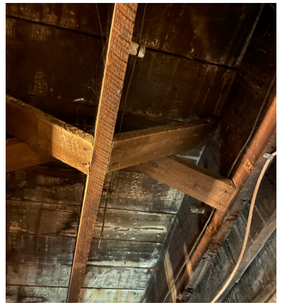
Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Interior Other	Entry Lobby	Fair	3	Finishes show normal wear.	Perform regular maintenance.	$0
Interior Other	Subflooring Original Bank	Fair	3	This historical building has moisture exposure to exposed wood. Although this has no impact on structural integrity it does impact the indoor air quality.	Perform low impact blasting or install sealant to exposed wood joists and subflooring.	$2,000
Interior Other	Village Hall Storage	Poor	2	Space used to store chairs used for village council and other monthly meetings.	Repurpose space to provide a permanent location for storage.	$0
Interior Other	Roof Structural Support Members	Good	3	The viewable roof supports appeared to have normal wear.	Perform regular maintenance.	$0
Heating Cooling	Furnace/Above Vault	Fair	2	There is a horizontal, ceiling-mounted furnace above the vault. This unit provides heating and cooling to administrative offices, court rooms, and a meeting room. The associated condensing unit is mounted outside. The unit was installed in 2008. The average useful service life is 20 years. Staff report issues with performance.	Install a multi-zone roof mounted package unit with heat recovery for better humidity control.	$216,000



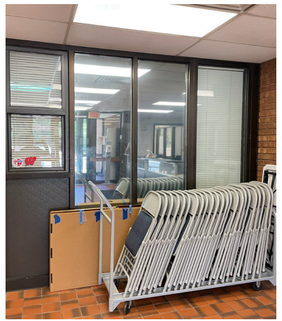
Interior Storefront System



Entry Lobby



Subflooring Original Bank



Village Hall Storage



Roof Structural Support Members

MECHANICAL + PLUMBING CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Heating Cooling	Unit Heater/Garage	Fair	2	The hanging unit heater in the garage was installed in 2012. The average useful service life is 15 years.	Replace unit heater.	$9,100
Heating Cooling	EFH/Patrol Room	Fair	2	The patrol room has a supplemental electric fan-forced heater mounted in the ceiling to provide additional heating. It was installed in 2012. The average useful service life is 15 years.	The equipment may not be needed when HVAC upgrades occur.	$3,100
Heating Cooling	Furnace/Basement	Fair	2	The gas-fired furnace in the basement provides heating and cooling to portions of police offices, breakroom, and basement document storage. The associated condensing unit is mounted outside. The unit was installed in 2010. The average useful service life is 20 years. Staff report issues with high humidity levels. A dehumidifier was present in the basement document storage room.	Install a multi-zone roof mounted package unit with heat recovery for better humidity control.	$87,100
Other Mechanical	Exhaust/Garage	Good	3	Garage exhaust system is interlocked with outside air damper with carbon monoxide sensors. No issues are reported with the system.	Perform regular maintenance.	$0
Other Mechanical	HVAC/ Evidence Storage	Fair	2	Secured storage current ventilation fan is undersized for purpose.	Improve space with climate control and adequate ventilation.	$7,600



Furnace/Above Vault



Unit Heater/Garage



Furnace/Basement

MECHANICAL, ELECTRICAL, AND TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Plumbing Water	Water Heater/ Basement Mechanical Room	Good	3	The electric water heater supplies hot domestic water throughout the building. It was installed in 2020. The average useful service life is 15 years.	Perform regular maintenance.	$0
Power Supply	Branch Panel/Garage	Good	3	The 225-amp panel was installed in 2012. The average useful service life is 30 years.	Perform regular maintenance.	$0
Power Supply	Receptacles/ Throughout	Poor	1	Staff report a lack of electric receptacles in work spaces.	Install additional receptacles.	$5,300
Power Supply	Emergency Generator	Good	3	There is natural gas-fired emergency generator that powers the entire building. The generator features an automatic transfer switch. The unit was installed in 2012. The average useful service life is 20 years.	Perform regular maintenance.	$0
Power Supply	Electrical Panels	Fair	2	The Cutler-Hammer panel board appears to be original to construction in 1977. Exposed bus bar was observed. There is an additional Siemens brand panel that was installed later. The age of this panel is unknown. Both panels have service disconnects. The average useful service life of this equipment is 30 years.	Replace original panel.	$18,900



Exhaust/Garage



Branch Panel/Garage



Emergency Generator



Electrical Panels



Water Heater/Basement Mechanical Room



HVAC/Evidence Storage

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Exterior Lighting	Exterior Lighting	Fair	2	The lighting fixtures appear to be high intensity discharge (HID) fixtures.	Upgrade to LED lighting fixtures.	$3,100
Interior Lighting	Throughout	Fair	3	Portions of the building have been updated with LED bulbs. Majority of the fixtures are fluorescent.	Replace light fixtures with LED and install occupancy sensing controls.	$60,500
Life Safety	Fire Alarm/ Throughout	Fair	2	Fire alarm control panel manufactured in 2014. Life expectancy of fire alarm control panels is 15–20 years	Perform regular maintenance.	$0
Other Electrical	Wiring/Throughout	Poor	1	Both electrical and data wiring above ceilings are not adequately run. Wires are laying on top of ceiling grid.	Install cable management equipment.	$7,600
Security	Security System	Good	3	There are security cameras located throughout the interior and exterior of the building. The network video recorder is located in the network closet. System keypads are located at building entrances. Staff report no issues with system. Emergency call buttons are placed at work stations. The system was tested during site visit.	Perform regular maintenance.	$0
Security	Door Access	Good	3	The entrance doors feature an access system that calls corresponding departments. Staff report no issues with system.	Perform regular maintenance.	$0



Fire Alarm/Throughout



Wiring/Throughout



Exterior Lighting



Interior Lighting

ELECTRICAL + TECHNOLOGY CONDITIONS

Sub Category	Element/Location	Condition	Priority	Details	Recommendations	Estimated Cost
Other Technology	Audio-Visual Equipment/ Meeting Room	Poor	1	The audio/visual equipment used for village meetings is antiquated and inefficient since it needs to be disconnected after each use.	Update audio/visual equipment.	$11,400



Door Access



Security System

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Space Needs Assessment

Demographics

DEMOGRAPHIC OVERVIEW

Located in Saint Croix County–known as the fastest growing county in Wisconsin–the Village of Somerset is impacted by the growth of the Minneapolis-St. Paul metropolitan area and the demand for housing that extends beyond the Twin Cities. It is anticipated that between 2010 and 2040, Saint Croix County will grow from a population of 84,345 to 119,010.

While other cities such as Stillwater, Minnesota and Hudson, Wisconsin have greater population increases in population and housing needs, the impacts are also extending as far as the Village of Somerset and beyond. As of 2023, the Village's population is estimated at 3,198. By 2040, the population is anticipated to increase by 55% from 2,642 in 2013 to 4,100. Through 2028, it is anticipated that the Village's annual population growth rate will be 1.84%.

With a growing population, the number of new households in the Village of Somerset is expected to increase by 142 by 2040. This increase in households will increase the tax base and demand for services. The Village of Somerset benefits from high home values with more than 50% of the 2023 home values over $400,000.

2000–2020 COMPOUND ANNUAL GROWTH RATE

2.87% Households

2.97% Housing Units

2.84% Population

1.84% 2023–2028 Population Annual Growth Rate

TOTAL HOUSING UNITS: PAST, PRESENT, FUTURE

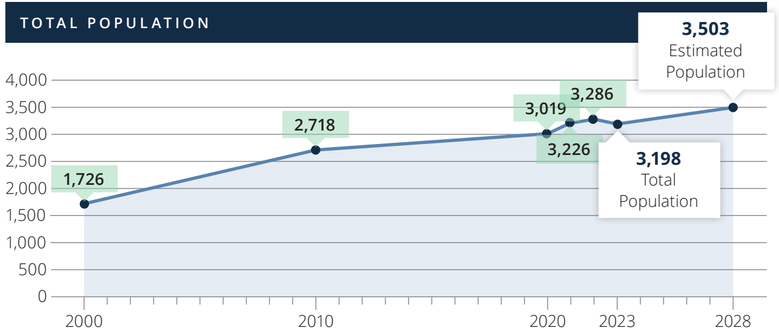
1,118 2010

1,255 2020

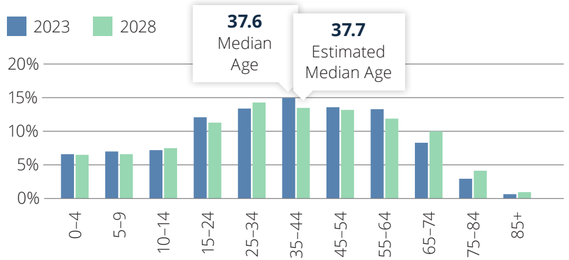
1,342 2023

1,484 2028

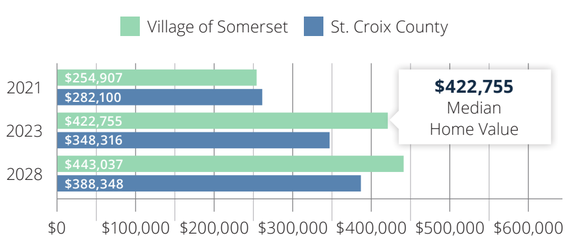
TOTAL POPULATION



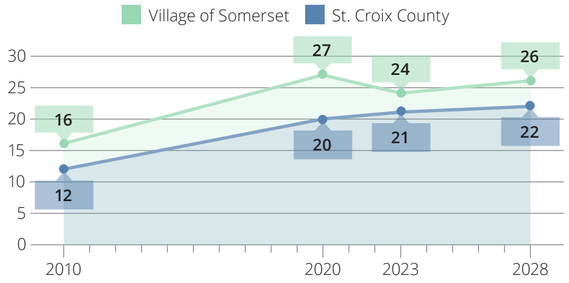
POPULATION BY AGE



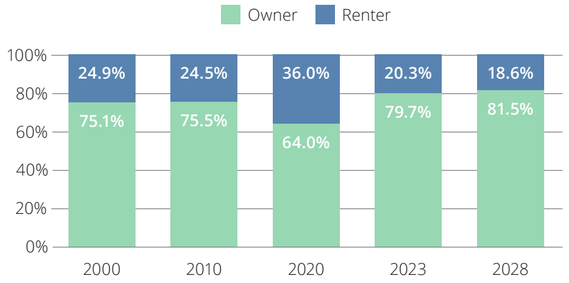
MEDIAN HOME VALUE



DIVERSITY INDEX



OWNER VS RENTER OCCUPIED UNITS



Space Needs Assessment

SPACE NEEDS ASSESSMENT

ISG engaged Village staff and stakeholders to gather input regarding their needs and challenges. Engagement included face-to-face conversations to gain thoughtful and actionable input. The discussions were focused on space and department-related topics. To accommodate availability and schedules, discussions were coordinated with the on-site facility assessment and follow up phone conversations.

Public Works Existing Condition Summary

SITE

The site topography results in ponding and water infiltration into the facility. Evidence of this was seen by water damage of wall panels, overhead doors, man doors and concrete. The drain tiles in the garage space are long past functional, either filled with debris and residue or collapsed due to deterioration of slab edge or rusted grate.

FACILITY

The public works facility is currently at or beyond capacity. The pre-engineered metal building exterior metal panels had a few significant punctures. The shell of the building serves its purpose but doesn't allow for the public works team to perform all tasks necessary on site.

The request was for a workspace for four that was adequately sized as well as provided with HVAC that performs at a higher level than a window unit for climate control. The facility has mezzanine storage; however, there are no stairs for access so it appears to be under utilized.

Village Hall Existing Condition Summary

The village hall space shares the old bank building with the police department. It has been shared that during working hours the doors remain locked, and any public transactions occur in the modified transaction window installed on the interior partition wall. This becomes problematic when private conversations are preferred. When a small conference room is required, the public and staff utilize the Public Works and Economic Development director's office, displacing him. This room also lacks adequate air exchange to provide a comfortable working environment. What once was the bank's teller and lobby space is now utilized for chamber meetings and court meetings. The space is adequate in size but lacks the privacy or flexibility to allow other functions of the facility to continue to function unimpeded. The offices of the city hall are not conveniently located to serve the public which results in inefficient workdays and there is a lack of climate-controlled storage for the papers they need to maintain.

SUMMARY OF FINDINGS

ISG conducted a site visit, walk through, and staff interviews to inform the conditions and needs identified in this report. The items below identify needs identified to accommodate future growth and ideal use.

VILLAGE HALL

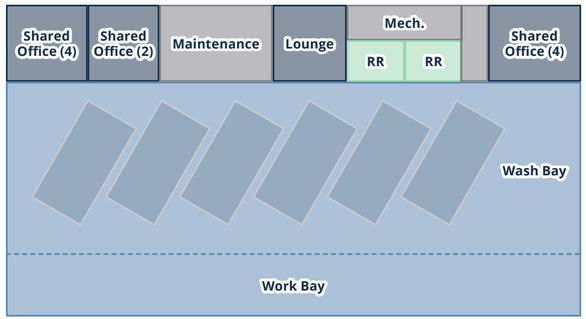
1. Staff expressed desire for a general hall configuration with multiple windows for flexible interaction with public to improve service
2. Breakroom
3. Separate space for Council Chamber
4. Storage for chairs and tables
5. Conference room separate from council chamber and Economic Development director's office
6. Economic Development director's office should be large enough for desk and a small meeting table
7. Four staff offices: village clerk, village treasurer, utility clerk, and one for future staff
8. Courtroom and two offices

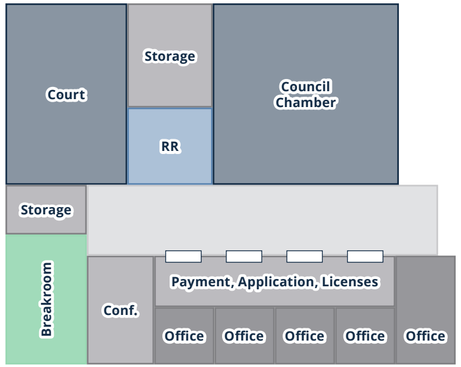
POLICE

1. Controlled lobby
2. Crisis room
3. Briefing Area (can be up to 15 people)
4. Locker and shower (uniform storage)
5. Three offices
6. Interview room
7. Interrogation room
8. Armory (ammunition and weapons)
9. Evidence process and storage (climate controlled, double secure)
10. Training and exercise room
11. Parking garage for six vehicles, electric charging, storage

PUBLIC WORKS

1. Parking for eight vehicles plus a wash bay
2. Shared office (climate controlled) for up to 10 staff
3. Easily accessible storage
4. Maintenance shop
5. Work bay





ADDITIONAL SPACE NEEDS FOR PUBLIC WORKS 5,665 SQ. FT.

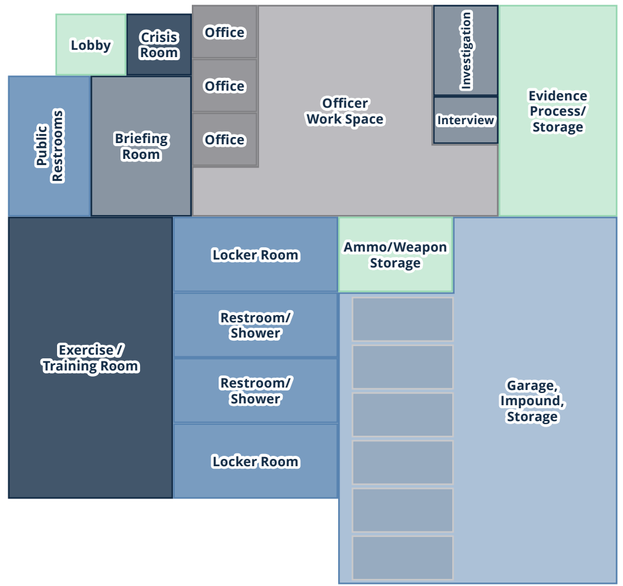
- 10 Workstations
- Mechanical
- Maintenance Hoist + Work Bay
- Lounge
- Toilet + Showers
- Storage
- Space for Six Additional Vehicles in Garage
- Wash Bay

SPACE NEEDS FOR CITY HALL 4,750 SQ. FT.

- Four Offices
- Two Court Offices
- Conference Room
- Shared Work Space
- Storage
- Council Chamber
- Shared Breakroom
- Shared Restrooms
- Court Room
- Conference

SPACE NEEDS FOR POLICE DEPARTMENT 10,230 SQ. FT.

- Lobby
- Three Offices
- Exercise + Training Room
- Interview Room
- Investigation Room
- Crisis Room
- Dispatch + Brief Room
- Open Office + Shared Work Space
- Weapon Storage
- Public Restrooms
- Evidence Process + Storage
- Breakroom
- Locker Rooms + Restrooms
- Six Vehicle Garage + Storage



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Concepts

Option 1

Remodel Village Hall into Police Station + Build New Administration Building

$5.2 M
Estimated Cost

POLICE DEPARTMENT

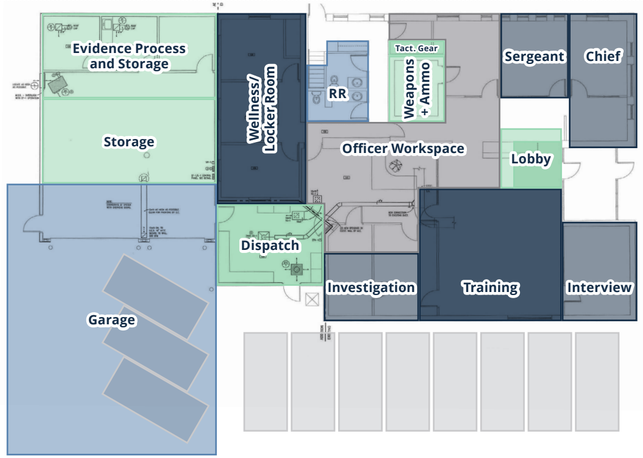
- Lobby
- Two Offices
- Exercise/Training Room + Interview Room
- Investigation
- Dispatch
- Open Office, Shared Work Space
- Weapon Storage
- Storage
- Evidence Process + Storage
- Breakroom
- Locker Rooms + Restrooms
- Four Vehicle Garage

OPPORTUNITIES

- Central Location
- Proximity to Town + Community
- Reuse of Building
- Reuse of Infrastructure + Utilities

CONSTRAINTS

- Multiple Additions - Complex Structural Integration
- Inefficiencies in Conforming Existing Space to Meet Programming Needs
- Damp Basement
- Limited Natural Lighting from Existing Windows
- Requires an Addition
- Limited Parking
- Confined Vehicular Mobility



Option 2

Remodel Village Hall Into Administration Building + Build New Police Station

$7.7 M
Estimated Cost

CITY HALL ADMINISTRATION

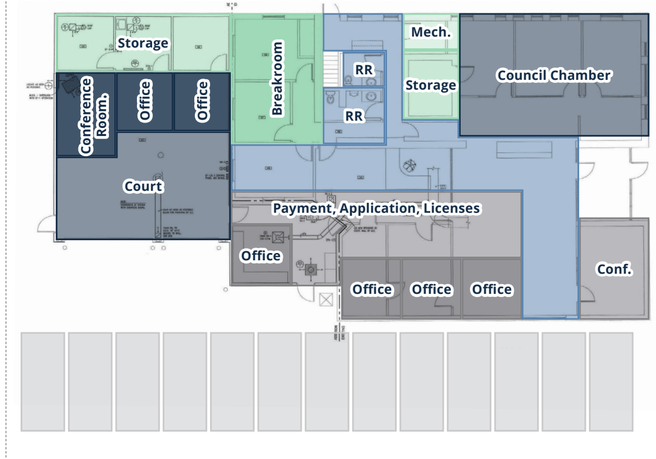
- Four Office
- Two Conference Rooms
- Shared Work Space
- Storage
- Council Chamber
- Shared Breakroom
- Shared Restrooms
- Court Room
- Two Court Offices

OPPORTUNITIES

- Central Location
- Proximity to Town + Community
- Reuse of Building
- Reuse of Infrastructure + Utilities
- Limited Parking

CONSTRAINTS

- Multiple Additions - Complex Structural Integration
- Inefficiencies in Conforming Existing Space to Meet Programming Needs
- Damp Basement
- Limited Natural Lighting from Existing Windows



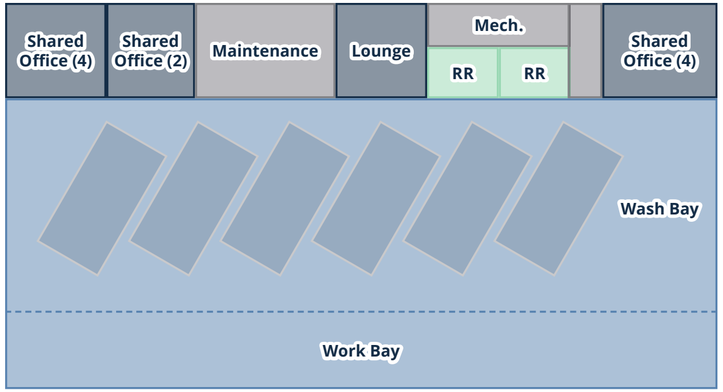
Option 3

Build New Public Works Building on Existing Site

PUBLIC WORKS

5,665 Sq. Ft.

- 10 Workstations
- Mechanical
- Maintenance Hoist + Work Bay
- Lounge
- Toilet + Showers
- Storage
- Six Vehicle Garage
- Wash Bay



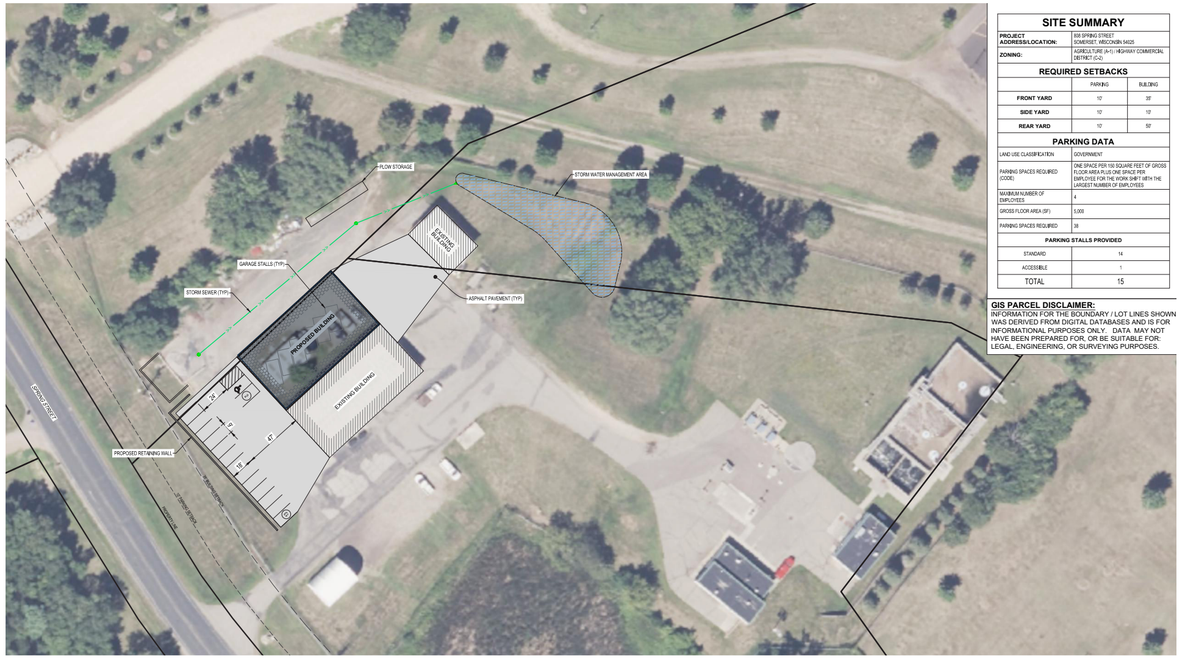
OPPORTUNITIES

- Adequate Space
- Efficient Lay Out
- Efficient Mechanical + Electrical Systems
- Intentional Parking + Vehicular Flow

CONSTRAINTS

- Existing Site Drainage Conditions

$2.2 M
Estimated Cost



Option 4

Build New Shared First Responder + Administration Campus

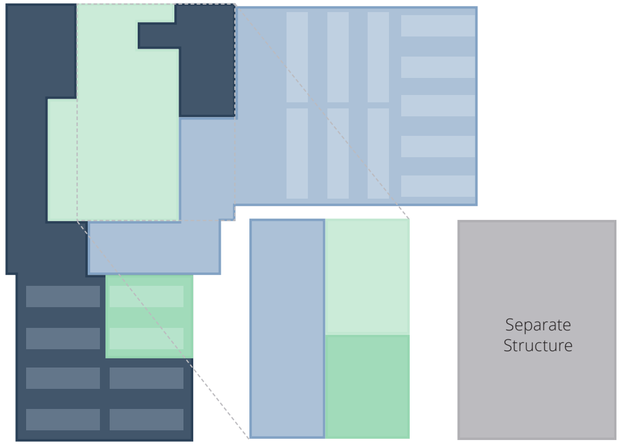
Shared Spaces
- » Lobby
- » Public Restrooms
- » Exercise Training Room
- » Locker Rooms + Restrooms
- » Breakroom

Police Department ..... **7,415 Sq. Ft.**
- » Three Offices
- » Interview Room
- » Investigation
- » Crisis Room
- » Dispatch + Brief Room
- » Open Office + Shared Work Space
- » Weapons Storage
- » Evidence Process + Storage
- » Six Vehicle Garage + Storage

Fire Department ..... **7,415 Sq. Ft.**
- » Six Offices
- » 11 Vehicle Bays: 2 Engine, 2 Tender, 2 Brush Trucks, 2 UTVs, 1 Medical Pick-Up, 1 Utility Pick-Up, and 1 Aerial
- » Turn-Out Gear Lockers
- » Sleeping for 12

EMT Department ..... **2,595 Sq. Ft.**
- » Two Bay Garage
- » Two Sleep Rooms
- » Living Room

City Hall ..... **5,500 Sq. Ft.**
- » Council Chamber
- » Conference
- » Breakroom
- » Storage
- » Court + Two Offices
- » Council Chamber



First Floor Second Floor

OPPORTUNITIES

- » All City Services in Proximity
- » Shared Parking
- » Shared Common Spaces + Functions (Breakroom, Conference Room, Training Room)
- » Efficient Lay Out
- » Efficient Mechanical + Electrical Systems
- » Intentional Parking + Vehicular Flow

CONSTRAINTS

- » Proximity to Town + Community
- » Elevator
- » New Infrastructure + Utilities

$20.0 M
Estimated Cost



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	165TH AVE, SOMERSET, WISCONSIN 54025	
ZONING:	AGRICULTURE (A-1)	
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	10'	30'
SIDE YARD	10'	10'
REAR YARD	10'	50'
PARKING DATA		
LAND USE CLASSIFICATION	GOVERNMENT	
PARKING SPACES REQUIRED (CODE)	ONE SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA PLUS ONE SPACE PER EMPLOYEE FOR THE WORK SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES	
MAXIMUM NUMBER OF EMPLOYEES	30	
GROSS FLOOR AREA (SF)	32,814	
PARKING SPACES REQUIRED	249	
OFF-STREET PARKING STALLS PROVIDED		
STANDARD	61	
ACCESSIBLE	4	
TOTAL	65	
ON-STREET PARKING STALLS WITHIN 400'		
STANDARD	38	

GIS PARCEL DISCLAIMER:
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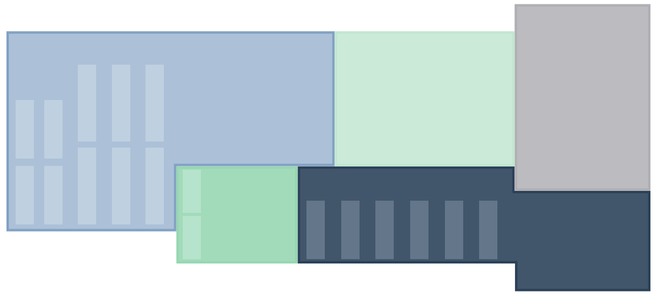
NOTES:
POST-CONSTRUCTION STORMWATER MANAGEMENT ASSUMED TO BE COMPLETED USING REGIONAL PONDS TO THE SOUTH

Option 5

Build New Shared First Responder Campus

- **Shared Spaces** ..... **5,450 Sq. Ft.**
  - » Lobby
  - » Public Restrooms
  - » Exercise Training Room
  - » Locker Rooms + Restrooms
  - » Breakroom
- **Police Department** ..... **7,415 Sq. Ft.**
  - » Three Offices
  - » Interview Room
  - » Investigation
  - » Crisis Room
  - » Dispatch + Brief Room
  - » Open Office + Shared Work Space
  - » Weapons Storage
  - » Evidence Process + Storage
  - » Six Vehicle Garage + Storage
- **Fire Department** ..... **12,604 Sq. Ft.**
  - » Six Offices
  - » 11 Vehicle Bays: 2 Engine, 2 Tender, 2 Brush Trucks, 2 UTVs, 1 Medical Pick-Up, 1 Utility Pick-Up, and 1 Aerial
  - » Turn-Out Gear Lockers
  - » Sleeping for 12
- **EMT Department** ..... **2,595 Sq. Ft.**
  - » Two Vehicle Bays
  - » Two Sleep Rooms
  - » Living Room
- **City Hall** ..... **4,750 Sq. Ft.**
  - » Council Chamber
  - » Conference
  - » Breakroom
  - » Storage
  - » Court + Two Offices
  - » Council Chamber



OPPORTUNITIES

- » All City Services in One Location
- » Shared Infrastructure (New Lines, Elevator)
- » Maximize Use of Common + Shared Spaces Functions (Breakroom, Conference Room, Training Room)
- » Efficient Lay Out
- » Efficient Mechanical + Electrical Systems
- » Intentional Parking + Vehicular Flow

CONSTRAINTS

- » Proximity to Town + Community
- » New Infrastructure + Utilities

$19.3 M
Estimated Cost



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Cost Estimates

Cost Estimates

	OPTION 1 Remodel Village Hall Into Police Station + Build New Administration Building	OPTION 2 Remodel Village Hall Into Administration Building + Build New Police Station	OPTION 3 Build New Public Works Building on Existing Site	OPTION 4 Build New Shared First Responder and Administration Building	OPTION 5 Build New Shared First Responder Building
Maintenance Items					
Facility Assessment Items	$781,160	$781,160	$747,160	-	-
Scope Duplication Deduct	($561,740)	($561,740)	-	-	-
Subtotal	**$219,420**	**$219,420**	**$747,160**	**-**	**-**
Scope of Work Breakdown					
Renovation	$1,398,718	$1,451,937	-	-	-
Garage Addition	$603,900	-	-	-	-
New Administration Building	$3,238,684	-	-	-	-
New Police Station	-	$6,264,798	-	-	-
New Public Works Building	-	-	$2,177,149	-	-
New First Responder Campus	-	-	-	$16,373,902	$19,325,170
New Administration Building on First Responder Campus	-	-	-	$3,660,852	-
Subtotal	**$5,241,302**	**$7,716,735**	**$2,177,149**	**$20,034,753**	**$19,325,170**
Project Grand Total	**$5,460,722**	**$7,936,155**	**$2,924,309**	**$20,034,753**	**$19,325,170**

OPTION 1: Remodel Village Hall into Police Station + Build New Administration Building

Renovate Existing Building Into Police Station	
Main Building	
Renovation - Restrooms - Heavy	$57,208
Renovation - Office/Work Space/Misc - Heavy	$635,522
Renovation - Common/Storage/ Training Room - Medium	$406,317
Renovation - Wellness/Locker Rooms - Heavy	$137,151
New Water Service	$44,650
Main Building Subtotal	**$1,280,848**
Garage	
Addition/Renovation	$535,803
New Firewall	$50,981
Site Improvements - Pavement patching, Bollards, Striping, etc.	$17,116
Garage Subtotal	**$603,900**
Owner	
Exterior Signage	$4,750
Technology	$20,000
Furnishings, Fixtures, and Equipment (FFE)	$75,570
Asbestos Abatement	$17,550
Owner Subtotal	**$117,870**
Renovate Existing Building Into Police Station Subtotal	**$2,002,618**

New Administration Building	
Building	
Administration (City Hall)	$2,721,805
Building Subtotal	**$2,721,805**
Site	
Earthwork and Site Utilities	$87,725
Stormwater Retention - Allowance	$74,417
Site Improvements - Paving, Landscaping, etc.	$213,112
Site Subtotal	**$375,254**
Owner	
Exterior Building Signage	$4,750
Technology	$30,000
Furnishings, Fixtures, and Equipment (FFE)	$106,875
Owner Subtotal	**$141,625**
New Administration Building Subtotal	**$3,238,684**
Grand Total	**$5,241,302**

OPTION 2: Remodel Village Hall Into Administration Building + Build New Police Station

Renovate Existing Building Into Administration	
Main Building	
Renovation - Restrooms - Heavy	$57,208
Renovation - Office/Work Space/Misc - Heavy	$823,053
Renovation - Common/Storage/ Meeting Rooms - Medium	$427,526
New water service	$44,650
Main Building Subtotal	**$1,352,437**
Owner	
Exterior Signage	$4,750
Technology	$20,000
Furnishings, Fixtures, and Equipment (FFE)	$57,200
Asbestos Abatement	$17,550
Owner Subtotal	**$99,500**
Renovate Existing Building Into Administration Subtotal	**$1,451,937**

New Police Station Building	
Building	
Police Station	$5,557,393
Building Subtotal	**$5,557,393**
Site	
Earthwork + Site Utilities	$103,049
Stormwater Retention Allowance	$111,626
Site Improvements - Paving, Landscaping, etc.	$242,030
Site Subtotal	**$456,705**
Owner	
Exterior Building Signage	$4,750
Technology	$42,500
Furnishings, Fixtures, and Equipment (FFE)	$153,450
Fitness Equipment	$50,000
Owner Subtotal	**$250,700**
New Police Station Subtotal	**$6,264,798**
Grand Total	**$7,716,735**

OPTION 3: Build New Public Works Building on Existing Site

New Public Work Building	
Building	
Public Works	$1,637,176
Building Subtotal	**$1,637,176**
Site	
Earthwork and Site Utilities	$111,045
Stormwater Retention Allowance	$74,417
Site Improvements - Paving, Landscaping, Laydown, etc.	$269,762
Site Subtotal	**$455,224**
Owner	
Exterior Building Signage	$4,750
Technology	$30,000
Furnishings, Fixtures, and Equipment (FFE)	$50,000
Owner Subtotal	**$84,750**
New Public Works Subtotal	**$2,177,149**
Grand Total	**$2,177,149**

**Assumed metal building on a site requiring minimal improvements*

OPTION 4: Build New Shared First Responder + Administration Campus

New Campus with Administration Building	
Building	
First Responders	$13,775,233
Administration (City Hall)	$3,151,563
Building Subtotal	**$16,926,796**
Site	
Earthwork and Site Utilities	$773,363
Stormwater Retention Allowance	$167,438
Site Improvements - Paving, Landscaping, laydown, etc.	$1,516,568
Site Subtotal	**$2,457,369**
Owner	
Exterior Signage (Building, Wayfinding, Monument)	$80,000
Technology	$234,948
Furnishings, Fixtures, and Equipment (FFE)	$335,640
Owner Subtotal	**$650,588**
New Campus With Administration Building Subtotal	**$20,034,753**
Grand Total	**$20,034,753**

OPTION 5: Build New Shared First Responder + Administration Building

New Shared First Responder and Administration Building	
Building	
First Responder and Administration Building	$16,497,038
Building Subtotal	**$16,497,038**
Site	
Earthwork and Site Utilities	$773,363
Stormwater Retention - Allowance	$167,438
Site Improvements - Paving, Landscaping, Laydown, etc.	$1,264,493
Site Subtotal	**$2,205,294**
Owner	
Exterior Signage (Building, Wayfinding, Monument)	$65,000
Technology	$229,698
Furnishings, Fixtures, and Equipment (FFE)	$328,140
Owner Subtotal	**$622,838**
New Campus Without City Hall Subtotal	**$19,325,170**
Grand Total	**$19,325,170**

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Glossary

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Glossary

Word Acronym	Definition/Acronym
A/C	Air conditioning.
ADA	Americans with Disabilities Act.
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers. ASHRAE standards establish consensus for test methods and performance criteria. These include voluntary consensus standards for Method of Measurement or Test, Standard Design and Standard Practice. Consensus standards define minimum values or acceptable performance. ASHRAE is accredited by the American National Standards Institute (ANSI) and follows ANSI's requirements for due process and standards development.
BUR	Built up roof.
Casework	Casework is storage, shelving, and cabinetry, that can be purchase ready-made.
CIP	Cast-in-place.
CMU	Concrete Masonry Units.
Domestic Cold Water	Drinking water.
Egress	An exit out of a space, building, or parking lot.
EPDM	Ethylene propylene diene terpolymer rubber.
Exposed (isolation) joints, Isolation joint	Allows movement to occur between a concrete slab and adjoining columns and walls of a building. Isolation joints are provided to separate new concrete from existing or adjacent construction, which might expand and contract differently or experience different soil settlement or other movement.
Facade	Exterior surface of a structure.

Word Acronym	Definition/Acronym
Word Acronym	Definition/Acronym
Fluorescent	Traditional lighting that often is in a tube. Known to be less efficient than LED.
Gypsum Board	A type of sheathing used for interior walls and ceilings, also known as sheetrock or drywall.
Hazardous Materials	Any item or agent (biological, chemical, radiological, and/or physical), which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors.
HVAC	Heating, Ventilation, and Air Conditioning.
Ingress	Entrance into a space, building, or parking lot.
LED	Light-emitting diode. Light bulb type that uses less energy and has a longer lifespan that incandescent lighting.
Life Safety	Construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire. Life Safety Code and NFPA 101 are registered trademarks of NFPA. All or part of the NFPA's Life Safety Code are adopted as local regulations throughout the country.
MEP	Mechanical, Electrical, and Plumbing.
Millwork	Custom made cabinets, shelving, and storage.
Panic bar	The operational bar or paddle that when pushed against, opens a latching mechanism on an assembly referred to as panic hardware.
Parcel	A portion or area of land.

Word Acronym	Definition/Acronym
Parge	Parge is a grout-like coating that sometimes gets applied to the outside Block walls (similar to stucco)..
Rising Damp	Moisture that has entered brick masonry and has moved upwards from the floor, causing damage to the walls.
Seasoning Check	A separation of the fiber in a timber beam or column that does not extend completely through the member; commonly appears as wood dries out over time.
Sheet Flow	Flow that occurs overland in places where there are no defined channels, the flood water spreads out over a large area at a uniform depth. This also referred to as overland flow.
Tuckpointing	Tuckpointing uses two different colors of mortar to fill in mortar joints of brickwork. One of the two colors used is made to match the actual bricks.
Word Acronym	Definition/Acronym
Repointing	The process of removing damaged mortar joints and renewing them.
Site Grading	Site grade is the slope and elevation of the soil around a building.
Topography	The detailed mapping or charting of the features of a land area.
Truncated domes	Truncated domes are tactile paving or a set of raised bumps on a pathway (sidewalk) or platform. Truncated domes alert visually impaired individuals of surface changes and other potential hazards.
Utilities	Services typically piped or wired onto the site from a city source. For example, electricity, gas, water, cable, and telephone services are considered utilities.
VCT	Vinyl Composition Tile. Typically used on floors.

EXPERTISE

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