Tuesday, August 25, 2020 9:00 a.m.	DOOR COUNTY BOARD OF SUPERVISORS	*Door County Government Center* *County Board Room (C101), 1st floor* *421 Nebraska Street, Sturgeon Bay, WI*

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance to the Flag
3. Roll Call by County Clerk
4. Presentation of Agenda
5. Correspondence
   - Unassigned Fund Balance
6. Public Comment
7. Supervisors Response
8. Approval of Minutes of the July 28, 2020 County Board Meeting
9. County Board Chairperson
   - Ethical Principles
10. County Administrator
    - Monthly Report
    - COVID-19:
      - Public Health / Emergency Management Update
      - Cares Act Funding
11. Pending Business/Updates
    - Resolution 2020-19; Declaration of State of Emergency
    - Reconsideration of Resolution 2020-61 Acquisition of Real Property – PIN 0280236342944A2
12. Resolutions
    - 2020-65 In Memoriam – Harvey Malzahn
    - 2020-66 Committee Appointment – Board of Adjustment
    - 2020-67 Approval of Gift, Grant and/or Donation to the Door County Sheriff's Office: AAA Foundation For Traffic Safety Grant
    - 2020-68 Approval of Gift, Grant and/or Donation to the Door County Sheriff's Office: Cops Office Community Policing Development Micro Grant
    - 2020-69 Approval of Gift, Grant and/or Donation to the Door County Sheriff's Office: $5,000 Donation for Purchase of Reserve Division Squad
    - 2020-70 Facilities & Parks: Transfer of Non-Budgeted Funds for John Miles Park Safety Fence
    - 2020-71 Approval of Gift, Grant and/or Donation to the Door County Clerk's Office – Election Security
13. Ordinances
14. Special Reports
    - Jon Hochkammer, Outreach Manager, Wisconsin Counties Association - County Board Orientation
    - Forestville Millpond Update
    - 2020 Private Well Monitoring Program
15. New Business
16. Oral Committee Reports
17. Review Committee Minutes
18. Review Vouchers, Claims and Bills
19. Announcements
    - Next Regular County Board Meeting – September 22, 2020 – 9:00 a.m.
20. Meeting Per Diem Code
21. Adjourn

To mitigate the impact of COVID-19 this meeting will be conducted by teleconference or video conference. Members of the public may join the meeting remotely or in-person in the Peninsula Room (C121) 1st Floor Government Center (*please note public in-person has limited capacity and is on a first come, first served basis).*

To attend the meeting via computer:
Go to:
https://doorcounty.webex.com/doorcounty/onstage/g.php?MTID=e3d877127735d46dccac99c725013968b

Enter the password: Aug25cb2020

To connect via phone:
Call 1-408-418-9388
Access Code: 146 005 2352

In compliance with the Americans with Disabilities Act, persons needing assistance to participate in this meeting, should contact the Office of the County Clerk (920) 746-2200. Notification 48 hours prior to meeting will enable the County to make reasonable arrangements to ensure accessibility to that meeting	*Deviation from the order shown may occur.* *Posted _____, 2020 by_____*

DOOR COUNTY
UNASSIGNED FUND BALANCE (located within the General Fund)
As of July 31, 2020

The following information on the General Fund is being provided to the Door County Board of Supervisors pursuant to Rule 19:

	Audited	
Unassigned Fund Balance--General Fund as of 12/31/2019	**$ 19,198,050.48**	
2020 Approved Changes to Unassigned Fund Balance:		
Transfer from Unassigned Fund Balance included in 2020 Budget - for Jail Door CIP Project	(130,000.00)	
Transfer from Unassigned Fund Balance included in 2020 Budget - for Human Services Reserve	(792,538.00)	
Transfer of Non-Budgeted Funds - 56 N 4th Ave Building 2019 Property Tax Bill - Resolution 2020-31	*(18,004.00)*	
Transfer of Non-Budgeted Funds - Email Archival Solution - Resolution 2020-33	(23,416.67)	
	(963,958.67)	
Available Unassigned Fund Balance 7/31/2020	**$ 18,234,091.81**	***Unaudited***

Steve Wipperfurth, Finance Director

	As of 12/31/2017	As of 12/31/2018	As of 12/31/2019	As of 7/31/2020
Unassigned Fund Balance	$ 14,841,408.21	$ 16,996,928.24	$ 15,634,828.24	$ 18,234,091.81

Unassigned Fund Balance is designed to serve as a measure of the fund's financial resources available for appropriation and has a direct impact on bond ratings and borrowing power of the county.

Current Unassigned Fund Balance	$ 18,234,091.81
General Fund Budgeted Expenditures - 2020	$ 33,688,152.00
All Other Budgeted Funds Requiring Tax Levy - 2020	$ 27,199,151.00

The County's current unassigned fund balance of $ 18,234,091.81 represents approximately **29.94728%** of its governmental funds budgeted expenditures. This level of funding is above the the 12%-15% reserve funding levels set forth in Resolution 72-03 adopted August 26, 2003.

From the policy: 12% is the base per County Board Policy at which point the County would never want to let the unassigned fund balance reserved for working capital go below.

Note:

The amount above (below) the upper limit of 15% which, if above, could be a consideration for unforeseen expenditures	**$ 9,100,996.36**
15% Upper Limit would equate to an unassigned fund balance of	**$ 9,133,095.45**
12% Lower Limit would equate to an unassigned fund balance of	**$ 7,306,476.36**

Minutes Tuesday, July 28, 2020	DOOR COUNTY BOARD OF SUPERVISORS	*Door County Government Center* *County Board Room (C101), 1st floor* *421 Nebraska Street, Sturgeon Bay, WI*

Call Meeting to Order
The July 28, 2020 Door County Board of Supervisors meeting was called to order at 9:00 a.m. by County Board Chairman David Lienau at the Door County Government Center County Board Room.

Chairman Lienau led the Pledge of Allegiance to the Flag.

Roll Call by County Clerk to Establish a Quorum
Roll call was taken – 18 County Board Members were physically present – Daniel Austad, Bob Bultman, Vinni Chomeau, Kara Counard, Roy Englebert, David Enigl, Ken Fisher, Elizabeth Gauger, Joel Gunnlaugsson, Alexis Heim Peter, Susan Kohout, David Lienau, Megan Lundahl, Nancy Robillard, Erin Tauscher, Todd Thayse, Richard Virlee, and Dale Vogel. 2 County Board Members appeared virtually Nissa Norton, and Laura Vlies Wotachek; 1 County Board Member was excused – David Englebert.

Presentation of Agenda
Motion by Lundahl, seconded by Robillard to approve the agenda. Motion carried by voice vote.

Correspondence
- Unassigned Fund Balance
- All email correspondence sent to the Board was compiled and distributed in printed form

Public Comment
The following persons commented:
- Christine Reid, Forestville
- Laurie Hanson, Algoma
- Meg Ziegelmann, Sister Bay
- Dan Spaulding
- Don Freix, 8305 Quarterline Road, Fish Creek

Supervisors Response
- Supervisor Lundahl requested a status update of the Mill Pond drawdown on next month's agenda

Approval of Minutes of the June 23, 2020 County Board Meeting
Motion by Virlee, seconded by Chomeau to approve the minutes of the June 23, 2020 County Board Meeting. Motion carried by voice vote.

County Administrator
Monthly Report
The monthly report was included in the meeting packet and was reviewed.

Cares Act Funding
Administrator Pabich noted the County was allocated $465,788. There are requirements to obtain the funds; unbudgeted expenses between March 1 and November 6, 2020 and directly related to COVID qualify. Pabich reviewed items/expenses that would qualify. Pabich updated the Board on the progress of the educational messaging campaign regarding face masks which includes digital ads, billboards, radio, and print. The Cares Act Funding requires the County to spend first and ask for reimbursement after. The expenses reviewed are believed to be eligible expenses. There is no timeline on reimbursement. The expenses have been reviewed by the Finance Committee.

Motion by Counard, seconded by Chomeau to approve the expenses as presented. Motion carried by roll call vote with 20 Members voting Yes; 1 Member excused – D. Englebert.

2020-64 Endorsement of the Door County Public Health Officer's July 23, 2020, Emergency Public Health Advisory
COVID-19:
Public Health / Emergency Management Update
Motion by Kohout, seconded by Norton to approve Resolution 2020-64 – Approval for and support of Door County Public Health Officer Susan Powers July 23, 2020, Emergency Public Health Advisory, deeming it necessary and expedient for the health, safety, protection, and welfare of persons within Door County and encouragement that all persons within Door County fully comply with the Advisory.

Dr. Jim Heise presented information about COVID and the importance of wearing face masks. Dr Heise supports the Health Advisory issued by Public Health Officer Sue Powers and also supports a county masking ordinance. Discussion, questions/answers followed.

The Board recessed 10:41 a.m. and reconvened at 10:51 a.m.

EM Director Dan Kane reported COVID numbers in the County and Statewide. Current hospital supplies are in good shape.

PHO Sue Powers reviewed data related to risk factors, cases, hospitalizations, current positive cases, recoveries, deaths, reviewed age demographic cases, reasons for the increase in cases in the County, the need for additional staff in Public Health for contact tracing, continuation of duties, testing in the County, and activities canceled throughout the County. Discussion/questions/answers followed.

It was suggested staff begin preparing a draft ordinance in the event it is needed if things get worse. Administrator Pabich noted county staff is consistently monitoring WCA opinions and communicating with Local Health Officer Powers to determine if there is a need for an order. CC Thomas reminded the Board that any ordinance or order put in place must be done so cautiously and be able to pass legal muster.

Motion to approve resolution 2020-64 carried by roll call vote with 20 Members voting Yes; 1 Member excused.

Pending Business/Updates
Resolution 2020-19; Declaration of State of Emergency
County Administrator Review Process
Chairman Lienau explained he hadn't received any input as far as changing questions or process from Supervisors nor did HR Director Hendee. At this time the number of questions will be reduced to four or five key competency areas (communications, decision making, leadership, financial management, and setting goals), the evaluation will be completed in NeoGov, there will a 2-week time period to provide input, only Chairman Lienau will receive the responses from County Board Supervisors and Department Heads with the exception of outside constituents which will be received by HR Director Hendee. When created and completed it will be shared with all Board Members.

Resolutions
2020-56 Approval of Gift, Grant and/or Donation to the Sheriff's Office
Motion by Gunnlaugsson, seconded by Virlee to approve Resolution 2020-56 – Approval of the acceptance of the donation of $10,000 for the purchase of Personal Protective Equipment (helmets, shields, etc.).

Sheriff Sternard reviewed her requests of purchasing helmets and shields for personal protective gear for deputies. Both Public Safety and Finance Committees have reviewed the requests. The Finance Committee turned down the request to fund the purchase. Since the Finance meeting a donation from Adopt a Soldier has been offered to the County for the purchase of the equipment. Discussion followed.

Motion carried by roll call vote with 16 Members voting Yes; 4 Members voting No – Bultman, Counard, Enigl, and Norton; 1 Member excused – D. Englebert

2020-61 Acquisition of Real Property – PIN 0280236342944A2
Motion by Austad, seconded by Kohout to approve Resolution 2020-61 – Authorization for the acquisition of Door County PIN 028-02-36342944A2, 1309 Rangeline Road, Town of Washington, Door County, Wisconsin for purposes

of developing a county-owned emergency (and other) services facility(ies) and approval of the transfer of up to $800,000 be transferred as follows: $785,000 from the ES Washington Island Building Reserve and $15,000 from ES Central Station Reserve to the Emergency Services Washington Island Property Land Acquisition Expense Account for the purpose of funding County's acquisition of the property.

Administrator Pabich explained the anticipated use of the building as a government services building with the majority of the building used for emergency services. Pabich reviewed the history of an emergency services facility on Washington Island. In 2016, through discussion with the Town of Washington and the Emergency Services Committee, an initial $500,000 was set aside for an ES project on the Island. The Town of Washington asked the County to vacate the Town building housing the ambulances. Various options of land and existing buildings were explored. Two landowners on the Island offered parcels to the County and/or Town; a vacant parcel and a parcel with an existing building. The vacant parcel owner offered the parcel as a donation with conditions that the parcel be used to build a Town facility on it. It was determined that the Town of Washington would not be a joint partner in any building in the near future. The Town Board toured both parcels last fall. An architectural firm was brought on to design and provide cost estimates for a new build on the vacant parcel and a remodel of the existing building. The Facilities & Parks Committee has reviewed both options and recommended the purchase of the existing building. Pabich reviewed where the funds would come from to pay for the acquisition of the parcel; a combination of project reserve, workers comp funds, and unspent central station funds. Pabich explained if the Board agreed to the acquisition today planning for remodel could begin for 2021. The purchase price is $800,000 with conditions that the existing owners would like to maintain the lavender fields for another 5 years, specific access to the property and use of a barn for equipment. The zoning would require the County to obtain a Conditional Use Permit and a variance is needed for a driveway access.

Motion carried by roll call vote with 20 Members voting Yes; 1 Member excused.

Supervisor Bultman was excused from the meeting.

2020-57 Gift, Grant and/or Donation to the Health & Human Services Department - Approval of Community Partnerships for Diversion from Youth Justice Grant
Motion by Lundahl, seconded by Norton to approve Resolution 2020-57 – Authorization to the Department of Health of Human Services to accept the Community Partnerships for Diversion from youth Justice Grant in the amount of $150,912 to be used to develop the Door County Youth Diversion program in partnership with the Door County Sheriff's Office and the District Attorney's Office.

Human Services Director Joe Krebsbach explained the County received a youth diversion grant for programming which was already in development in conjunction with the Sheriff's Office.

Motion carried by roll call vote with 19 Members voting Yes; 2 Members excused.

2020-58 Gift, Grant and/or Donation to the Health & Human Services Department - Approval of Supplemental Alcohol and Other Drug Abuse Block Grant Funds
Motion by Lundahl, seconded by Chomeau to approve Resolution 2020-58 – Acceptance of the supplemental Alcohol and Other Drug Abuse Block Grant in the amount of $5,000.

H&HS Director Krebsbach explained the grant will be used to update computers.

Motion carried by roll call vote with 19 Members voting Yes; 2 Members excused.

2020-59 Resolution Approving Participation in the Green Tier Legacy Community Program
Motion by Chomeau, seconded by Norton to approve Resolution 2020-59 – A resolution agreeing to sign and hold to the Green Tier Charter for Legacy Communities. Furthermore, County staff are directed to assist with meeting the Charter goals and to submit an annual report to the Organizational Signatories.

Supervisor Chomeau explained the Green Tier Legacy Community Program.

Motion carried by voice vote.

2020-60 Purchase of Asphalt Plant Automation Control Upgrades - Highway and Airport Department
Motion by R. Englebert, seconded by Fisher to approve Resolution 2020-60 – Authorization to the Door County Highway Committee to purchase the Asphalt Plant Automation Controls from WEM Automation at a cost of $102,279.

Administrator Pabich explained the goal is to complete the installation prior to next season. Although outside of the budget process it was felt this was important to schedule now. Funds will not be from government operations but rather from the operating funds of the Highway Department.

Motion carried by roll call vote with 19 Members voting Yes; 2 Members excused.

2020-62 Capital Improvements Plan: 2021-2025
Motion by Robillard, seconded by Kohout to approve Resolution 2020-52 – Approval of the Capital Improvements Plan 2021-2025.

Administrator Pabich explained the CIP is a guiding document used for planning purposes to manage expenses. Pabich reviewed the requests. Pabich noted a couple of the projects included were not reviewed by the oversight committees. It was suggested a date the projects are placed in the CIP be added.

Motion carried by roll call vote with 19 Members voting Yes; 2 Members excused.

2020-63 Expenditure of Funds from 2020 Budget for 2021 Door County Fair
Motion by Robillard, seconded by Kohout to approve Resolution 2020-63 – Approval of the use of unspent funds from the 2020 budget for the Door County Fair in 2020 to pay for expense related to the 2021 Door County Fair.

Administrator Pabich explained with the Fair canceled this year and next year being the 150th Fair the Fair Board is looking to bring in bigger acts next year and have requested the unused funds from this year's Fair be carried over for next year's Fair.

Motion carried by roll call vote with 19 Members voting Yes; 2 Members excused.

Ordinances
No ordinances were presented.

Special Reports
No special reports were presented.

New Business
- Supervisor Lundahl requested information as to what regulations and controls are in place related to behavior of county board supervisors and requested any rules and regulations of conduct be reviewed by a committee or by the county board as a whole.
- Supervisor Counard requested an update on the Census for the next meeting

Oral Committee Reports
- Supervisor Virlee, as a Member of the Lakeshore Cap Committee, noted there is money available to assist renters who may be struggling with rent payments should contact Lakeshore Cap at www.lakeshorecap.org
- Supervisor R. Englebert noted the 2020 Virtual Fair starts tomorrow and ends August 2nd. Something is happening everyday for 5 days on social media
- Supervisor Enigl reported laptop cases have arrived and can be picked up in Technology Services

Review Committee Minutes
Reviewed.

Review Vouchers, Claims and Bills
Reviewed.

Announcements
- Next Regular County Board Meeting – August 25, 2020 – 9:00 a.m.

- The WCA Annual September Conference has been canceled

Meeting Per Diem Code
728.

Adjourn
Motion by Fisher, seconded by Virlee to adjourn. Motion carried. Time 1:55 p.m.

Recorded by County Clerk Jill M. Lau.

County Board Rule of Order #39

ETHICAL PRINCIPLES

These ethical principles apply to any county (appointed or elected) public official, candidate for county public office and county employee.

The ethical county official, employee and candidate should:

- Properly administer the affairs of the county.
- Promote decisions which only benefit the public interest.
- Actively promote public confidence in county government.
- Keep safe all funds and other properties of the county.
- Conduct and perform the duties of the office diligently and promptly dispose of the business of the county.
- Maintain a positive image to pass constant public scrutiny.
- Evaluate all decisions so that the best service or product is obtained at a minimal cost without sacrificing quality and fiscal responsibility.
- Inject the prestige of the office into everyday dealings with the public employees and associates.
- Maintain a respectful attitude toward employees, other public officials, colleagues and associates.
- Effectively and efficiently work with governmental agencies, political subdivisions and other organizations in order to further the interest of the county.
- Faithfully comply with all laws and regulations applicable to the county and impartially apply them to everyone.

The ethical county official, employee and candidate should not:

- Engage in outside interests that are not compatible with the impartial and objective performance of his or her duties.
- Improperly influence or attempt to influence other officials to act in his or her own benefit.
- Accept anything of value from any source which is offered to influence his or her action as a public official.

The ethical county official, employee and candidate accepts the responsibility that his or her mission is that of servant and steward to the public.

A county official, employee and candidate may be subject to censure or reprimand by the County Board or its designee, for violation of these ethical principles.

COUNTY OF DOOR
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Ken Pabich
County Administrator
(920) 746-2303
kpabich@co.door.wi.us

MEMORANDUM

TO: County Board of Supervisors

FROM: Ken Pabich, County Administrator

DATE: August 25, 2020

RE: Monthly Report

The monthly reports provide an overview of ***significant*** operational or capital projects for the organization that are above the ordinary day to day operations of the organization.

Operational Projects

Millpond Project:

- What: The County is drawing down the Millpond to compact the sediment over a two-year period.
- Status: Update will be provided at County Board.

Special Studies:

- The Sheriff is completing an operational study of the department to look for short- and long-term operation efficiencies.
- Status: Study was presented at a special meeting on August 18th. The Committee will discuss the plan at the next regular meeting.
- The Treasurer's office is having an operational study completed to ensure transition to the tax collection software. Status: In progress. The study will be presented in September.

Capital Projects:

- Washington Island Government Facility:
  - What: We were requested by the Town to find a new location for our Emergency Services (ES) operations. We have also defined a need to have a basic office setup for other departments. We are considering two options: (1) New Construction or (2) Conversion of an existing facility. County Board approved acquiring the existing facility.
  - Status: Working on property acquisition.

- Sheriff – Storage Building:
  - What: Evidence storage building for vehicles. The building does not have any heat or plumbing.
  - Status: The project is on time for completion in early September.

- 442 Michigan St. (White House):
  - What: The white house has been used for storage of Archive material. The goal is to determine what to do with the house as we move archives out of it. It was determined that it cannot be relocated.
  - Status: Razing of home is completed.

- 56 N 4th Ave. (former Younkers Building):
  - What: We are interested in determining the best long-term use for the building. We know it will house the Archives; however, we want to determine the most cost-effective way to use the rest of the building.
  - Status: No update from the last County Board meeting.

- It was requested that we provide a summary of expenses to date.

54N 4th Ave - Old Younkers Building			
	2019 Expense	Adopted 2020 Budget	2020 Expense
Heat- Gas	$ 1,886.18	$ 18,500.00	$ 2,070.77
Utilities	$ 4,318.91	$ 15,500.00	$ 928.85
R&M Building	$ 35,802.18	$ 6,500.00	$ 9,339.70
Service Contract	$ 1,214.40	$ 4,000.00	$ 649.90
R&M Equipment	$ 14,962.11	$ 5,500.00	$ 454.37
Building Cost (Purchase Price)	$ 503,751.13		
Taxes	$ 18,003.89		
	$ 579,938.80	**$ 50,000.00**	**$ 13,443.59**
Total Cost Spent thru 4/10/2020			**$ 593,382.39**

- John Miles Park Entrance:
  - What: A new entrance gate was approved in the 2020 CIP plan for John Miles Park.
  - Status: Not started.

- Government Center and Justice Center LED Lighting Conversion:
  - What: CIP Funds were planned to upgrade the lighting at the Justice Center and Government Center.
  - Status: Justice Center is done except for the Jail. Government Center is in progress.

- Airport Maintenance Building:
  - What: A new maintenance facility is needed to replace the existing facility (it is literally rotting).
  - Status: Has been moved back until 2022. We are hoping to obtain federal funding for the new building.

- Justice Center & Government Center Meeting Room Upgrades:
  - What: Both the Justice Center and Government Center were approved to have technology upgrades to the primary meeting rooms.
  - Status: Justice Center is complete. We are going to apply for Routes to Recovery for the funds needed to complete the Government Center.

- Library Boiler:
  - What: New boiler for library which is funded 50/50 between the City and the County.
  - Status: Scheduled for late August - early September.

DOOR COUNTY

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BACON	X		
BULTMAN	X		
CHOMEAU			X
D. ENGLEBERT	X		
R. ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GUNNLAUGSON	X		
HALSTEAD	X		
HEIM PETER	X		
KOCH	X		
KOHOUT	X		
LIENAU	X		
LUNDAHL	X		
NEINAS	X		
NORTON	X		
ROBILLARD	X		
SCHULTZ	X		
VIRLEE	X		
VLIES WOTACHEK	X		

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve — Adopted [X]

1st Norton — Defeated [ ]

2nd Lundahl

Yes: 20 No: 0 Exc: 1

Reviewed by: _____, Corp. Counsel

Reviewed by: _____, Administrator

FISCAL IMPACT: If the County shuts down, Employees receiving Supplemental Paid Leave bank the estimated cost would be $760,000.00. There are no additional County funds needed to cover this cost. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 17th day of March, 2020 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

Resolution No. 2020-19

RATIFICATION, ALTERATION, MODIFICATION OR REPEAL OF MARCH 16, 2020 PROCLOMATION DECLARING A STATE OF EMERGENCY

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, On March 16, 2020, Door County Board Chairman David Lienau and Door County Administrator Ken Pabich by proclamation declared that a state of emergency exists in Door County because of the COVID-19 pandemic consistent with *Section 323.14(4)(a), Wisconsin Statutes*; and

WHEREAS, Pursuant to *Section 323.14(4)(a), Wisconsin Statutes* the proclamation is "...subject to ratification, alteration, modification or repeal by the County Board as soon thereafter as the Board can meet, but the subsequent action taken by the governing body shall not affect the prior validity of the proclamation...".

WHEREAS, On March 16, 2020, Door County Board Chairperson David Lienau and Door County Administrator Ken Pabich additionally issued administrative orders that appear necessary and expedient for the health, safety, protection, and welfare of persons and property within Door County; *and*

WHEREAS, It is deemed appropriate and necessary to provide Door County Board Chairperson David Lienau and Door County Administrator Ken Pabich the general authority to order, subject to ratification if practicable, whatever is necessary and expedient for the health, safety, protection, and welfare of persons and property within Door County in the emergency; *and*

WHEREAS, The County Board and its subunits could be prevented from meeting physically, by reason of the COVID-19 pandemic, and may need to do virtual meetings; and

NOW,THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors hereby ratifies the March 16, 2020, Proclamation Declaring a State of Emergency in Door County, (attached hereto and incorporated herein by reference) by Door County Board Chairman David Lienau and Door County Administrator Ken Pabich.

BE IT FURTHER RESOLVED, That the Door County Board of Supervisors hereby ratifies the March 16, 2020, Administrative Orders (attached hereto and incorporated herein by reference) issued Door County Board Chairman David Lienau and Door County Administrator Ken Pabich.

BE IT FURTHER RESOLVED, That the Door County Board of Supervisors hereby vests Door County Board Chairperson and Door County Administrator with the general authority to order, subject to ratification if practicable, whatever is necessary and expedient for the health, safety, protection, and welfare of persons and property within Door County in the emergency.

BE IT FURTHER RESOLVED, That meetings of subunits of the Door County Board are hereby suspended until further notice.

BE IT FURTHER RESOLVED, As the Door County Board is prevented from meeting physically, by reason of the COVID-19 pandemic and related public health concerns, the County Board Chairperson or designee has the authority to declare the need for and hold a virtual meeting of the County Board that is reasonably accessible (i.e., accessible remotely only) and otherwise consistent with Wisconsin's Open Meetings Law.

SUBMITTED BY:

Dave Lienau, Chairman
Door County Board of Supervisors

Ken Pabich
County Administrator

PROCLAMATION

DECLARING A STATE OF EMERGENCY IN DOOR COUNTY

WHEREAS, in December, 2019, a novel strain of coronavirus, since named Coronavirus Disease 2019 (abbreviated "COVID-19") was detected. COVID-19 has now spread globally, including the United States.

WHEREAS, on March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic. Pandemics happen when a new virus emerges to infect people and can spread between people sustainably. Because there is little to no pre-existing immunity against the new virus, it spreads worldwide.

WHEREAS, the United States Department of Health and Human Services has declared a public health emergency in response to COVID-19.

WHEREAS, on March 12, 2020, the State of Wisconsin declared the existence of a "public health emergency", pursuant to Section 323.02(16), Wisconsin Statutes, in response to the COVID-19 pandemic.

WHEREAS, an emergency exists within Door County as conditions have arisen by reason of the COVID-19 pandemic, which has great potential to impair transportation, food or fuel supplies, medical care, fire, health or police protection or other vital facilities or services of the County.

WHEREAS, it is necessary and expedient for purposes of public health, protection, safety and welfare within Door County that prudent and reasonable steps be taken to address the COVID -19 pandemic.

WHEREAS, declaring a state of emergency will facilitate and hasten the availability and use of resources by Door County to address COVID -19 pandemic.

WHEREAS, the period of the emergency shall be limited by to the time during which the emergency conditions exist or are likely to exist; and

WHEREAS, because of such emergency conditions, the Door County Board of Supervisors is unable to meet with promptness; and

NOW, THEREFORE, pursuant to Chapter 323, Wisconsin Statutes and Section 5.08, Door County Code, the Chairperson of the Door County Board of Supervisors and Door County Administrator do each hereby concur and declare that a state of emergency exists in Door County.

Dated this 16th day of March, 2020

David Lienau
DOOR COUNTY BOARD CHAIRPERSON

Dated this 16th day of March, 2020

Ken Pabich
COUNTY ADMINISTRATOR

Sections 323.14(4)(a) & (b), Wisconsin Statutes:

(a) "If, because of the emergency conditions, the governing body of the local unit of government is unable to meet promptly, the chief executive officer or acting chief executive officer of any local unit of government shall exercise by proclamation all of the powers conferred upon the governing body under par. (a) or s. 323.11 that appear necessary and expedient. The proclamation shall be subject to ratification, alteration, modification, or repeal by the governing body as soon as that body can meet, but the subsequent action taken by the governing body shall not affect the prior validity of the proclamation."

(b) The emergency power of the governing body conferred under s. 323.11 includes the general authority to order, by ordinance or resolution, whatever is necessary and expedient for the health, safety, protection, and welfare of persons and property within the local unit of government in the emergency and includes the power to bar, restrict, or remove all unnecessary traffic, both vehicular and pedestrian, from the highways, notwithstanding any provision of chs. 341 to 349.

DOOR COUNTY

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BULTMAN	X		
CHOMEAU	X		
COUNARD	X		
D. ENGLEBERT			X
R. ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GAUGER	X		
GUNNLAUGSSON	X		
HEIM PETER	X		
KOHOUT	X		
LIENAU	X		
LUNDAHL	X		
NORTON	X		
ROBILLARD	X		
TAUSCHER	X		
THAYSE	X		
VIRLEE	X		
VLIES WOTACHEK	X		
VOGEL	X		

BOARD ACTION

Vote Required: Two-Thirds of Members-Elect

Motion to Approve — Adopted [X] — Defeated [ ]

1st Austad

2nd Kohout

Yes: 20 No: ____ Exc: 1

Reviewed by: _____, Corp. Counsel

Reviewed by: _____, Administrator

FISCAL IMPACT: The fiscal impact is a decrease of $785,000 to the ES Washington Island Bldg Reserve which will zero this account out and a decrease of $15,000 from ES Central Station which will leave a balance of $320,737. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 28th day of July, 2020 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

Resolution No. 2020-61

ACQUISITION OF REAL PROPERTY - PIN 0280236342944A2

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Pursuant to Section 59.52(6), Wisconsin Statutes, a county board may acquire real property (land and improvements) for public uses or purposes of any nature; *and*

WHEREAS, The *Facilities & Parks Committee* recommends, based in part on the preliminary assessments and cost estimates provided by The Samuels Group, Inc., acquisition of Door County PIN 028-02-36342944A2, 1309 Rangeline Road, Town of Washington, Door County, Wisconsin (hereinafter "subject property"), for purposes of a county-owned emergency (and other) services facility(ies);

WHEREAS, The broad parameters of County's agreement to acquire the subject property follows:

- Purchase price not to exceed $800,000; and
- Seller, for five (5) years, will: retain the ability to maintain and harvest the existing lavender fields; be able to make use of the shed situated near the lavender fields; be allotted a defined number of parking spaces for its use; <u>and</u> be able to access the lavender fields by way of the existing grass road (situated along the northerly property boundary).

The process of finalizing the terms and conditions, drafting and execution of any necessary agreement, and consummating the sale will move forward upon adoption of this resolution.

WHEREAS, The Finance Committee is, recommending that up to Eight Hundred Thousand dollars ($ 800,000.00) be transferred as follows: $785,000.00 from the ES Washington Island Building Reserve (#100.32159) and $15,000.00 from ES Central Station Reserve to the Emergency Services Washington Island Property Land Acquisition Expense Account (#100.06.1161.69908.6752) for the purpose of funding County's acquisition of the subject property.

NOW, THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors hereby authorizes the acquisition of Door County PIN 028-02-36342944A2, 1309 Rangeline Road, Town of Washington, Door County, Wisconsin for purposes of developing a county-owned emergency (and other) services facility(ies).

BE IT FURTHER RESOLVED, By the Door County Board of Supervisors that up to Eight Hundred Thousand dollars ($ 800,000.00) be transferred as follows: $785,000.00 from the ES Washington Island Building Reserve and $15,000.00 from ES Central Station Reserve to the Emergency Services Washington Island Property Land Acquisition Expense Account (100.06.1161.69908.6752) for the purpose of funding County's acquisition of the subject property

BE IT FURTHER RESOLVED, That the County Administrator or his designee is, subject to the oversight of the Facilities & Parks Committee, empowered to: negotiate, execute documents and take whatever other action is necessary to consummate Door County's acquisition of the subject property consistent with this resolution.

SUBMITTED BY: Facilities & Parks Committee

Daniel Austad, Chairperson

Alexis Heim Peter

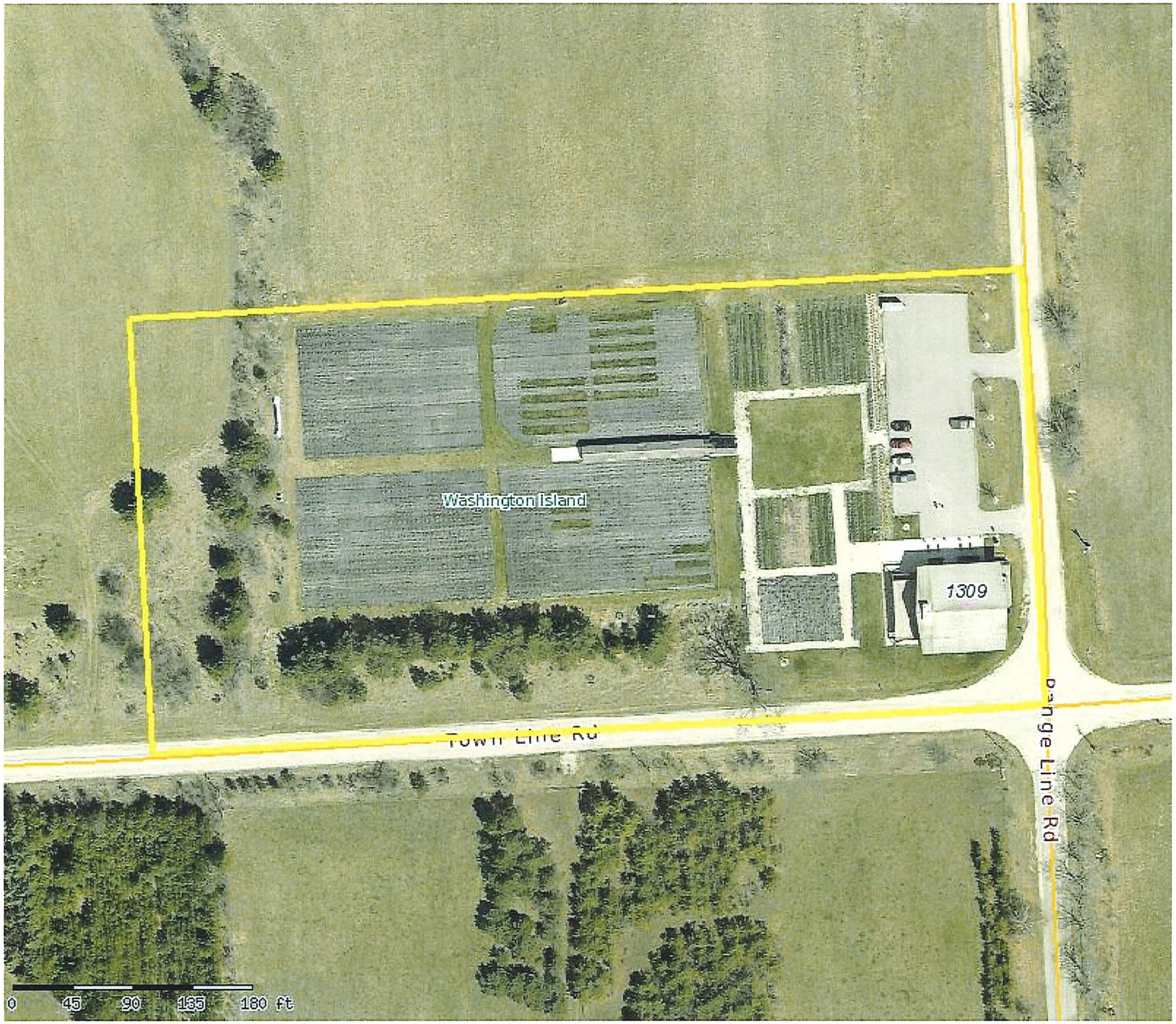
Roy Englebert

Susan Kohout

David Enigl

Nancy Robillard

Ken Fisher


Washington Island
1309
Town Line Rd
Range Line Rd
0 45 90 135 180 ft

Back-Up Information to Resolution 2020-61

DOOR COUNTY

Resolution No. 2017-65

TRANSFER OF NON-BUDGETED FUNDS TO ESTABLISH RESERVES FOR EMS (WASHINGTON ISLAND), DOOR COUNTY SIMULCAST PROGRAMMING, EGG HARBOR TOWER EQUIPMENT, AND TS STORAGE EQUIPMENT

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BACON	X		
D. ENGLEBERT	X		
R. ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GUNNLAUGSSON	X		
HALSTEAD	X		
KOCH	X		
KOHOUT			X
LIENAU	X		
LUNDAHL	X		
MOELLER	X		
NEINAS	X		
ROBILLARD	X		
SCHULTZ	X		
SITTE			X
SOHNS	X		
VIRLEE	X		
VLIES WOTACHEK	X		
WAIT	X		
	19	0	2

BOARD ACTION

Vote Required: Two Thirds of Entire Membership

Motion to Approve — Adopted [X] — Defeated [ ]

1st Schultz

2nd Fisher

Yes: 19 No: 0 Exc: 2

Reviewed by: _____, Corp. Counsel

Reviewed by: _____, Administrator

FISCAL IMPACT: If this resolution is adopted, the available Unassigned Fund Balance would decrease by $1,250,000.00 from $12,839,774.90 to $11,589,774.90; this new balance is equal to 21.54% of 2017 budgeted expenditures for the general fund plus all other funds requiring tax levy. MEJ

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 24th day of October, 2017 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, In accordance with Section 65.90(5)(a) Wisconsin Statutes and Rules of Order #19 the amounts of the various appropriations and the purposes for such appropriations stated in a budget may not be changed unless authorized by a vote of two-thirds of the entire membership of the Door County Board of Supervisors; and

WHEREAS, At the end of each quarter, the Door County Finance Committee, according to policy, reviews the upper and lower limit percentages of the unassigned fund balance. At the October 17, 2017 regular Finance Committee meeting it was noted that the unassigned fund balance was at 23.86% and well above the established upper limit of 15%; and

WHEREAS, The Finance Committee noted that there were several needed projects whereby funds could be set aside as placeholders or start-up funds. These would be set up as committed reserves in Door County's financials. As start-up or placeholders, the reserved funds could be added to in subsequent budget years. This pre-funding would ease or could eliminate a spike within the budget year in which the projects would be instituted. Full County Board approval for any of these projects would be needed before any project begins and monies are expensed; and

WHEREAS, The Finance Committee is recommending that an amount not to exceed $1,250,000 be transferred from the unassigned fund balance 100.33101 to the specific committed reserve accounts as follows:

$500,000 EMS (Washington Island)
$350,000 Simulcast Programming
$300,000 Egg Harbor Tower Equipment
$100,000 Balance of TS Storage Equipment

NOW, THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors does hereby approve an amount not to exceed $1,250,000 be transferred from the unassigned fund balance 100.33101 to the specific committed reserve accounts as follows:

$500,000 EMS (Washington Island)
$350,000 Simulcast Programming
$300,000 Egg Harbor Tower Equipment
$100,000 Balance of TS Storage Equipment

SUBMITTED BY: Finance Committee

Kathy Schultz, Chairman

Ken Fisher

David Englebert

Susan Kohout

Roy Englebert

Mark Moeller

David Enigl

Table 1

Cost Summary by Funding Source and Year

FY 2019

Project No.	2019 Project Name	Eligible for Long Term Financing	Eligible for Short Term Financing	Federal	State	Levy	Other*	TOTAL
**Other funding could be Unassigned Fund Balance, Carryovers from Prior Years, DK funding, C.I.P. Excess Funds, City Share, County Roads & Bridges Fund, Donations. (see table 8)*								
Airport								
1-53-01	Replace Airport Unleaded and Diesel Fuel Tanks Scope of Project reduced - No longer qualifies for CIP	-	-	-	-	~~75,000~~		~~75,000~~
1-53-02	North/South Runway Reconstruction ("Other" is unused C.I.P. funding for Airport Runway Reconstruction not used in 2016-2017)	-	-	-	-	25,000	150,000	175,000
						212,500		287,500
1-53-03	Snow Removal Equipment Building ("Other" is C.I.P. carryover from prior years, levied in 2017) Project to be split between 2019 & 2020	-	-	-	-	~~425,000~~	75,000	~~500,000~~
		-	-	-	-	**237,500**	**225,000**	**462,500**
Highway								
1-33-01	CTH K (CTHN-CTH C)	-	-	-	-	506,244	-	506,244
1-33-02	CTH SB (CTH C-Zirbel)				-	245,326	-	245,326
1-33-03	CTH SB (Sand Bay Road-0.5 miles East)	-	-	-	-	98,130	-	98,130
1-33-04	CTH HH (Dunn Road-Old County OR)	-	-		-	345,419	-	345,419
1-33-05	CTH XC (CTH X-CTH J)	-	-	-	-	196,261	-	196,261
1-33-06	CTH A (CTH E-CTH F)	-	-	-	-	759,308	-	759,308
1-33-07	CTH X (CTH XC-STH 42)	-	-	-	-	750,521	-	750,521
1-33-08	CTH U (Salona Road-Hornspier Road)	-	-	-	-	195,724		195,724
1-33-09	CTH U (Hornspier Road-S. of Lake Lane)	-	-	-	-	433,847	-	433,847
		-	-	-	-	**3,530,780**	-	**3,530,780**
Clerk of Court								
1-25-01	Protected Front Counter Deleted at recommendation of County Administrator	-	-	-	-	~~55,791~~		~~55,791~~
Emergency Management/Communication								
1-69-01	Simulcast Ops & Reprogramming ("Other" is funds from Communication Simulcast Programming Reserve)	-	-	-	-	-	350,000	350,000
EMS								
						300,000		800,000
1-29-01	Washington Island Station ("Other" is funds from EMS Washington Island Reserve) Scope of Project reduced	-	-	-	-	~~500,000~~	500,000	~~1,000,000~~
Finance								
1-48-01	Replace Ceridian Payroll Software	-	-	-	-	200,000	-	200,000

DOOR COUNTY

Resolution No. 2020-05

EMERGENCY SERVICES FACILITY- WASHINGTON ISLAND PRELIMINARY ASSESSMENT AND COST ESTIMATE

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Door County ("County") requested proposals from design professionals (architects / engineers) for a preliminary assessment and cost estimate related to the establishment of an Emergency Services Facility on Washington Island; *and*

WHEREAS, This preliminary assessment and cost estimate involves two potential sites (i.e., PIN 028-02-36342934B1 and PIN 028-02-36342944A2) and comparison between renovating an existing structure or new construction; *and*

WHEREAS, Compliant proposals were received from Jewell Associates Engineering, Inc. and The Samuels Group, Inc., and, after review and deliberation, it is recommended that The Samuels Group, Inc. be awarded the contract for a fee of fifteen thousand dollars ($15,000); *and*

WHEREAS, The Washington Island Emergency Services Facility is identified as a capital project within County's current Capital Improvement Plan ("CIP"), with a capital budget of eight hundred thousand dollars ($ 800,000); *and*

WHEREAS, Funds have not been appropriated for this preliminary assessment and cost estimate in the 2020 budget, and the Finance Committee is recommending the transfer of eighteen thousand dollars ($18,000) from the Emergency Services Washington Island Building Reserve (#100.32159) to the Capital Outlay Emergency Services Expense Account (#401.51.7190.69901.00029); *and*

WHEREAS, Pursuant to Section 65.90(5)(a) Wisconsin Statutes and Rules of Order #19 the amounts of the various appropriations and the purposes for such appropriations stated in a budget may not be changed unless authorized by a vote of two-thirds of the entire membership of the County Board of Supervisors;

WHEREAS, The Washington Island Emergency Services Facility will serve a public purposes, and it is deemed to be advantageous to the County to proceed with the preliminary assessment and cost estimate referenced above.

NOW, THEREFORE, BE IT RESOLVED, by the Door County Board of Supervisors, that The Samuels Group, Inc. is awarded the contract, for a fee of fifteen thousand dollars ($15,000), to perform the preliminary assessment and cost estimate as described above.

BE IT FURTHER RESOLVED, by the Door County Board of Supervisors, that up to eighteen thousand dollars ($ 18,000) be transferred from the Emergency Services Washington Island Building Reserve (#100.32159) to the Capital Outlay Emergency Services Expense Account (#401.51.7190.69901.00029); be expended for the preliminary assessment and cost estimate as described above.

DOOR COUNTY

Resolution No. 2020-05

EMERGENCY SERVICES FACILITY- WASHINGTON ISLAND PRELIMINARY ASSESSMENT AND COST ESTIMATE

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD	X		
BACON	X		
BULTMAN	X		
CHOMEAU	X		
D. ENGLEBERT	X		
R. ENGLEBERT	X		
ENIGL	X		
FISHER	X		
GUNNLAUGSSON			X
HALSTEAD	X		
HEIM PETER			X
KOCH	X		
KOHOUT	X		
LIENAU	X		
LUNDAHL	X		
NEINAS		X	
NORTON	X		
ROBILLARD	X		
VIRLEE	X		
VLIES WOTACHEK	X		
WAIT	X		

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve — Adopted [X]

1st D. Englebert — Defeated [ ]

2nd Enigl

Yes: 18 No: 1 Exc: 2

Reviewed by: _____, Corp. Counsel

Reviewed by: _____, Administrator

FISCAL IMPACT: The fiscal impact is a decrease of up to $18,000.00 to the Emergency Services Washington Island Building Reserve account, which would leave a balance of $782,000.00 in this account. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 28th day of January 2020 by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

BE IT FURTHER RESOLVED, That the County Administrator or his designee(s), subject to the general oversight of the Facilities and Parks Committee, is authorized to proceed with the preliminary assessment and cost estimate as described above.

BE IT FURTHER RESOLVED, That the results of the preliminary assessment and cost estimate will be reported back to the Door County Board of Supervisors before proceeding further with the Washington Island Emergency Services Facility.

SUBMITTED BY: FINANCE COMMITTEE

David Englebert, Chair

Nancy Robillard

David Enigl

Richard Virlee

Susan Kohout

Laura Vlies Wotachek

Alexis Heim Peter

COUNTY OF DOOR
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Ken Pabich
County Administrator
(920) 746-2303
kpabich@co.door.wi.us

TO: County Board of Supervisors

FROM: Ken Pabich, County Administrator

DATE: October 25, 2019

RE: Washington Island Draft Needs

In preparation for the tour, I asked all the Department Heads for input on what would be ideal for County operations on the Island. This list has **not** been presented to any Home Committees nor has it been used to determine the square footage needs.

- Garage that can hold two ambulances and storage for related gear
- Training / Meeting Room – (room to accommodate 20 or more people)
- Office space – at least (1) office that can be used for various departments that has network access
- Patient Room – at least (1) patient room. Used for basic exams or patient interviews
- Sleeping Quarters – at least (2) rooms that can used by county staff if they need to stay overnight
- Basic Mini Kitchen at minimum. However, the ability to have a kitchen that could be used for meals would be nice.
- Facility should have the ability to access our network (internet access)
- Storage Room – to be shared by departments
- Restrooms – (2) unisex rooms would be ideal with showers.
- ADA compatible would be ideal
- Exterior parking to accommodate the planned uses

Back-up to Resolution 2020-61

Door County Emergency Services
916 N 14thth Ave.
Sturgeon Bay, WI 54235

Memorandum

Aaron LeClair, Director

Date: 07/21/2020

To: Director Steve Wipperfurth

CC: Administrator Ken Pabich

From: Aaron LeClair

RE: Washington Island EMS/County Facility

Emergency Services has been researching a new facility on Washington Island since 2014. Initial talks started as a partnership with the Town of Washington (Fire/law). In 2018, by resolution of the Town, Door County was directed to proceed on our own. Also, by resolution, we were given 18 months to vacate the leased space in the current fire department.

Working with Administrator Pabich and Director Spritka, numerous properties were evaluated. The department also worked with the Public Safety Committee and Facilities and Parks to develop a needs list for the island facility. In late 2019, early 2020, we were directed to work with the Samuel's Group to do a feasibility study comparing a new station on vacant land versus remodeling the "Dairy" property and building.

The Samuel's Group presented their recommendations to the Facilities and Parks Committee on May 28th. The Samuel's Group along with staff recommended the purchase and remodel of the "Dairy" project. After discussion, direction was given to the Samuel's Group to give an additional option of removing the deck and adding on a garage. This work was completed and updated pricing reviewed and approved.

As I have been involved in this project since 2014, I am confident the proposed "Dairy" project meets the current and future needs of Emergency Services, and I recommend the County proceed forward with the project as presented.

County of Door
FACILITIES & PARKS DEPARTMENT
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Wayne Spritka
Facilities & Parks Director
(920) 746-2211
Mobil 920-495-2131
wspritka@co.door.wi.us

MEMORANDUM

TO: Door County Administrator

FR: Wayne J. Spritka W.J. Spritka
Director, Facilities and Parks

SUBJECT: WASHINGTON ISLAND EMERGENCY SERVICE BUILDING PROJECT

DATE: July 21, 2020

The "Samuels Group" completed a study to determine if a remodel of an existing building or new construction was more favorable to the County for the purpose of operations dedicated to the Emergency Services Department. The scope of the study included service operations of various departments of County Government.
The resultant study identified three options with cost breakdowns attached. The three options where presented to the Facilities and Parks Department at its regular July meeting. Discussion took place as to an option to create the bare bones basic garage for Emergency Service operations. I have computed a fourth option that was not specifically studied by the consultant but can be reasonably estimated based on the recent study performed by The Samuels Group. Below is a facility reduction by approximately 30%. The reduction is a reduced scope from the programming data provided by the Samuels Group. Discussion with the consultant indicated that the cost per square foot increases since the spaces eliminated are dry spaces.

New construction of an EMS Building - Most Basic function

Scope Programing Worksheet		Total SF	
Vehicle	EMS	1600	10% small than BUG
Storage Parts, Equipment, Supplies	EMS	360	
Lockers	EMS	150	30 lockers 12" wide
Laundry	EMS	80	
Bathroom/ w shower	EMS	100	
Bathroom/ w shoer & urinal	EMS	175	
Mechanical	EMS	187.5	
Kitchenette	Common	150	
Training, meeting space	Common	840	
		3642.5	SF
		$400.00	
Cost basis from building study- consult	$400.00 SF	$1,457,000	

Attachment: New Site- Washington Island EMS Facility-"The Samuels Group"

Washington Island County Government Building

Estimate Summary (by Division) for Renovation

No Deck	Division	Budget (to $1K)
1100	General Requirements	$140,000.00
2050	Demolition	$87,000.00
2100	Sitework	$72,000.00
3000	Concrete	$57,000.00
4000	Masonry	$20,000.00
5000	Metals	$50,000.00
6000	Wood & Plastics	$12,000.00
7000	Therm & Moist Protect	$72,000.00
8000	Doors & Windows	$59,000.00
9000	Finishes	$107,000.00
10000	Specialties	$26,000.00
15400	Plumbing	$34,000.00
15600	HVAC	$29,000.00
16000	Electrical	$56,000.00
	Sub-tota	$821,000.00
	Other (insurance, fees, ferry)	included
	Escalation for 2021 construction	included
	Design & construction Fee	$88,000.00
	TOTAL	$909,000.00

Estimate Summary (by Division) for Renovation

Deck	Division	Budget
1100	General Requirements	$140,440.00
2050	Demolition	$65,094.00
2100	Sitework	$65,340.00
3000	Concrete	$44,124.00
4000	Masonry	$93,047.00
5000	Metals	$48,712.00
6000	Wood & Plastics	$18,584.00
7000	Therm & Moist Protect	$98,682.00
8000	Doors & Windows	$51,745.00
9000	Finishes	$92,575.00
10000	Specialties	$25,715.00
15400	Plumbing	$34,354.00
15600	HVAC	$29,155.00
16000	Electrical	$55,710.00
	Sub-tota	$863,277.00
	Other (insurance, fees, ferry)	included
	Escalation for 2021 construction	included
	Design & construction Fee	$92,083.00
	TOTAL	$955,360.00

$307.883/sqft

Estimate Summary (by Division) New Construction

New	Division	Budget
1100	General Requirements	$242,665.00
2050	Demolition	$0.00
2100	Sitework	$232,017.00
3000	Concrete	$146,218.00
4000	Masonry	$60,096.00
5000	Metals	$201,079.00
6000	Wood & Plastics	$93,048.00
7000	Therm & Moist Protect	$112,781.00
8000	Doors & Windows	$100,744.00
9000	Finishes	$251,229.00
10000	Specialties	$37,453.00
15400	Plumbing	$72,098.00
15600	HVAC	$156,212.00
16000	Electrical	$129,175.00
	Sub-total	$1,834,815.00
	Other (insurance, fees, ferry)	included
	Escalation for 2021 construction	included
	Design & construction Fee	$170,680.00
	TOTAL	$2,005,495.00

$380.116/sqft

Contractors.
Innovators.
Over Achievers.

SCOPE PROGRAMMING WORKSHEET

Client: Door County, WI
Project: Washington Island EMS Facility
Project #: 7229D
Date: April 10, 2020 (revision 1)
Location: New Site

BF = BUILDING FACTOR (sq. ft. of interior & exterior walls, corridors, circulation, etc.) TYPICALLY 1.34, BUG (at least at EMS) is 1.19. Suggest using 1.25.

Program Spaces	WORKSPACE															ADJACENCIES	NOTES
	TYPE	W	x	L	=	SF	x	#	=	NET SF	x	BF	NEW GROSS SF	RENOVATED GROSS SF	TOTAL SF		
Vehicle Garage	EMS	32	x	40	=	1280	x	1	=	1280	x	1.25	= 1600.00	+	= 1600.00	Storage, Lockers?	27' and 23' vehicles (net is 10% smaller than BUG); decon?; oxygen?; 7' between
Storage (Parts, Equipment, Supplies)	EMS	12	x	24	=	288	x	1	=	288	x	1.25	= 360.00	+	= 360.00	Can be dispersed?	
Locker Area	EMS	10	x	12	=	120	x	1	=	120	x	1.25	= 150.00	+	= 150.00		20 Lockers (12" wide?) for personal items (no gear or changing) - Not in BUG
Laundry	EMS	8	x	8	=	64	x	1	=	64	x	1.25	= 80.00	+	= 80.00	With Lockers?	(Not in EMS at BUG; associated with Fire at BUG)
Sleeping Room	EMS	12	x	14	=	168	x	2	=	336	x	1.25	= 420.00	+	= 420.00	Bathroom; Away from "action"	(BUG has 3 rooms)
Lounge	EMS	12	x	16	=	192	x	1	=	192	x	1.25	= 240.00	+	= 240.00		
Office	EMS	10	x	12	=	120	x	1	=	120	x	1.25	= 150.00	+	= 150.00		2 built in work stations
Office	County	12	x	16	=	192	x	1	=	192	x	1.25	= 240.00	+	= 240.00	Public Lobby	2 @ BUG includes Sheriff? (May be one larger space with small table this location?)
Bathroom - (w/shower)	EMS	8	x	10	=	80	x	1	=	80	x	1.25	= 100.00	+	= 100.00	Available to Public	(Fixture count for EMS/Trng currently projects to 3 total, combined men and women)
Bathroom - (w/shower & urinal)	EMS	10	x	14	=	140	x	1	=	140	x	1.25	= 175.00	+	= 175.00	Available to Public	
Kitchenette	Common	10	x	12	=	120	x	1	=	120	x	1.25	= 150.00	+	= 150.00		
Mechanical		10	x	15		150	x	1	=	150	x	1.25	= 187.50	+	= 187.50		Doesn't service BUG?; but may be needed? (vs on roof, in roof structure space; mezz?)
Public Lobby	Common	8	x	20	=	160	x	1	=	160	x	1.25	= 200.00	+	= 200.00		With Vestibule (Associated with Fire Station at BUG)
Training; meeting space	Common	24	x	28	=	672	x	1	=	672	x	1.25	= 840.00	+	= 840.00	Public Lobby	(Based on 30 occupants and presumed BUG space allocation of 22 SF/Occ)
Table and Chair Storage	Common	10	x	10	=	100	x	1	=	100	x	1.25	= 125.00	+	= 125.00	Training, meeting space	(Based on Training Room size as established in BUG; +/- 15% of Training)
Conference Room	Common	9	x	12	=	108	x	1	=	108	x	1.25	= 135.00	+	= 135.00	Public Lobby	(Small conference in conjunction with County Office)
KEY:																	
Basic & Sized to EMS @ BUG (u.n.o.)																	
Not at BUG EMS; but discussed for WI																	
Part of BUG, associated with Fire)																	
			x		=	0	x		=	0	x		= 0.00	+ 0.00	= 0.00		
													= **ADDITION**	+ **RENOVATED**	= **TOTAL SF**		
										TOTAL			**5153**	**0**	**5153**		
													DIFFERENCE	AVAILABLE	PROGRAM		
													5200		5200		

EMERGENCY SERVICES FACILITY ASSESSMENT

WASHINGTON ISLAND
DOOR COUNTY GOVERNMENT
OPERATIONS & EMS CENTER

July 2020

Assessment and Cost Estimate
Washington Island Door County Government Operations
with EMS Center

The Samuels Group (TSG) was retained by Door County in early 2020 to provide "Preliminary Assessments and Cost Estimates for an Emergency Services Facility on Washington Island." The work includes development of an appropriate project scope that includes the building program, size and construction budget for the facility and then to assess the relative merit of the project across both new construction on a vacant site at the northwest corner of Town Line Road and Airport Road and renovation construction of the Historic Island Dairy at 1309 Range Line Road.

The assessment is based on:

- Limited conceptual information provided with the RFP. (Appendix 1.1)
- A scope plan and a conceptual site plan submitted by TSG with their proposal.
- A site visit of the Historic Island Dairy by TSG on March 5th.
- The Brussels-Union-Garland (B.U.G.) facility plans. (Appendix 1.4) B.U.G. is a larger facility, combining a fire department with EMS. The EMS program is similar to the requirements for this project.

The Samuels Group proposed to complete the assessment over the course of approximately 2 months. Initially the meetings were proposed as a mix of face to face meetings in Sturgeon Bay supplemented with Video conferences to report progress at agreed upon intervals. However, after the kickoff meeting in Sturgeon Bay, the COVID 19 pandemic shifted meetings to be video conference calls from that point until the final meeting. As the timing of the work became clearer, the schedule was adjusted to best fit the transitioning of the 2020 elected County Board members to their roles with the county.

As TSG started the assessments, there was a slight shift in emphasis from a strictly EMS Center to a facility for Door County Government Operations on Washington Island. This report reflects this shift in emphasis.

This assessment presents the new building option first. The building program for the new construction includes all spaces required for the EMS building along with spaces that are desired to create a more effective County facility for the Island. This creates the best starting point for both options, though the renovation will meet parts of the program through careful consideration and adjustments in response to the existing conditions of the former Dairy.

The assessment is organized into five parts:

1. Building Program
2. New Construction
3. Renovation
4. Recommendations
5. Appendices

BUILDING PROGRAM

A building program is a written description of the activities and requirements that will occur in a building. The program will name various uses and may identify a combination of some or all of the following: size, relationship, finishes, quality and possibly a large degree of the FF&E (Furniture, Fixtures and Equipment) for each of the uses. The program may also identify the type of construction, general budget and other associated issues.

For this project, the starting point for the building program is the new construction of a standalone EMS facility. The principle features and supporting spaces for a new EMS facility are culled from the B.U.G. facility completed in 2018. Parts of B.U.G. that were dedicated to EMS were immediately listed in the program. Other parts that are shared between EMS and the Fire Department at B.U.G. were evaluated to identify which of these shared parts are additionally required for the delivery of EMS services. Those parts that were determined to be necessary to EMS were also added to the program.

Most of the following uses included in the Washington Island EMS building program are from the B.U.G. facility. (TSG Scope plan included the highlighted spaces.):

Required for Standalone EMS (based on B.U.G.)

- Vehicle Garage (for a 27' and a 23' vehicle housed simultaneously)
- Storage (parts, equipment, supplies)
- Sleeping Rooms (two, each room capable of two beds)
- Lounge (for EMS personnel)
- Kitchenette (for EMS use)
- Office (with 2 workstations for EMS business)
- Full bathroom (including shower) – Minimum 1, 2 preferred
    - With half bath if only 1 full bathroom
    - OR – Two Public Toilets with showers to serve both public and EMS.

Shared (at B.U.G.) and needed for this EMS Facility

- Mechanical Room (was shared in B.U.G.)
- Decontamination (with fire department only in B.U.G.)
- Laundry (dedicated to fire department only in B.U.G.)
- Training, Meeting Space
- Table and Chair Storage

Required for additional "County Services" operations (occurs similarly at B.U.G.)

- Public Lobby (for shared use by EMS and County Services)
- Office (for county services)
- Conference Room

Unique features for this EMS

- Locker Area (for 20 lockers)

New Construction Program

The program summary for new construction identifies the spaces listed in the Building Program part of this assessment and assigns a net square foot size for the space. A building factor is applied to each net size and the numbers are added together to create the target building size for the project. (Appendix 2.1) Based on this list of requirements, the programmed size for the new construction of a standalone Door County Government Operations facility is 5,200 square feet. The plan developed by TSG to illustrate a possible arrangement for this option is 5,330 square feet. The proposed location for a new facility is about 500 feet north of the current island location for fire and EMS.

(Note: The TSG plan included in the RFP showed a facility of approximately 3,600 square feet. (Appendix 1.3) This smaller size than compared to the target size established in this assessment can be attributed to not having the "county services" office, a conference room, a smaller training room with no table and chair storage; to having smaller sleeping rooms, smaller toilet facilities, smaller EMS work area and to having an integrated public lobby.)

Renovation Program

Also considered in this assessment is the renovation and necessary expansion of an existing building known as the Historic Island Dairy. This site is about a half mile east of the current island location for fire and EMS, but it is also a more central island location for responding to emergencies.

Casual inspection suggests that the Historic Island Dairy is a reasonable consideration for renovation into the Door County Government Operations facility. The main floor has ample room for the EMS support services such as lounge, kitchenette, bathroom(s), sleeping rooms, office, storage and connection with the public. However, there are drawbacks to this building as the Door County Government Operations facility. The elevated deck for the second floor limits 1st floor headroom for vehicle clearance. And the footprint is short (in length) for parking the 2 rescue vehicles in a garage addition under the elevated deck. But the additional space provided by the existing building as a whole and its potential for providing space for other County services makes this property worth consideration.

(Note: The current owner of the Historic Island Dairy property is an Architect. He has explored the option of providing safety services in this building in the past. (Appendix 1.2) Though this design was not for a dedicated EMS facility, he did explore how a similar use might layout in the Dairy building. In his example, the building was remodeled for law enforcement and a garage was added for parking one vehicle. He also showed a future standalone fire services building on the site.)

The base program for the Door County Government Operations facility for new construction is applicable to the renovation construction. Because of existing conditions of the Historic Island Dairy, the design of some of the spaces become slightly smaller or slightly larger to best accommodate what exists. The building is also larger the than required minimum for the proposed Door County Government Operations facility for Washington Island. As this existing building is considered for use as the Door County Government Operations facility, the building program was expanded to accurately reflect what this approach to the project becomes. These additions to the base program for the renovation option are:

- 1st Floor – Storage
- 1st Floor – Women's and Men's Public Toilet Room
- 1st Floor – Chair Lift to 2nd Floor
- 2nd Floor – Public Toilet
- 2nd Floor – Kitchen
- 2nd Floor – Elevated Deck

Based on the total capacity of the Historic Island Dairy, the program size of the small garage addition is 1,600 square feet and the renovation area is programmed at 2,000 square feet of the existing 1st floor for the other support spaces for EMS and County Operations. The remaining 5,100 square feet, most of which is on the second floor in the ballroom, requires minimal if any construction effort. If this option is adopted by the County Board, the total heated facility is programmed as an adjusted 8,600 square feet, plus 1,400 square feet for the outdoor elevated deck accessed from the second floor. (Appendix 3.1).

The programmed remodeling plan developed by TSG is slightly smaller than the described program sizes. The garage addition is shown as 1,400 square feet. The remodeled area is shown as 1,800 square feet.

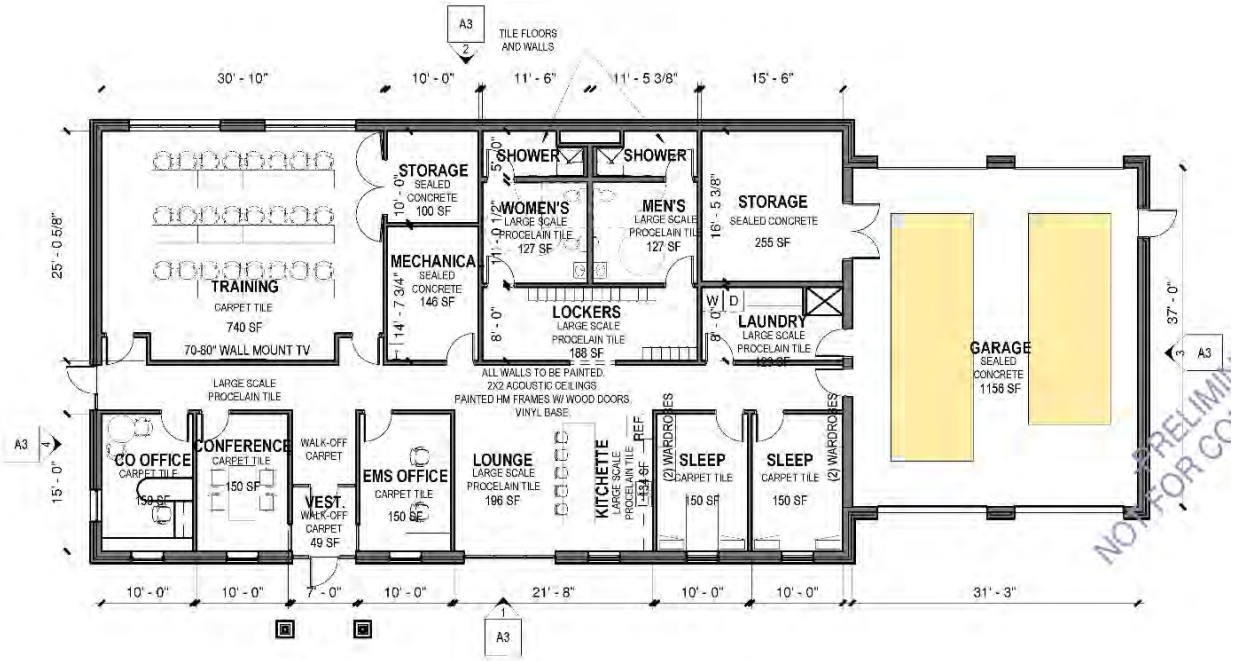
In both options (New Building or Renovation of Existing), TSG includes possible future expansion at each location to include Fire Department Services. With changing requirements for fire apparatus and the increasing challenges of meeting community expectations for emergency response services, Door County will face another decision point in the future regarding the Fire Department and whether to renovate the existing Fire Department or move to new quarters. As such, the future program for both options includes a new fire department construction on each site. For the New Construction option, the Fire Department is shown as an addition to this new Door County Government Operations building. For the Renovation of the Existing building, the Fire Department is shown as a standalone building on the Historic Island Dairy property.

NEW CONSTRUCTION – OPTION #1

The RFP identifies the "vacant 10-acre parcel, situated at the (NW) corner of Airport Road and Town Line Road, Town of Washington, Door County, Wisconsin (PIN 0280236342934B1)" as the proposed location for a new building housing Door County Government Operations. Evaluation of this site as "suitable" for the ". . . new construction of, and ongoing use as, a Door County Emergency Services Facility" is limited to consideration of only its size (and the site's ability to accommodate the size of a new facility) and location (the site's ability to provide equal or better overall response times for emergency services). No information was available on the history of the site, its appurtenances, its soils and other subsurface and property conditions that might impact suitability.

The proposed new location is more than three times the size of the existing 3-acre Fire/EMS site. Without a drastic site condition that would negatively impact construction, it is expected that a new building can be easily accommodated on this site. The new site is the northwest corner of intersection and the existing site is the southwest corner of the same intersection. It is estimated that the distance from the existing EMS to this new location will be less than 500 feet. This new location would provide nearly identical response times and coverage as the existing location. This proposed location is expected to be just as suitable for a new EMS facility as is the current location with the added advantage of more property size.

The building plan for a new Door County Government Operations facility is organized with consideration for the possibility of future expansion to house Fire Department Services. Common services like the County Office, Conference Room and Training Room, are pulled to one side where future connection to the support services for the Fire Department would be made. In the opposite direction from the future Fire Department, the plan shows public restrooms and space dedicated to the EMS support services with a drive through garage for 2 vehicles at the extreme other end of the building. This first phase, a new building facility for EMS, will stand on its own now and into the foreseeable future. Should the Fire Department determine a new fire facility is needed to better serve the future of the island, new location and building would allow expansion on this new site for the Fire Department. The schematic plan developed for this option is approximately 5,330 square feet and is shown on the next page.



It is presumed that the site proposed for the new building has enough capacity to expand an EMS facility built now to include a future Fire Department. Additional planning information showing a site layout and concept elevations are included. (Appendix 2.2)

A modified cost per square foot estimate was prepared based on the scope plan for new construction. The estimate is organized into the typical divisions of the work for building construction. The building is planned as a frost wall, slab-on-grade with steel frame structure, metal stud walls and metal roof trusses. The exterior finish is budgeted as a combination of stone veneer, partial height on public parking side of building only, with vertical groove panels, aluminum storefront windows and doors, sectional overhead doors and standing seam metal roofing. The wall finishes are painted drywall with the exception of the wet walls receiving wall tile. Floors are carpet tile, ceramic tile, luxury vinyl tile or sealed concrete depending on the specific use of the space. Ceilings are typically acoustical ceiling tile or painted gypsum board. Site paving includes base and asphalt for drives and parking. Allowances are included for the mechanical, electrical, holding tank systems and site drainage that will be determined when the A/E design team of record is fully engaged for development of the project documents. The preliminary cost estimate for new construction is based on this schematic plan and the construction materials, systems and finishes as further described in the estimate. (Appendix 2.3).

Estimate (by Division) for New Construction

	Division	Budget (to $1K)
1100	General Requirements	$242,000
2100	Sitework	$235,000
3000	Concrete	$146,000
4000	Masonry	$60,000
5000	Metals	$201,000
6000	Woods & Plastics	$93,000
7000	Therm & Moist Protect	$307,000
8000	Doors & Windows	$101,000
9000	Finishes	$251,000
10000	Specialties	$37,000
15400	Plumbing	$72,000
15600	HVAC	$156,000
16000	Electrical	$129,000
	Sub-Total:	$2,030,000
	Other (insurance, fees, ferry)	included
	Escalation for 2021 construction	included
	Design and Construction Fee	$189,000
	TOTAL:	**$2,220,000**

It is strongly encouraged to include a construction **contingency of 12.5%**. The added contingency brings the recommended budget for the new construction to **$2.5 million**.

Budget does not reflect property acquisition, extensive utility extensions, site remediation and other work outside the boundaries of the construction described or not specifically mentioned as being included in the estimate.

The schematic design developed for this assessment represents less than 5% of the A/E design work required to complete the design, engineering, code review, construction drawings, specifications, bidding and construction administration of this project. It is expected that an Architectural and Engineering team will be retained through an RFP process as the Architect/ Engineer of Record. That team will fully develop the final plans for the approval of Door County. Aspects of the final plans will deviate from what is shown here because of budget, county preferences, new information and other influences.

RENOVATION – OPTION #2: FRONT TO BACK GARAGE WITH EXISTING DECK

The other option of the RFP is to determine if the "Historic Island Dairy Building, situated at 1309 Range Line Road, Town of Washington, Door County, Wisconsin (PIN 0280236342944A2)" and associated site can house the Door County Government Operations. This assessment is to determine ". . . whether or not the site and [renovated existing] structure are suitable . . . [for] . . . ongoing use as a Door County Emergency Services Facility." Evaluation of this option is limited to consideration of the potential of the existing facility to be transformed into the space necessary to support EMS, the size of the site and the site's ability to accommodate the EMS use and the possible addition of a standalone Fire Station use in the future, and this location and the site's ability to provide equal or better overall response times for emergency services. Some information was available about the existing building. The current building owner, who is also the architect of the most recent remodeling of the Historic Island Dairy, has been a valuable resource for the information about the building. Little other information was available on the history of the site, its appurtenances, its soils and other subsurface and property conditions that might impact suitability.

The Historic Island Dairy location is approximately 4.5 acres, or about 1.5 times the size of the existing Fire/EMS site that is approximately 3 acres. Without a drastic site condition negatively impacting construction, it is expected the Historic Island Dairy site can easily function for the EMS use as well as accommodate a potential future Fire Department building. The Historic Island Dairy is approximately a half mile east of the existing site, and on the north side of Town Line Road. If a goal for location of an EMS and future Fire Department building is to be centrally located on the island, the Historic Island Dairy is closer to the geographic center of the island than is the current Fire Department by approximately half a mile. Casual inspection suggests that the Historic Island Dairy location might provide slightly better overall average response time on the Island. However, if response time is critical to this decision, a separate emergency response study should be considered.

The building plan for renovation of the Historic Island Dairy is organized around 2 premises. The first premise and easier premise is that the existing public lobby, public toilet rooms and the entire second floor that includes a ballroom with storage, kitchen, public toilet and access to the elevated deck, do not need to be altered beyond minor adjustments for wall/door/floor "finish" transitions or considerations of practicality or convenience. For example, the double doors from the public toilet rooms lobby into the current retail space might get reduced to a single door to provide more functional space on the EMS side of the plan. The proposed scope plan meets this consideration well.

The second and more challenging premise is that the apparatus bay can fit beneath the elevated deck of the second floor. As is, this is not possible for several reasons:

- Space is not long enough. The deck is less than 58' long. The emergency vehicles will be 27' and 23' long. The EMS personnel prefer 7' between the bumpers of the vehicles. Added up (27' + 7' + 23' = 57'), that equals the current outside dimensions under the deck. A minimum of 2' is required between the vehicle bumper and the garage door. More space would be preferred.

- Garage Requires a roof and insulation. This garage is to be enclosed and heated during the winter. The current deck does not lend itself to be a weather-tight, insulated exterior envelope. To achieve compliant energy design and resistance to weather, more depth is needed to maintain the floor elevation of the second floor onto the deck and thermal separation of the structure and exterior surfaces from the proposed conditioned interior space.

- Headroom is too short. The clearance from the first-floor ground slab to the bottom of the steel beams is approximately 9'-7". The vehicles themselves, including short, fin antennas are over 9' tall. The minimum height for the overhead door opening is 10'-0", though 12'-0" is the desired height of the rescue bays based on the B.U.G. facility.

The most cost-effective approach will be to dig down while leaving all the existing steel structure as is. Raising the deck, even if access for the second floor is not desired anymore, will be more costly. The biggest issue in raising the deck is that the second exit from the upper floor is off the deck and down at least one of the exterior stairways. Going up a step or two or three before going down the exit stair is not ideal.

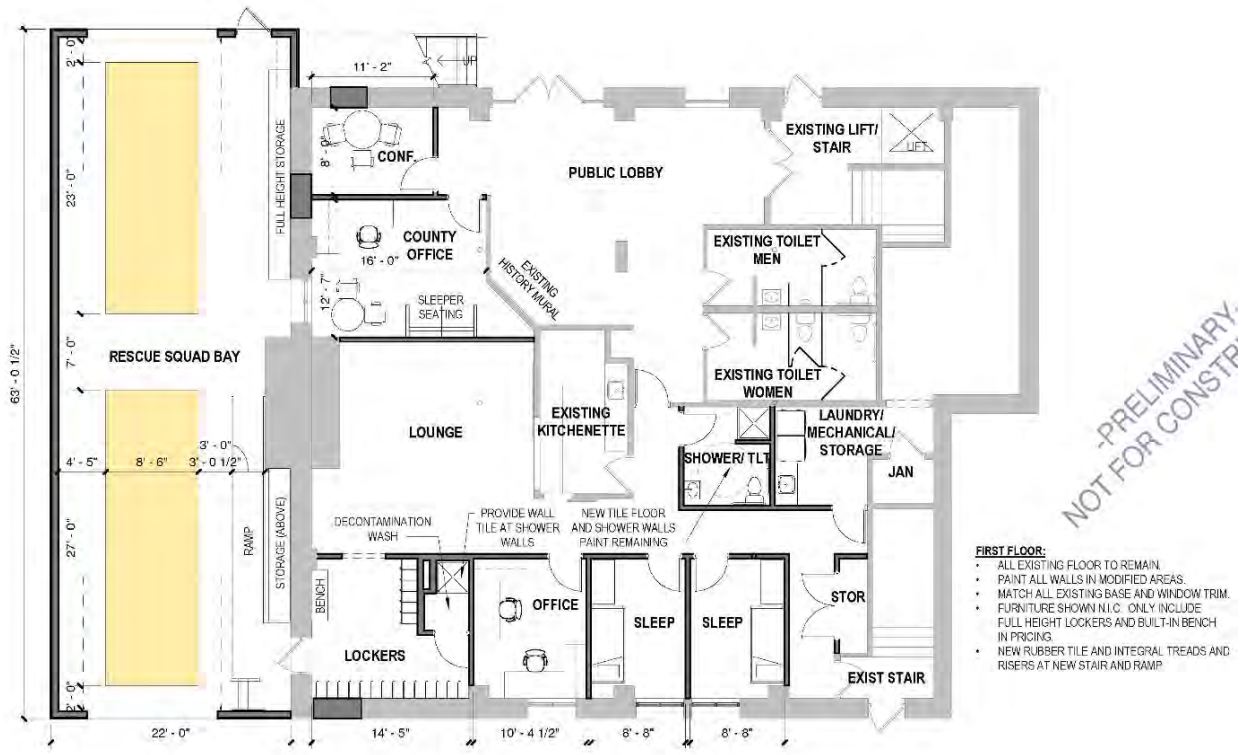
The minimum additional headroom that will be required to gain proper clearance is approximately 20". That can be done. However, by strict interpretation of the IBC by this author and at least one Wisconsin code reviewer, this change in elevation must be accessible from the EMS support side of the building (lounge, locker, sleeping rooms).

(It is the opinion of the author of this assessment and at least one state code reviewer that there might be a path toward a variance to not require the ramp for this situation. It starts with interpreting the comprehensive intention of the entirety of Chapter 11 – Accessibility, including commentary, and applying it broadly and with practical expectations for the given situation. It is reasonable to expect an emergency responder to be able to maneuver stairs from the support side of the EMS facility into the garage to take the rescue apparatus to an emergency setting where the same rescuer will be required to maneuver stairs and more serious obstructions in delivering emergency rescue services. Combine this observation with the commentary for section 1103.2.9 - Equipment Spaces, and there is reason to believe a ramp would not be required. Accepting that the garage is not an equipment space as intended in this section of the code, substituting garage for equipment, the commentary would read as follows:

"Spaces that only contain . . . HVAC, electrical, elevator, communication and similar types of equipment (read 'emergency response apparatus') are considered areas where work could not reasonably be performed by a person utilizing a wheelchair because of the physical requirements of the job activity." The commentary goes on to describe various spaces, many of which could be the place of an emergency rescue.)

For purposes of this assessment, TSG has taken a conservative approach and shows that the garage floor is dropped 21" below the level of the existing main floor. An accessible ramp is included in the garage addition. It is expected that the Architect of Record will be able to get a definitive answer to this question during final project design and documentation and be able to remove the ramp from the plans at that time if it is not wanted in the project by the county.

The renovation works around the Public Lobby as it is and preserves the existing history mural and timeline. The public toilets and the entire second floor are unaffected by the changes needed by EMS. On the first floor, most of the Door County Government Operations functions can fit into the current retail space with some slight modifications. The Conference Room is smaller than programmed, the Sleeping Rooms require bunk beds for two occupants. The storage for the EMS requires more consideration by the Architect of Record. There appears to be plenty of storage space, but the storage space is not as convenient as it could be.



The extension of the garage allows enough space to house the apparatus equipment and provides a simple solution to the 2nd floor exit stair for the deck and ballroom. The existing exit stairs from the deck can be replaced with a single stair that could double back toward the main entrance. This could create more convenience in the future for access to the deck by the public. However, this is one of the issues that the Architect of Record will need to address to be sure it best meets the needs of the county and complies with the code.

The site of the renovated Historic Island Dairy as the Door County Government Operations facility lends itself to a standalone Fire Department building. The current property Owner has provided a conceptual sketch of a similar arrangement. (Appendix 1.2). Additional planning information showing a site layout and concept elevations are included. (Appendix 3.2)

A modified cost per square foot estimate was prepared based on a 1,400 square foot addition and 1,800 square feet of renovation. About 5,400 square feet of space is not impacted by the addition and renovation and stays as is. The total finished building area would be 8,600 square feet. The estimate is organized into the typical "divisions" of the work for building construction. The addition is planned as a continuation of a frost wall, slab-on-grade with steel frame structure, stud walls and metal roof deck. The exterior finish is a combination of stone veneer, exterior door and sectional overhead door and membrane roofing covered with concrete paving tile. The interior is Gypsum Board drywall systems; mostly painted except for some wet areas to receive wall tiling. Floors are carpet tile, ceramic tile (much of the existing to remain in place), luxury vinyl tile or sealed concrete. Ceilings are typically gypsum board or acoustical ceiling tile. Site paving includes base and asphalt for new drives. Allowances are included for the mechanical, electrical, holding tank systems and site drainage that will be determined when the A/E design team of record is fully engaged for the project documents. The preliminary cost estimate for addition and renovation is based on this schematic plan and construction materials, systems and finishes as further described in the estimate (Appendix 3.3).

Estimate Summary (by Division) for Renovation

	Division	Budget (to $1K)
1100	General Requirements	$140,000
2050	Demolition	$65,000
2100	Sitework	$65,000
3000	Concrete	$44,000
4000	Masonry	$93,000
5000	Metals	$49,000
6000	Woods & Plastics	$19,000
7000	Therm & Moist Protect	$99,000
8000	Doors & Windows	$52,000
9000	Finishes	$93,000
10000	Specialties	$26,000
15400	Plumbing	$34,000
15600	HVAC	$29,000
16000	Electrical	$56,000
	Sub-Total:	$864,000
	Other (insurance, fees, ferry)	included
	Escalation for 2021 construction	included
	Design and Construction Fee	$92,000
	TOTAL:	**$955,000**

It is strongly encouraged to include a renovation **contingency of 20%**. The added contingency brings the recommended budget for the renovation to **$1.15 million**.

The budget does not reflect property / building acquisition, extensive utility extensions, site remediation and other work outside the boundaries of the construction described or not specifically mentioned as being included in the estimate.

The schematic design developed for this assessment represents less than 5% of the work required to complete the design, engineering, code review, construction drawings, specifications, bidding, and construction administration of this project. It is expected that an Architectural and Engineering team will be retained through an RFP process as the Architect/ Engineer of Record. That Team will fully develop the final plans for the approval of Door County. Aspects of the final plans will deviate from what is shown here because of budget, county preferences, new information, existing building discoveries and other influences.

RENOVATION – OPTION #3: SIDE BY SIDE GARAGE; NO ELEVATED DECK

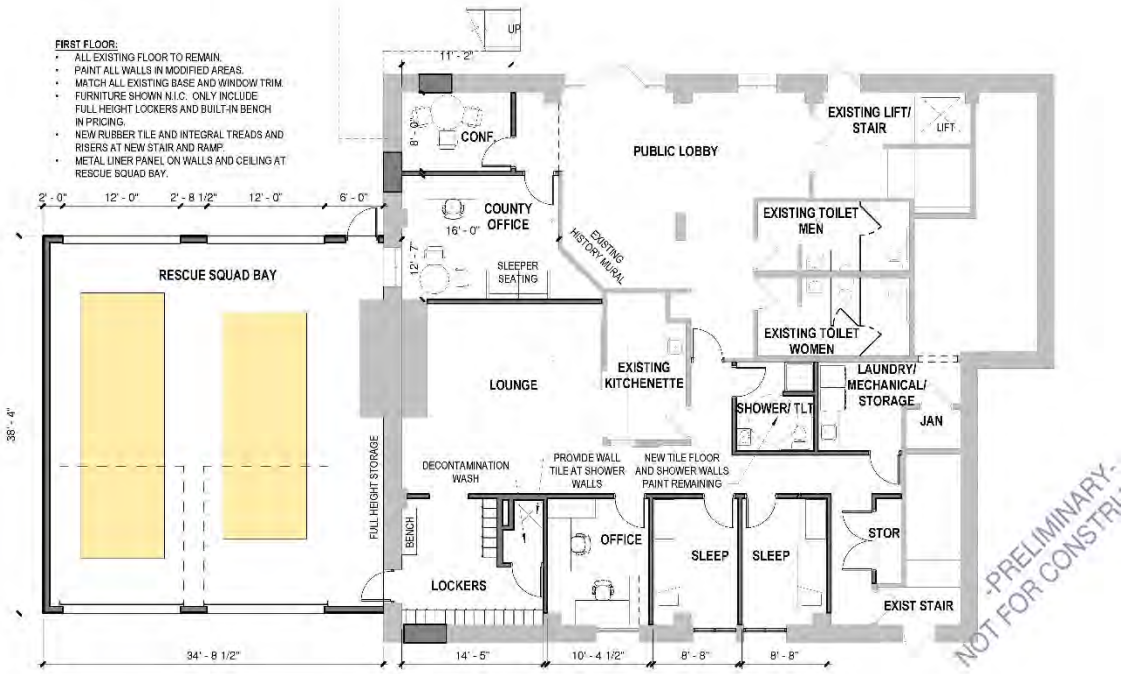
The Preliminary Assessment and Cost Estimate were reviewed by various County Facilities and Parks representatives (professional staff and board members) at the end of June. One overriding observation was that working around the existing elevated observation deck forced a “less than ideal” apparatus garage. TSG was asked to Revise Option #2 into Option #3 that removes the deck and replaces it with a “side by side” garage for parking the vehicles. This approach will also eliminate the need to recess the garage floor to gain enough headroom for the garage. This change facilitates an “optimum” approach for planning the garage; and makes the plan squarer in shape for the side by side parking of vehicles. The estimated project construction costs are also slightly reduced by this option.

The program for Option #3 is identical to the program for Option #2 except for the elevated deck. Rather than duplicating the Program for this Option in its entirety with this one exception, a note is added to the 2nd Floor – Elevated Deck line in the program found in Appendix 3.1. The only significant difference between programs is the loss of the elevated deck. By making this single notation in the program, the sameness of the two plans is reinforced.

The resulting plan for this approach (shown on next page) reflects this sameness.

The plan change does have an impact on the elevations for the Island Dairy. Additional planning information showing a site layout and concept elevations are included. (Appendix 4.2)

EMERGENCY SERVICES FACILITY ASSESSMENT



The modified cost per square foot estimate also matches the estimate for Option #2 with minor changes. There is additional demolition, foundation, and exterior enclosure work. There is less excavation work and reductions in roof work and masonry. The net change makes the estimated cost of Option #3 less than Option #2. The estimate is based on the schematic plan above and the construction materials, systems and finishes as further described in the estimate (Appendix 4.3)

It is strongly encouraged to include a renovation **contingency of 15%**. (Less than Option #2 contingency because of fewer "unknowns"; the construction does not need to work around existing deck structure. The added contingency brings the recommended budget for Option #3 to **$1.05 million**.

Estimate Summary (by Division) for Renovation

(No Deck)	Division	Budget (to $1K)
1100	General Requirements	$140,000
2050	Demolition	$87,000
2100	Sitework	$72,000
3000	Concrete	$57,000
4000	Masonry	$20,000
5000	Metals	$50,000
6000	Woods & Plastics	$12,000
7000	Therm & Moist Protect	$72,000
8000	Doors & Windows	$59,000
9000	Finishes	$107,000
10000	Specialties	$26,000
15400	Plumbing	$34,000
15600	HVAC	$29,000
16000	Electrical	$56,000
	Sub-Total:	$821,000
	Other (insurance, fees, ferry)	included
	Escalation for 2021 construction	included
	Design and Construction Fee	$88,000
	TOTAL:	**$909,000**

RECOMMENDATION

The Historic Island Dairy provides a unique opportunity to preserve a piece of Island history while simultaneously providing an up to date facility for Door County Government Operations and EMS. This assessment does not include any consideration of land and building acquisition costs. (Those costs are outside the scope of this assessment and will need to be factored into a final decision by the County when they decide which option can be included for the County budget.)

The conclusion of this assessment is based only on the estimated construction costs of each option. Variations of these options can provide Door County a path to the most cost-effective solution for the EMS needs of the county. The renovation option provides several advantages:

- The existing building allows for a conversion to EMS while maintaining the small history display and the second-floor ballroom and elevated deck. The remodeling of the first floor will meet the needs of the EMS while also providing Door County Government Operations a central, permanent location for supporting other county services.

- The location provides similar, if not slightly improved average emergency response times because of the slightly more central location of the Historic Island Dairy building.

- The property is large enough to accommodate future growth with a Fire Department consolidation to this same location.

- And the cost of the work, not including acquisition costs, delivers a more significant facility at a significantly lower cost per square foot of usable space.

The renovation of the Historic Island Dairy is the stronger of the 2 basic options. The stacked “end to end” bay for vehicle storage is more cost effective (though it eliminates the elevated deck). This last option is the recommendation of this assessment. However, a change in project scope may change the recommendation found here.

Next Steps

Once the County determines the appropriate course of action/budget for inclusion in the next County budget, the County should establish the schedule for full design services required for preparation of full construction/bidding documents. Simultaneously, the county should also reaffirm the optimum schedule for construction.

With these items decided, the County can formulate an RFP for design services or other method of project delivery if appropriate, to be ready to send as soon as the budget process allows.

APPENDICES

Appendix 1 - Preliminary Information

- 1.1 RFP – Design Professional (Architectural / Engineering) Services; Emergency Services Facility – Washington Island
- 1.2 Owner Concept for Historic Island Dairy
- 1.3 The Samuels Group (TSG) Scope Plan and Conceptual Site Layout for RFP
- 1.4 Select sheets from the Brussels – Union – Gardner (B.U.G.) plans

A1.0	Floor Plan	P100	Plumbing Underground Plan
A2.0	Elevations	P101	Plumbing Above Ground Plan
A3.0	Wall Sections	E2.0	Electrical Lighting Plan
H100	HVAC Plan	E3.0	Electrical Power Plan

Appendix 2 – Option #1 - New Construction

- 2.1 New Construction Program Summary
- 2.2 Option #1 - New Construction Scope Plan, concept elevations and site
  - A1 Floor Plan
  - A2 Roof Plan
  - A3 Elevations
  - A4 Site Plan
- 2.3 Option #1 - New Construction Cost per Square Foot Estimate

Appendix 3 - Option #2 – Renovation/ Front to Back Garage, Keeps 2nd Floor Deck

- 3.1 Renovation (front to back garage; includes deck) Program Summary
- 3.2 Renovation Scope Plan (front to back garage), concept elevations and site
  - A1 First Floor
  - A2 Second Floor
  - B Site Plan
  - C Main Elevation
- 3.3 Renovation (front to back garage; includes deck) Cost / Square Foot Estimate

Appendix 4 - Option #3 – Renovation/ Side by Side Garage, Eliminates 2nd Floor Deck
(Option #3 was added in response to the initial Review of the Assessment)

- 4.1 See 3.1 Renovation Program Summary and note for 2nd Flr – Elevated Deck
- 4.2 Renovation Scope Plan (side by side garage), concept elevations and site
  - A1 First Floor
  - A2 Second Floor
  - B Site Plan
  - C Main Elevation
- 4.3 Renovation (side by side garage; eliminates deck) Cost / Square Foot Estimate

Appendix 5 – Meeting Notes

- 5.1 Scope Meeting (March 12, 2020)
- 5.2 Progress Meeting (April 2, 2020)
- 5.3 Review Meeting (May 28, 2020)

Appendix 6 - About The Samuels Group

REQUEST FOR PROPOSALS

Design Professional (Architectural / Engineering) Services
Emergency Services Facility - Washington Island

Door County is requesting proposals from qualified architects or engineers to perform design (architectural / engineering) services related to the construction of an Emergency Services Facility on Washington Island.

Specifications, instructions, and contract may be obtained from the County Administrator's Office, County Government Center, 421 Nebraska Street, 3rd Floor, Sturgeon Bay, WI (920) 746-7155 or online @ www.co.door.wi.gov . Proposals must conform to the requirements of the specifications, instructions and contract.

Proposals must be received by the County Administrator at the above address on or before 12:30 p.m. on January 6, 2020, and will be publicly opened that day in the Woodlands Meadows Room, 3rd Floor of the Government Center at 1:00 p.m.

INSTRUCTIONS

1. PROPOSALS:

Proposals (original plus one duplicate) must be sealed in an opaque envelope labeled Design ***"Design Professional (Architectural/Engineering) Preliminary Assessments and Cost Estimates - Emergency Services Facility - Washington Island"*** and be received by the County Administrator's Office on or before 12:30 p.m. on January 6, 2020. Proposals must also be submitted electronically, preferably in Adobe PDF, to lholtz@co.door.wi.us.

Proposals must set forth the scope of work to be completed and the qualifications of the individual or entity submitting the Proposal [hereinafter "proponent"]. Any deviation from the specifications or these instructions must be noted clearly and concisely. Legibility, clarity and completeness are essential.

Proposals must be signed (by the individual or by a duly authorized representative of the proponent) and dated. Proposals must remain firm for a period of sixty (60) days beyond the date of proposal opening.

Issuance of the request for proposal does not confer any rights to any prospective proponent and does not obligate Door County to enter into a public works contract. Any costs associated with the preparation of a response to the request for proposal shall be the sole responsibility of the proponent.

The County will use discretion with regards to disclosure of proprietary information contained in any proposal, but cannot guarantee that information will not be made public. As a governmental entity, Door County is subject to Wisconsin's Public Record Law. Any confidential or proprietary information should be clearly marked as such.

Once submitted, the Proposals and any supplementary documents become the property of Door County.

2. QUALIFICATIONS OF PROPONENT:

Proponent shall be licensed, certified, accredited, and/or meet all of the necessary qualifications to perform the work contemplated. Door County may make that investigation as it deems necessary to determine the ability of the proponent to perform the work. Door County reserves the right to reject any proposal if the proponent fails to satisfy the County that the individual or entity is qualified to perform the work contemplated.

Door County may, in its sole discretion, require proponents to submit sworn statements as to financial ability, equipment and experience in the work prescribed and other matters that the County requires for the protection and welfare of the public in the performance of a public contract. Persons or entities offering Proposals are strongly encouraged to incorporate such information in to their Proposals.

3. CONSIDERATION/AWARD OF CONTRACT:

Door County reserves the right to reject or accept any or all Proposals, or parts thereof, and/or waive technical defects and informalities.

Door County will consider all elements entering into the question determining the qualifications and responsibility of the proponent. A qualified and responsible proponent is one who is not only

financially able, but who is possessed of the judgment, skill, ability, capacity and integrity requisite and necessary to perform a public contract according to its terms.

Door County may supplement or change specifications during this process. Notice of supplementation or change shall be given through the issuance of an addendum. Any addendum will be forwarded to all persons who have requested a proposal packet or submitted a proposal and will be posted on-line at http://www.co.door.wi.gov/.

Door County and/or its designee may choose to conduct interviews of qualified and responsible proponents. Further, qualified and responsible proponents may be required to make presentation[s] to Door County or its designee.

This is a qualifications based, versus low-proposal, selection process. Door County reserves the ability to negotiate with proponents and the right to accept proposals other than the lowest cost proposal.

4. CONTRACT:

The successful individual or entity shall execute a purchase of services contract, substantially similar to that included with the instructions and specifications, within fifteen (15) days after notice of award of the contract is given. The request for proposal, instructions, specifications, and proposal in their entirely form the primary basis of the contract.

Door County reserves the right to supplement the contract after bid consideration and award. County will *consider* supplemental contractual language submitted by the selected proponent concurrent with their proposal.

5. LAWS AND REGULATIONS:

The successful individual or entity must be cognizant of and shall comply with all applicable federal, state, and municipal laws, orders, ordinances, regulations and rules. This includes, but is not limited to, to Sections 59.52(29), 66.0901, 779.14 and/or 779.15 Wisconsin Statutes, non-discrimination laws, equal employment obligations, affirmative action mandates, labor standards, and the Americans with Disabilities Act.

6. LATE PROPOSALS:

Proposals that are not timely received will not be accepted. Late proposals will be returned, unopened, to the proponent.

7. INDIVIDUAL'S OR ENTITY'S CERTIFICATE

Each individual or entity shall incorporate and make a part of their proposal a sworn statement by the individual or entity that the individual or entity has: examined and carefully checked the specifications and instructions; conducted a due diligence investigation; and have offered a fully compliant bid proposal.

Failure to comply with these Instructions may, in the exercise of Door County's discretion, result in the determination of a bid being deemed nonresponsive and be cause for the bid to be rejected.

SPECIFICATIONS

Design Professional (Architectural / Engineering) Services

Preliminary Assessments and Cost Estimates

Emergency Services Facility - Washington Island

Door County is requesting proposals from experienced and qualified architects and/or engineers to perform preliminary assessments and preliminary cost estimates related to the establishment of an Emergency Services Facility on Washington Island. These preliminary assessments and estimates are to be based on conceptual information (See: *Addendum A*, attached hereto and incorporated herein by reference).

Door County desires to determine, among other things, if renovation or new construction is the optimal path for its objectives. Toward that end, the preliminary assessments and cost estimates involve two potential sites:

A. ***Historic Island Dairy Building, situated at 1309 Range Line Road, Town of Washington, Door County, Wisconsin (PIN* 0280236342944A2).**

1. This preliminary assessment and estimate will:

    a. Indicate whether or not the site and structure are suitable for the intended purpose (i.e., renovation of the existing structure and ongoing use as a Door County Emergency Services Facility).
    b. Include a preliminary cost estimate for renovation.
    c. Contain recommendations, and a cost estimate, for final detailed assessments and estimates.

B. ***Vacant 10-Acre Parcel, situated at the corner of Airport Road and Town Line Road, Town of Washington, Door County, Wisconsin (PIN 0280236342934B1).***

1. This preliminary assessment and estimate will:

    a. Indicate whether or not the site is suitable for the intended purpose (i.e., new construction of, and ongoing use as, a Door County Emergency Services Facility).
    b. Include a preliminary cost estimate for construction.
    c. Contain recommendations, and a cost estimate, for final detailed assessments and estimates.

These preliminary assessments and cost estimates will be used to assist Door County to decide between renovating an existing building and new construction … to ensure sufficient funds are available to complete the project … and understand if the project is ready to proceed, needs to be redesigned, or will be postponed.

These Specifications are to be viewed largely as goal oriented versus prescriptive in nature. The intent here is to have the design professionals under consideration specifically address the services required and provide a well-considered proposal for those services.

This (i.e., Emergency Services Facility on Washington Island) will be a public works project. The competitive bidding procedures *and* payment and performance assurance requirements (among others) may be applicable.

Any responding design professional must provide the following:

- Firm Information

- Name and Contact Information
  - Address
  - Contact person
  - Telephone number
  - Fax number
  - Internet address
  - E-mail address
- Personnel
  - List the relevant professional and support positions, and number of personnel in each position.
  - Provide an organizational chart, including resumes of key personnel who would be committed to this project.
  - List professional consultants outside your firm who would provide services not available in your firm.
- Relevant experience
  - Experience with public works projects.
  - Information regarding work on similar projects.
- General statement of qualifications.
- Detailed narrative of project approach.
- Schedule.
- Detailed cost proposal for design professional services.
- Any concerns, conditions, or qualifications placed on the proposal.
- Describe how your firm can add value to this project and the process, and include examples of situations from comparable projects.

Proposal Review Process

The County will review compliant proposals timely submitted in response to this request, may conduct interviews of certain proponents, and may recommend award of a contract to the selected architect or engineer professional.

This is a qualification based, versus low-proposal, selection process. Door County reserves the ability to negotiate with proponents and the right to accept proposals other than the lowest cost proposal.

Questions regarding this RFP are to be submitted electronically, via email, to Door County's Facilities and Parks Director Wayne Spritka at the following email address: wspritka@co.door.wi.us

PURCHASE OF SERVICES AGREEMENT

Design Professionals (Architectural / Engineering Services)
Emergency Services Facility - Washington Island

This Agreement, entered into by and between the County of Door, a Body Corporate, hereinafter referred to as "County", and_____ , _____, _____ , hereinafter referred to as "Provider".

WHEREAS, County desires to secure and retain the services of Provider to perform the services enumerated below; and

WHEREAS, Provider desires to perform the services enumerated below.

NOW, THEREFORE, in consideration of the mutual covenants here contained, the parties agree as follows:

1. This Agreement shall become effective _____ .
2. County's contact information is:_____ ;_____ ; Door County Government Center, 421 Nebraska Street, Sturgeon Bay, Wisconsin; Ph. 920.746.2337; _____@co.door.wi.us.
3. Provider's contact information is: _____ _____.
4. During the term hereof, County hereby engages Provider and Provider hereby agrees to perform services as set forth in the County's Request for Proposal, Specifications, Instructions and Provider's_____, Response to Request for Proposal [attached hereto and incorporated herein by reference as if set forth in full].
5. The provisions of this Agreement and attachments shall be harmonized to give full force and effect to all wherever possible. In the event of an irreconcilable conflict, this Agreement controls.
6. Payment for services covered by this Agreement shall be based on allowable fees and costs as set forth in the attachments referenced in paragraph 4.above. Payment shall only be made for authorized services actually and satisfactorily provided. It is understood that County is not obligated to purchase any minimum amount of services from Provider.
7. Provider shall act as an independent contractor in providing and performing the services contemplated by this agreement. Nothing in, or done pursuant to, this agreement shall be construed to create the relationship of employer and employee, principal and agent, partners, or a joint venture between County and Provider.
8. Provider holds itself out as an independent contractor. Provider: is a separate and independent enterprise from the County; has a full opportunity to find other business; has made its own investment in its business, trade or profession; possesses the equipment, instrumentalities, materials, and office necessary to perform the work; controls the means of performing the work; <u>and</u> risks profit and loss as a result of the work.
9. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Provider will be an independent contractor and not the County's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the state revenue and taxation law, the state workers' compensation law and the state unemployment insurance law. This agreement shall not be construed as creating any joint employment relationship between the Provider and the County, and the County will not be liable for any obligation incurred by the Provider, including but not limited to unpaid minimum wages, overtime premiums, unemployment insurance benefits, worker's compensation benefits, health insurance, health benefits, disability benefits, or retirement benefits. Provider is <u>not</u> entitled to receive any benefits from County or to participate in any County benefit plan.
10. Provider shall furnish the County with reports, at intervals and in such form as the County may require, of its activities pertaining to any matter covered by this Agreement.

11. Provider shall permit County or its designee(s) timely access to the Provider's records, as necessary to review Provider's compliance with this Agreement.

12. Provider retains sole and absolute discretion in the judgment of the manner and means of carrying out its activities and responsibilities hereunder.

13. Any and all work product (tangible material or its intangible equivalent) shall be the sole and exclusive property of the County.

14. Provider shall provide, perform and complete all services contemplated by this Agreement in an expeditious and proper manner, consistent with the care and skill ordinarily exercised by reputable members of the profession.

15. Provider warrants and represents that it is sufficiently experienced and competent to provide, perform and complete all services in full compliance with and as required by or pursuant to this Agreement.

16. Provider represents and warrants that it is financially solvent, and has the financial resources necessary to provide, perform and complete the duties and functions in full compliance with and as required by or pursuant to this Agreement.

17. Provider shall, in order to protect itself as well as the County, at all times during the term of this Agreement keep in force insurance policies issued by a company authorized to do business in Wisconsin and licensed by the Office of the Commissioner of Insurance.

    - *Comprehensive General (Including Professional) Liability*: One million dollars ($1,000,000) combined single limit (i.e., up to one million dollars ($1,000,000) per occurrence for bodily injury or property damage arising out of single loss, with no sub-limits). This coverage must be written on an "occurrence" basis and shall cover all risks incident to any activity of Provider under this Agreement.

    - *Motor Vehicle Liability (Including Uninsured Motorist Coverage and Uninsured Motorist Coverage*): One hundred thousand dollars ($100,000) each person, three hundred thousand dollars ($300,000) each accident, and twenty five thousand dollars ($25,000) property damage each accident.

    - *Workers Compensation*: If and as required by the State of Wisconsin.

    - *Other Insurance*. If and as required by the State of Wisconsin <u>and</u> deemed reasonable and adequate by the County.

    Provider shall furnish certificates of insurance to the County evidencing the risks insured against and the limits of liability there under.

    County shall be named an additional insured or loss payee. Provider shall furnish County additional insured or loss payee endorsement(s).

    Provider acknowledges that its indemnification liability to County is not limited by the limits of any insurance coverage.

18. Provider agrees that it shall protect, indemnify, and hold harmless the County and its respective officers, officials, employees, and agents from and against all actions, claims, costs, damages, demands, expenses, judgments, liabilities, losses, suits, and attorney's fees resulting from the negligence or fault of the Provider or the Provider's officers, officials, employees and agents arising out of, resulting from or in any manner connected with the performance or nonperformance of this Agreement. However, the provisions of this paragraph shall not apply to actions, claims, costs, damages, demands, expenses, judgments, liabilities, losses, suits, and attorney's fees caused solely by the County. The provisions of this paragraph shall survive and continue beyond the termination of this Agreement.

19. Nothing herein may be interpreted to constitute a waiver of any immunity, limitations on damages, notice requirements, or statutes of limitation afforded the County.

20. Provider shall comply with all applicable state and federal guidelines, laws, orders, regulations, and rules.

21. During the term of this Agreement the Provider shall comply with all applicable state and/or federal labor standards.

22. During the term of this Agreement the Provider shall not discriminate against any person based on race, color, national origin, gender, age, disability, sexual orientation, religion, or marital status.

23. During the term of this Agreement Provider shall comply with all applicable affirmative action mandates and all applicable equal opportunity requirements. This includes the submission, if required, of the Provider's current approved civil rights compliance action plan.

24. Provider recognizes that it may have access to confidential or proprietary information. Provider agrees to keep such information confidential. This includes the Provider not using or disclosing any such information for any purpose not inextricably connected with this Agreement absent appropriate written consent.

25. Provider shall maintain records in connection with this Agreement in a manner sufficient to meet the requirements of state and federal laws, regulations and rules. This includes Wisconsin's Open Record Law ("WORL"), set forth in Section 19.31 - 19.39 Wis. Stats. Provider shall assist County in complying with Public Record(s) Request(s) pursuant to Section 19.36(3) Wis. Stats.

26. Provider shall comply with the requirements of the Health Insurance Portability and Accountability Act of 1996 and its implementing regulations (45 CFR Parts 160 – 164) ("HIPAA").

27. Provider shall meet state and federal service standards <u>and</u> applicable state and federal licensure and certification requirements as expressed by state and federal regulations and rules applicable to the services covered by this Agreement. Provider shall provide duplicates of any current license or certification required to the County.

28. Provider represents that it is not (and has not been) debarred, suspended or otherwise declared ineligible to provide the services covered by this Agreement. Provider shall immediately notify County if their status changes during this Agreement's term.

29. Provider shall avoid conflicts of interest. This includes the establishment of safeguards by Provider to prevent its employees, officers, principals or agents from using their position for purposes that are, or give the appearance of being, motivated by a desire for private gain for themselves or others, such as those with whom they have family, business or other ties.

30. Noncompliance with this Agreement may be considered cause for its immediate suspension or termination. Written notice, by the party suspending or terminating this Agreement, shall be provided as soon as is practicable to the other party. If the County terminates this Agreement for the Provider's breach, Provider may be liable for any additional costs County incurs for replacement services.

31. County may terminate this Agreement in whole or in part without penalty at any time due to non-appropriation of necessary funds by the County Board, the State of Wisconsin, or the Federal Government.

32. Upon termination, for any reason, County's liability shall be limited to the services authorized and satisfactorily rendered by Provider through the date of termination as reflected by invoices timely submitted.

33. Either party's performance of any part of this Agreement shall be excused to the extent that it is hindered, delayed or otherwise made impractical by reason of flood, riot, fire, explosion, war, acts or omissions of the other party or any other cause, whether similar or dissimilar to those listed, beyond the reasonable control of that party.

34. Provider shall not assign this Agreement in whole or in part. Provider shall not assign any of its rights or obligations under this Agreement. Provider shall not assign any payment due or to become due under this Agreement.

35. This Agreement and the rights and obligation of County and Provider under this Agreement shall be interpreted according to the laws of the State of Wisconsin.

36. Venue, as to any dispute that may arise under this Agreement, shall be in the Circuit Court, County of Door, State of Wisconsin or, if subject matter jurisdiction otherwise exists, the U.S. District Court, Eastern district of Wisconsin. The parties shall, if practicable, endeavor to utilize alternative dispute resolution prior to commencement of a lawsuit.

37. County and Provider represents and warrants that it has carefully reviewed and fully understands this Agreement, including attachments and any matters incorporated by reference. This Agreement shall be binding upon and shall inure to the benefit of County and Provider and upon their respective and permitted successors and assigns.

38. The provisions of this Agreement shall be interpreted, when possible, to sustain their legality and enforceability as a whole. In the event any provision of this Agreement shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provision of this Agreement shall be in any way affected thereby.

39. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless, and until such is reduced to writing and executed by County and Provider.

40. It is understood and agreed that this Purchase of Service Agreement, attachments, and any matters incorporated herein by reference, constitute the entire agreement between the parties with respect to the subject matter.

Accepted and agreed this _____ day of _____ 2020.

_____

_____, _____ , _____

Federal Employer Identification Number _____

Accepted and agreed this _____ day of _____, 2020.

_____

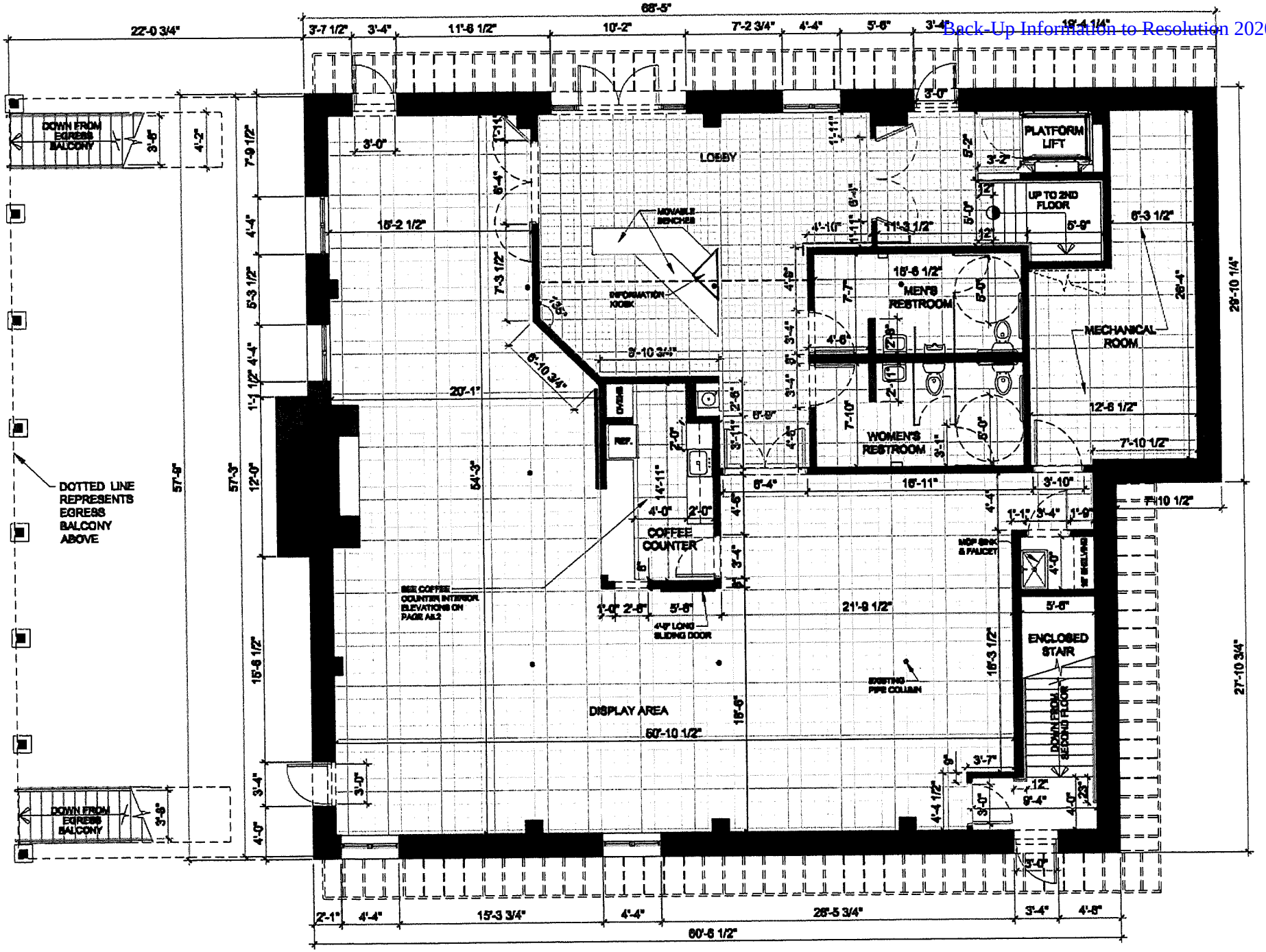
Ken Pabich, County Administrator

Approved as to form this _____ day of _____, 2020.

_____

Grant P. Thomas
Corporation Counsel

Island
Dairy



1 **FIRST FLOOR PLAN**

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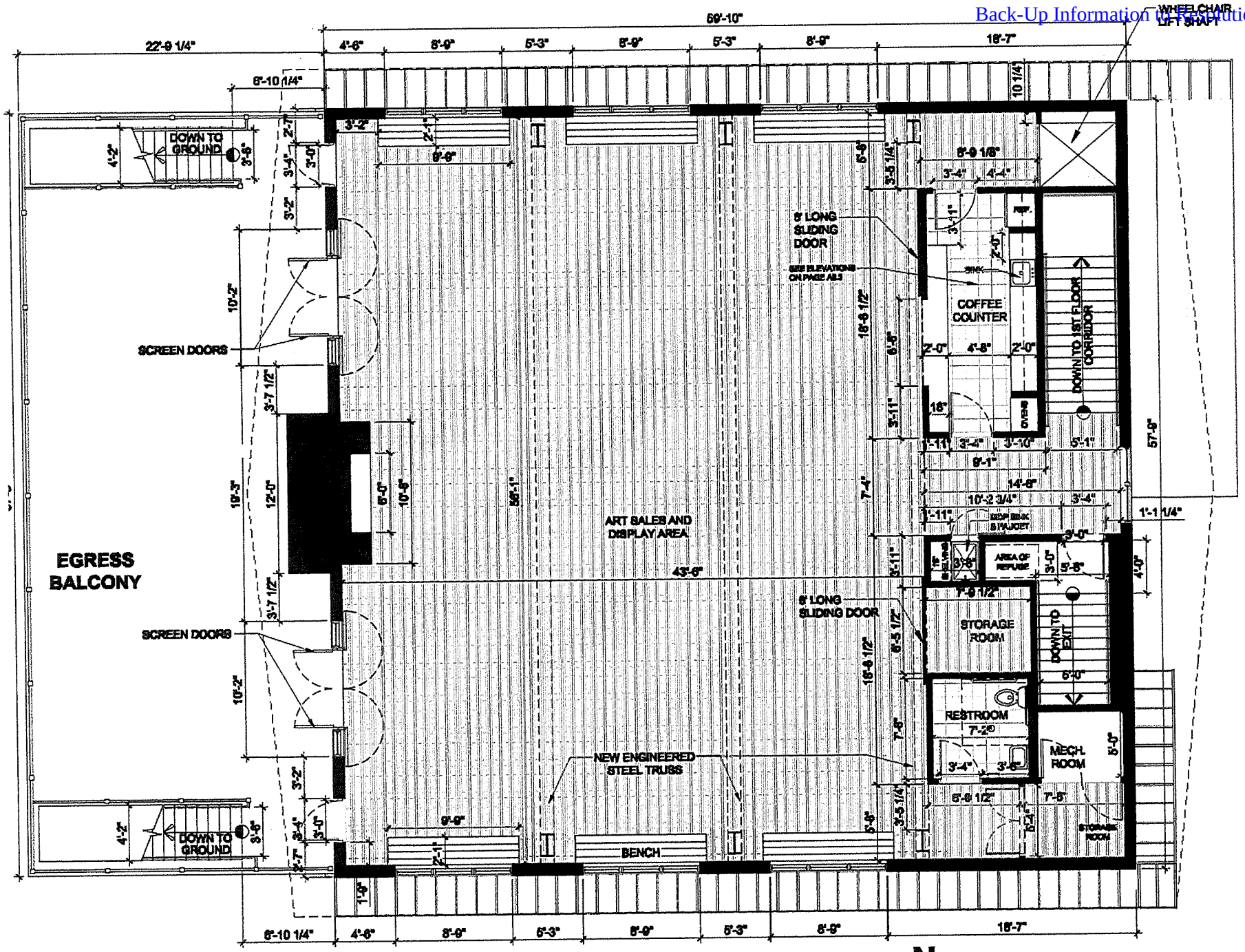
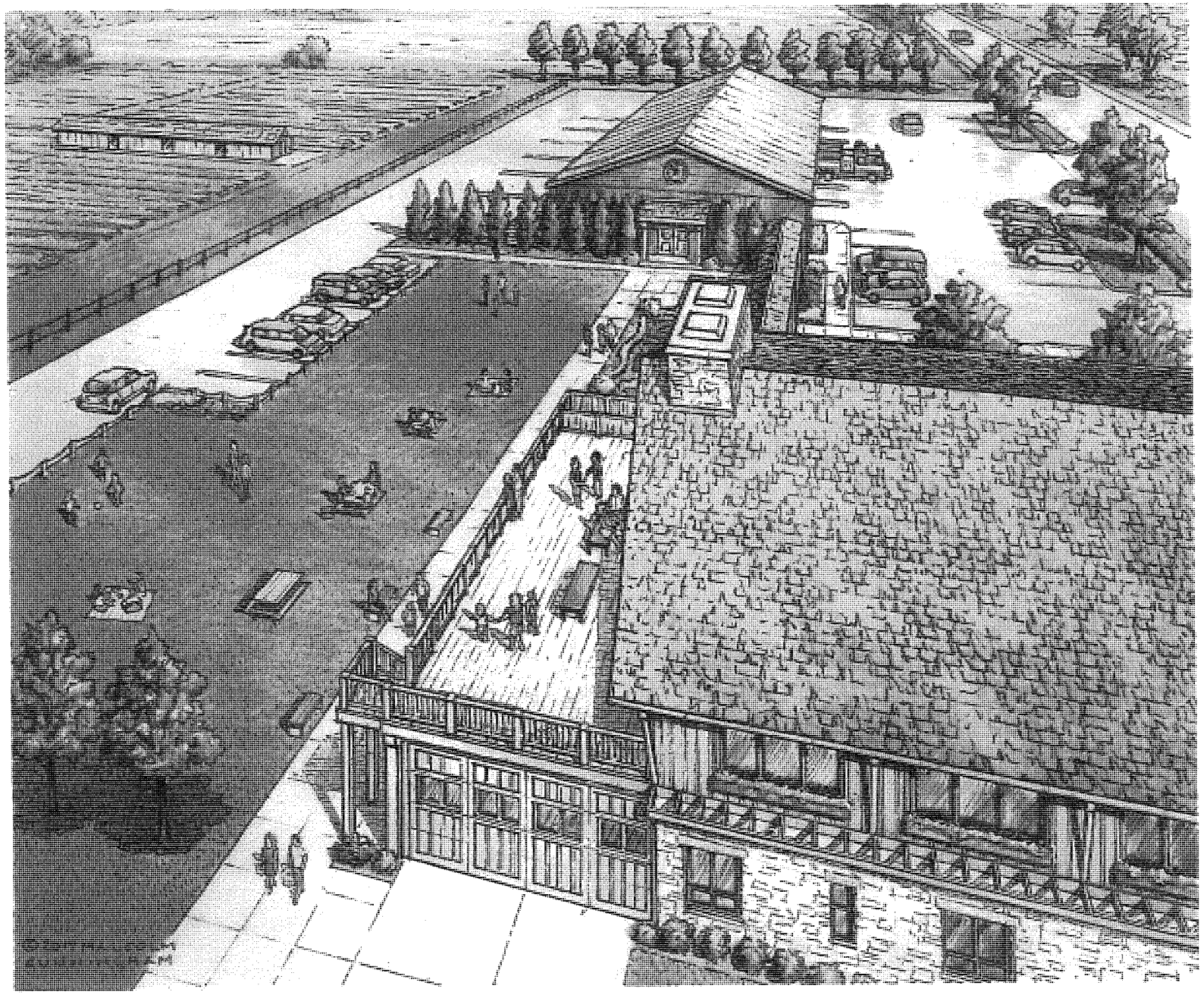
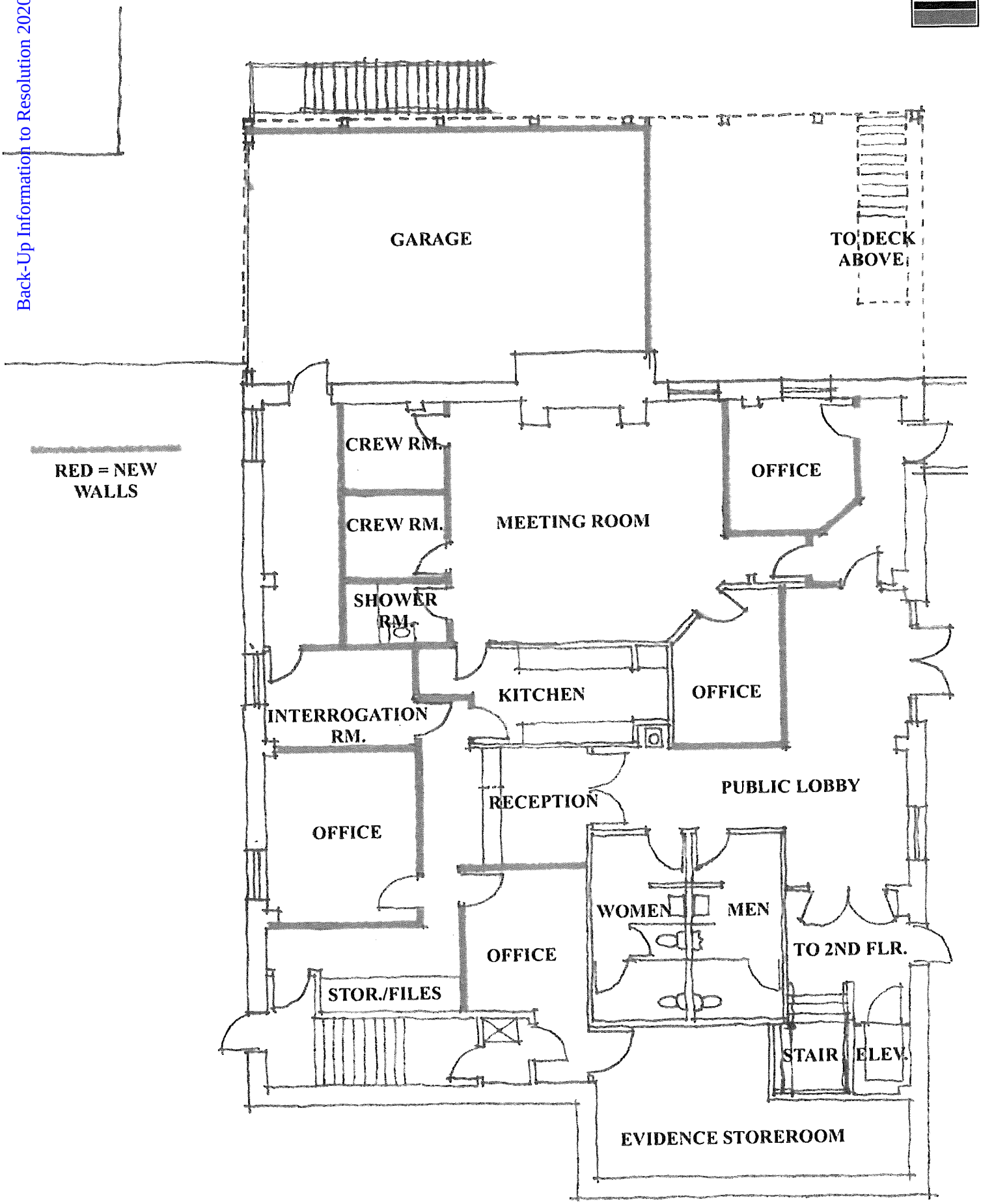


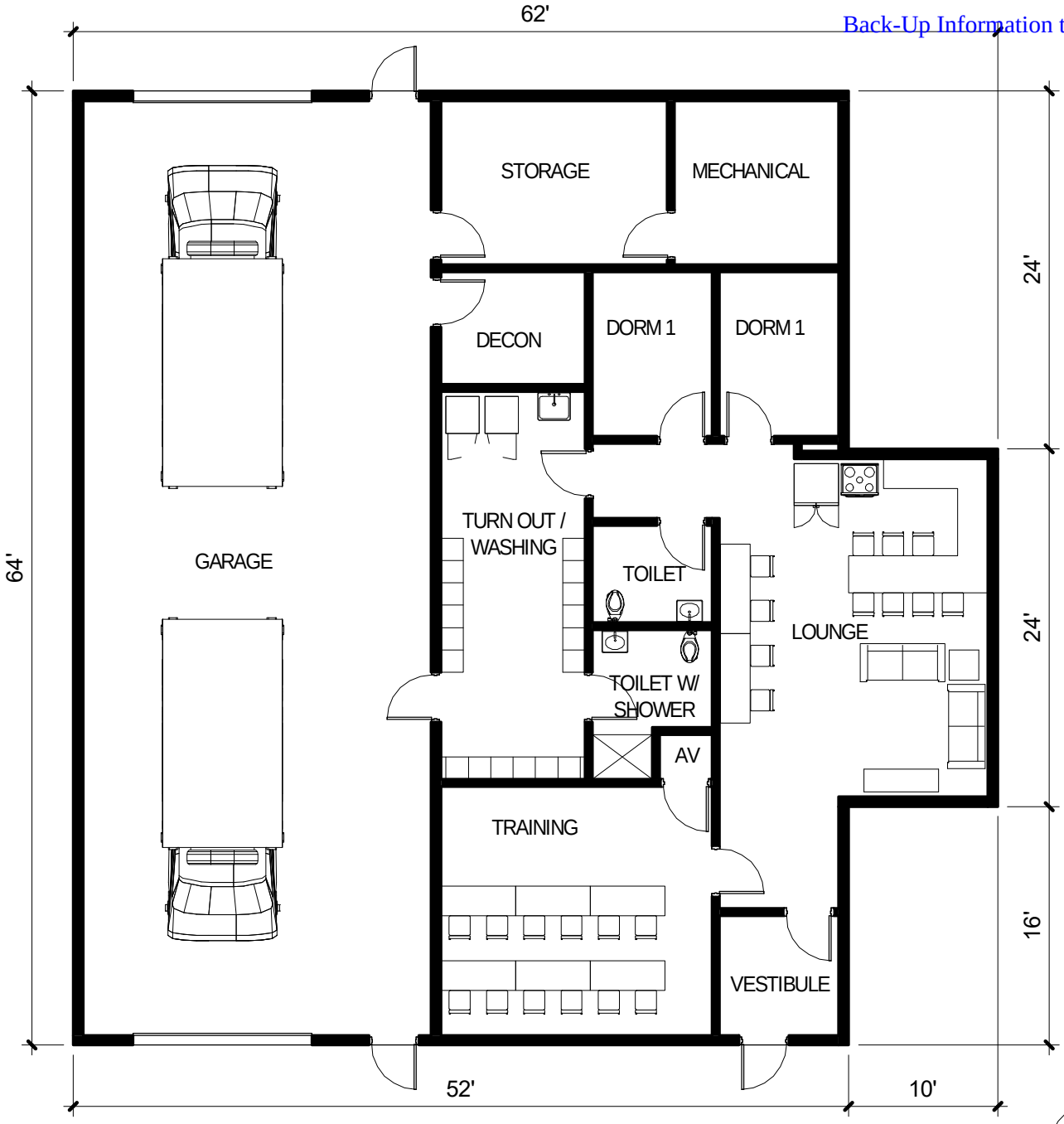
2 SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

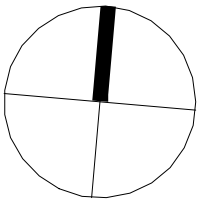
N




GARAGE
TO DECK ABOVE
RED = NEW WALLS
CREW RM.
CREW RM.
MEETING ROOM
OFFICE
SHOWER RM.
KITCHEN
OFFICE
INTERROGATION RM.
RECEPTION
PUBLIC LOBBY
OFFICE
WOMEN
MEN
OFFICE
TO 2ND FLR.
STOR./FILES
STAIR
ELEV.
EVIDENCE STOREROOM



1 A100 MAIN FLOOR PLAN
3/32" = 1'-0"



NORTH

the Samuels Group inc.
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715.848.8088
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317 6th Avenue, Suite 720
Des Moines, IA 50309
ph. 515.288.0467 fax
515.288.0471

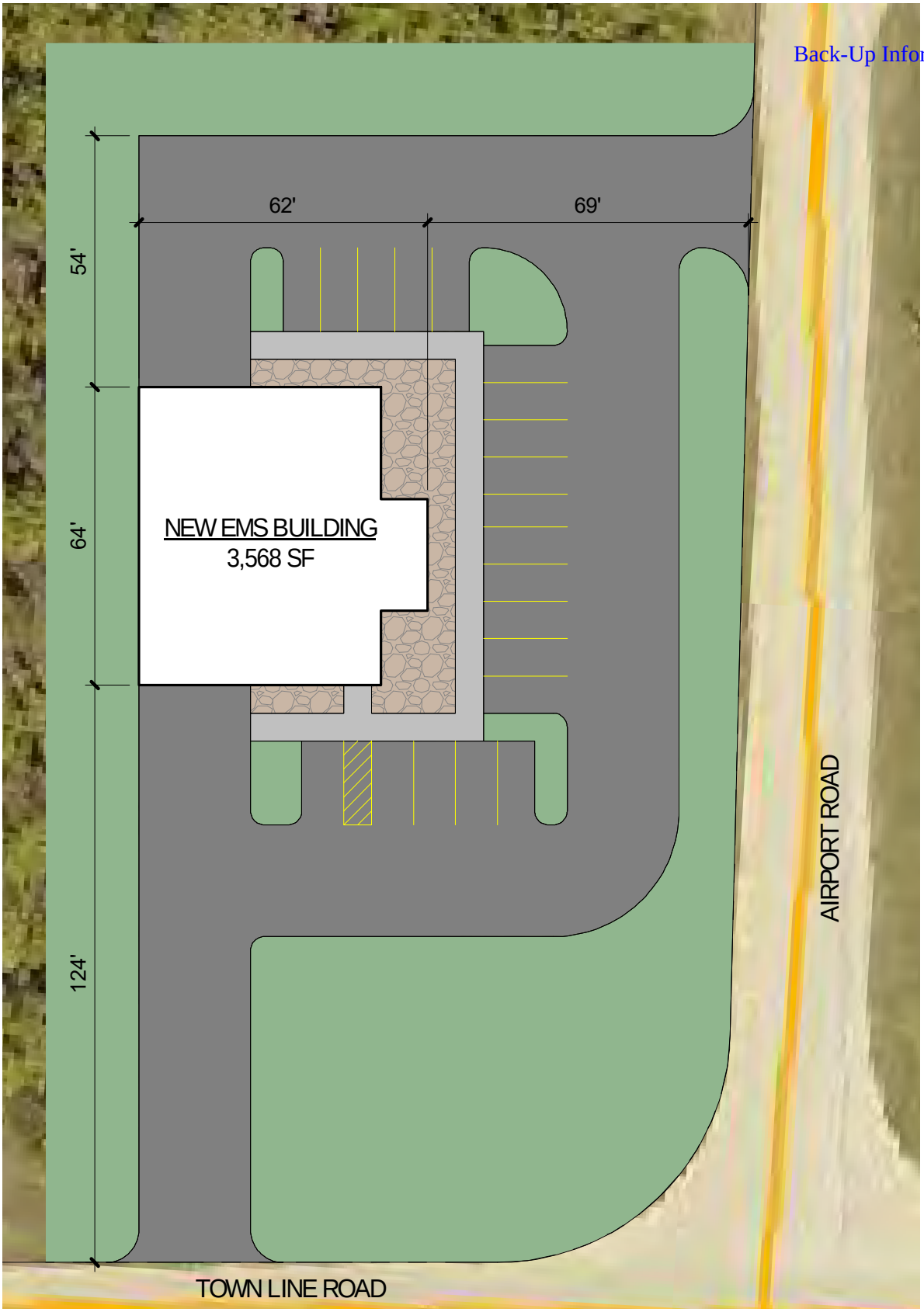
WASHINGTON ISLAND

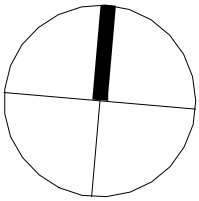
NEW EMS BUILDING
CONCEPTUAL PLAN
TOWN LINE RD & AIRPORT RD

DATE	TBD
PROJECT NUMBER	TBD
DRAWN BY	Author
CHECKED BY	Checker
TIME:	1/2/2020 4:06:42 PM

© Copyright 2020

A100





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ph. 515.288.0467 fax
515.288.0471

WASHINGTON ISLAND

NEW EMS BUILDING
CONCEPTUAL PLAN
TOWN LINE RD & AIRPORT RD

DATE	TBD
PROJECT NUMBER	TBD
DRAWN BY	TSG
CHECKED BY	TSG
TIME:	1/2/2020 4:08:47 PM

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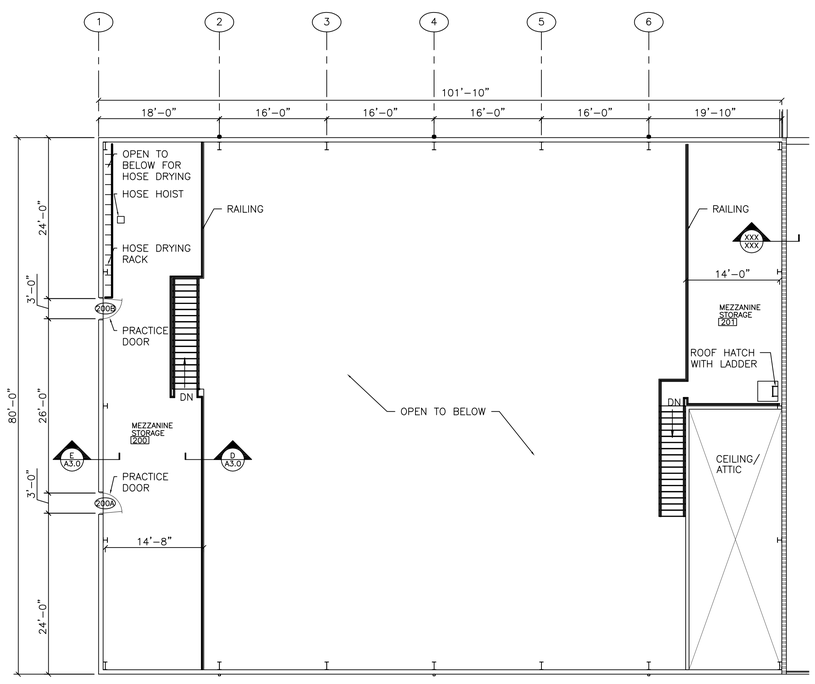
AS100



MEZZANINE PLAN

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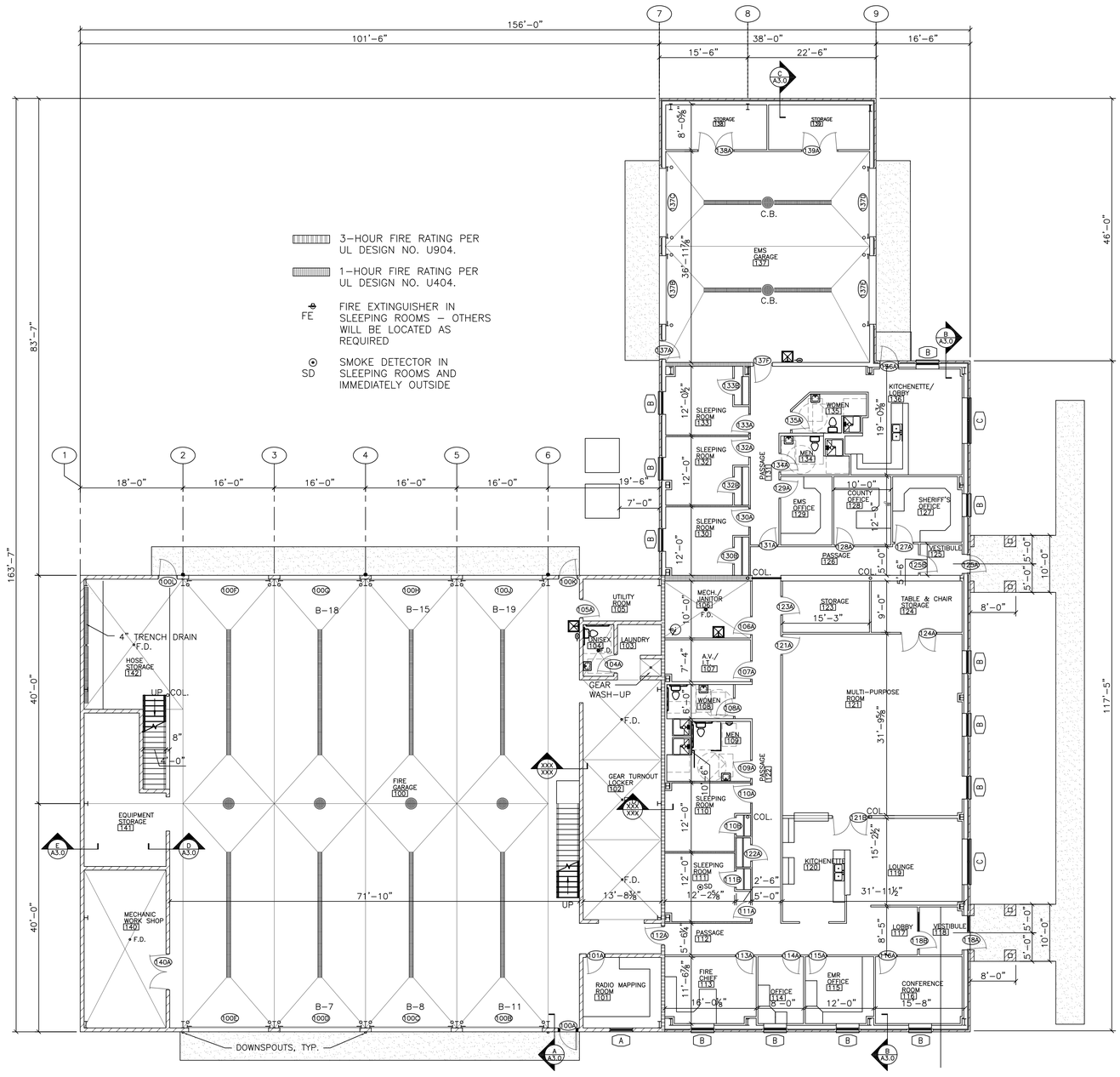

FLOOR PLAN

SCALE: 3/32"=1'-0"

Keller
PLANNERS | ARCHITECTS | BUILDERS

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Kaukauna, WI 54130
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FAX (920) 766-5004

MADISON
711 Lois Drive
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509 Goldendale Road
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

B.U.G. SOUTH FIRE STATION

BRUSSELS, WISCONSIN

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REVISIONS
1 .

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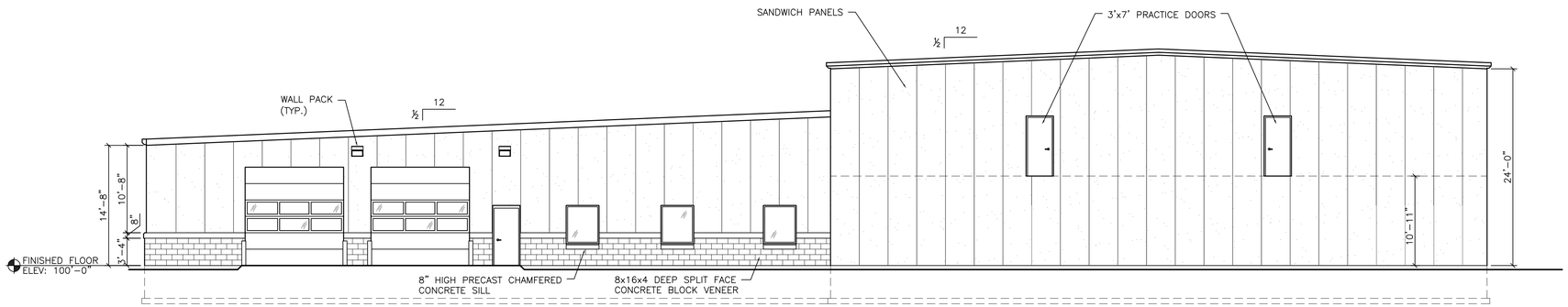
PROJECT MANAGER: –
DESIGNER ----
IED PROJECT MANAGER: –
EXPEDITOR: -------
SUPERVISOR: -------
CONTRACT NO: -------
IED NO: –
ISSUED DATE: NOVEMBER 29, 2016
SHEET: A1.0



EAST ELEVATION

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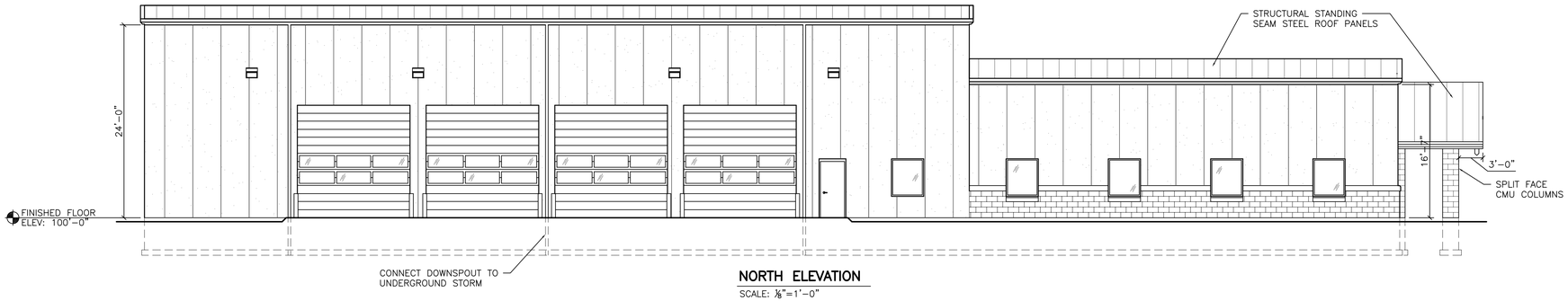

NORTH ELEVATION

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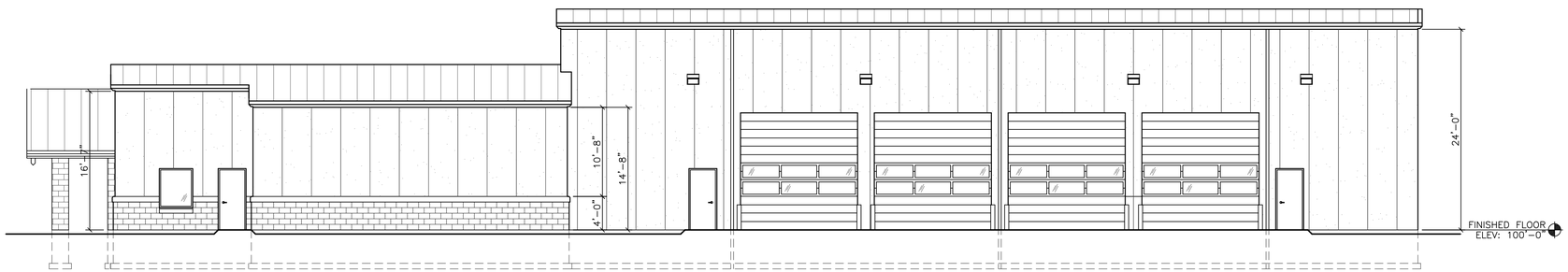

SOUTH ELEVATION

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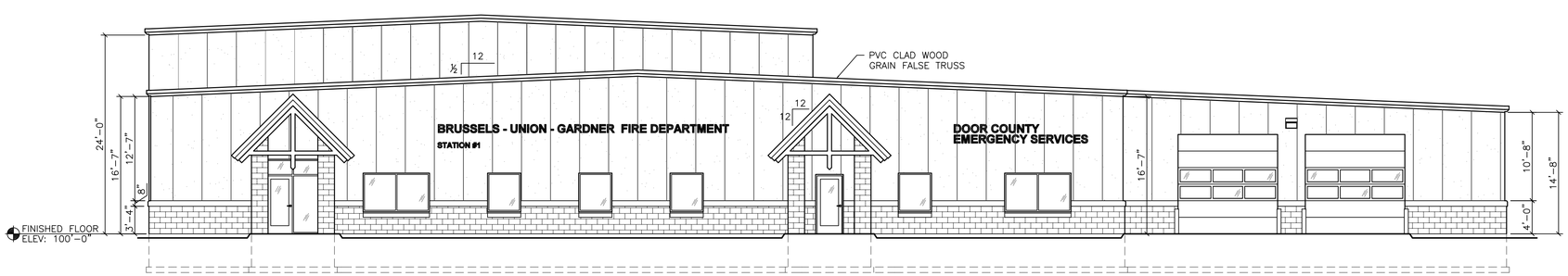

WEST ELEVATION

SCALE: ⅛"=1'-0"

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FAX (262) 250-9740

WAUSAU
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PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING FOR:

B.U.G. SOUTH FIRE STATION

BRUSSELS, WISCONSIN

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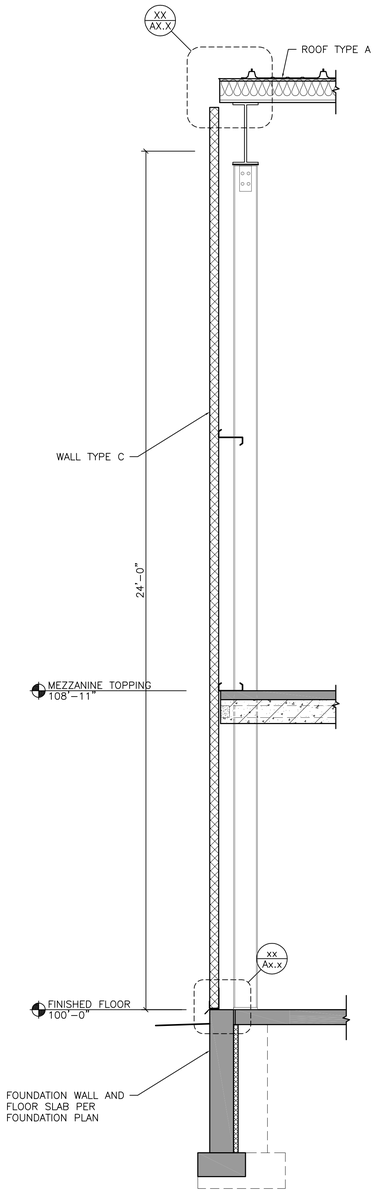
SUPERVISOR: -------
CONTRACT NO: -------
IED NO: –
ISSUED DATE: NOVEMBER 29, 2016
SHEET: A2.0

Nov 29, 2016 - 12:56pm
Z:\Projects\1597 - Brussels Fire Station\1597 - ELEVATIONS.dwg

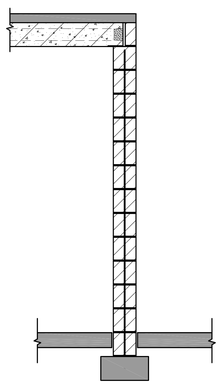
EXTERIOR WALL AND ROOF TYPE SCHEDULE

(ALL WALL AND ROOFING MATERIALS WILL BE PER THE EXTERIOR COLOR AND MATERIAL SELECTION FROM IN THE SPECIFICATIONS)

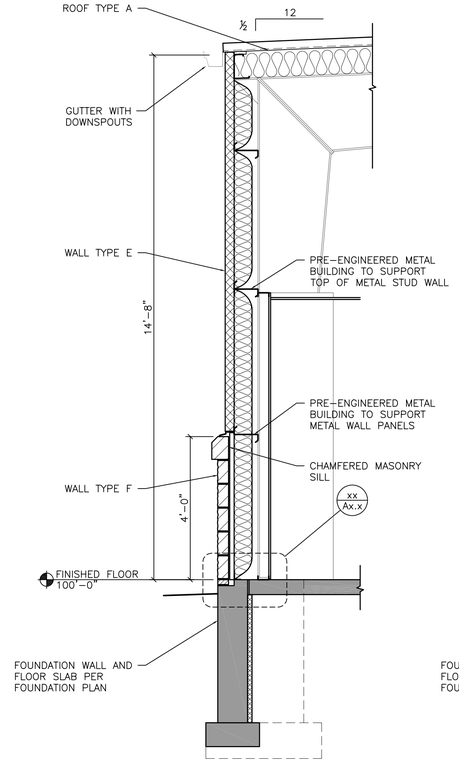
LETTER	DESCRIPTION
A	STANDING SEAM METAL ROOF PANELS WITH THERMAL BLOCKS (2) LAYER INSULATION SYSTEM (R–38 MINIMUM) SIMPLE SAVER OR EQUAL. METAL PURLINS
B	
C	3" INSULATED METAL SANDWICH PANEL
D	
E	1½" EIFS METAL WALL PANEL 5" BATT INSULATION WITH FACING (R–16) GIRTS
F	4" (SPLIT–FACE) BLOCK WITH DRY BLOCK WATER REPELLANT ADDED TO BLOCK AND MORTAR. AIR SPACE MASONRY TIES PER SPEC METAL WALL PANEL 5" BATT INSULATION WITH FACING (R–16) METAL STUDS (SEE STRUCTURAL FOR SIZE AND SPACING) ⅝" GYPSUM BOARD



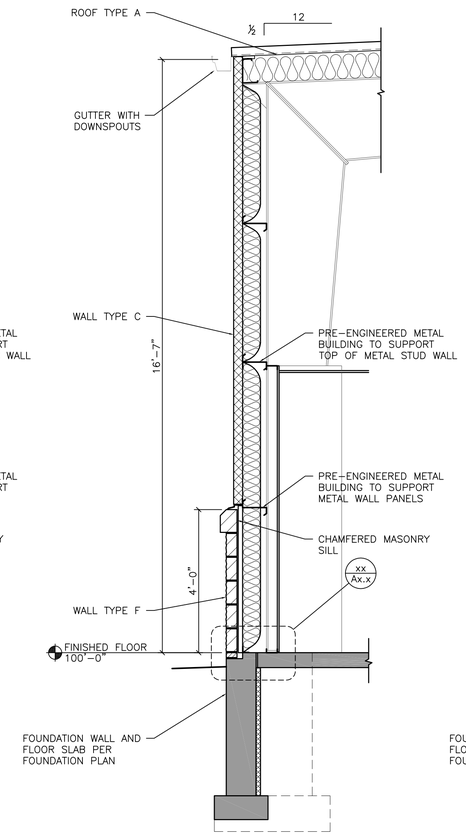
WALL SECTION — E / A3.0
SCALE: ½"=1'–0"



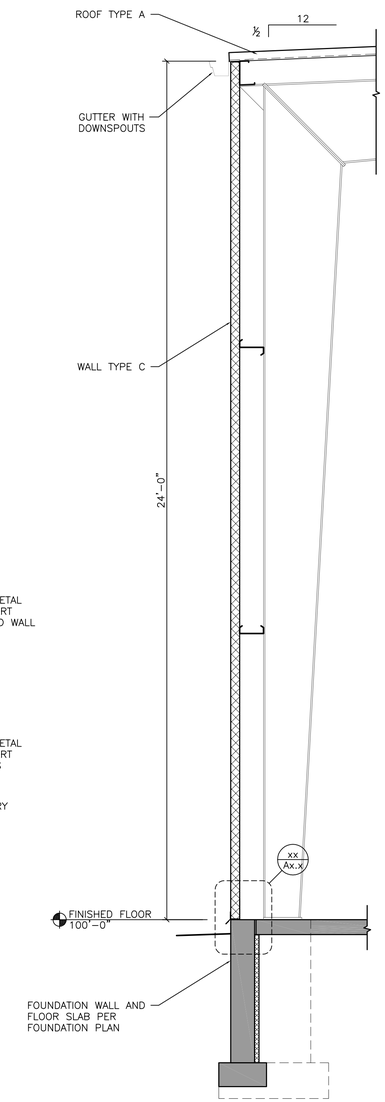
WALL SECTION — D / A3.0
SCALE: ½"=1'–0"



WALL SECTION — C / A3.0
SCALE: ½"=1'–0"



WALL SECTION — B / A3.0
SCALE: ½"=1'–0"



WALL SECTION — A / A3.0
SCALE: ½"=1'–0"

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PROPOSED BUILDING FOR:

B.U.G. SOUTH FIRE STATION

BRUSSELS, WISCONSIN

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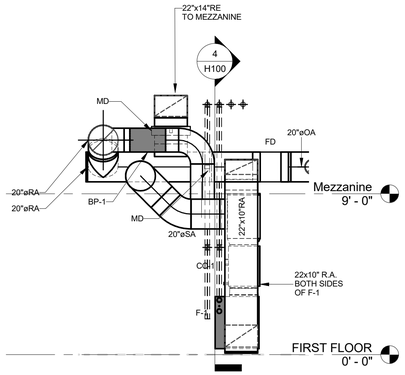
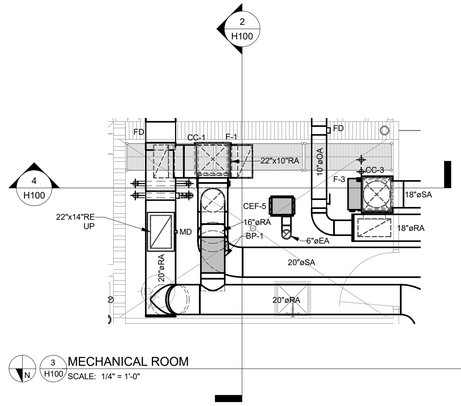
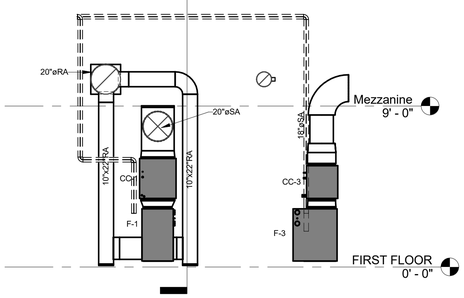
Z:\Projects\1587 - Brussels Fire Station\1587 - Sections.dwg



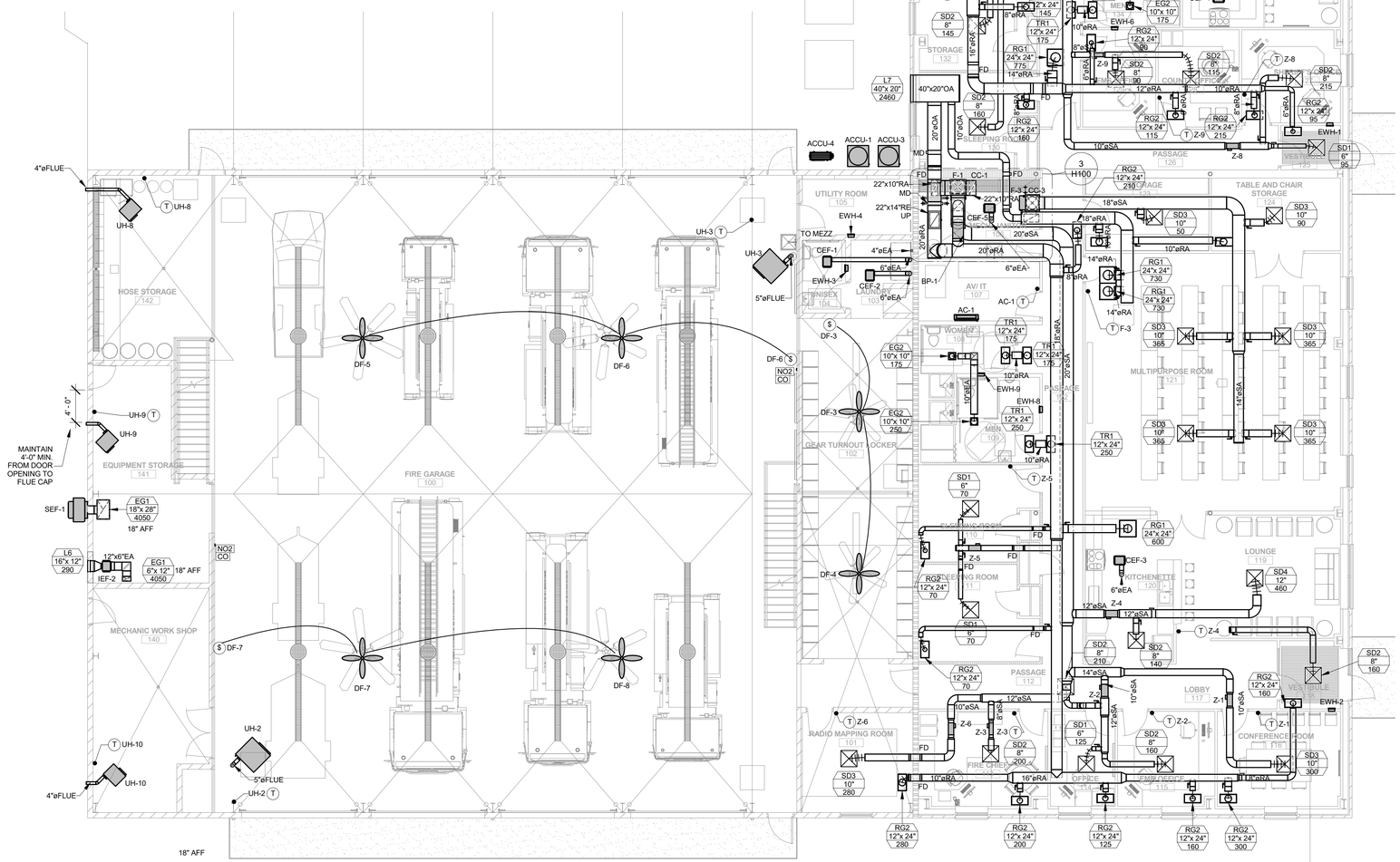
2 H100 F-1 SECTION
SCALE: 1/4" = 1'-0"

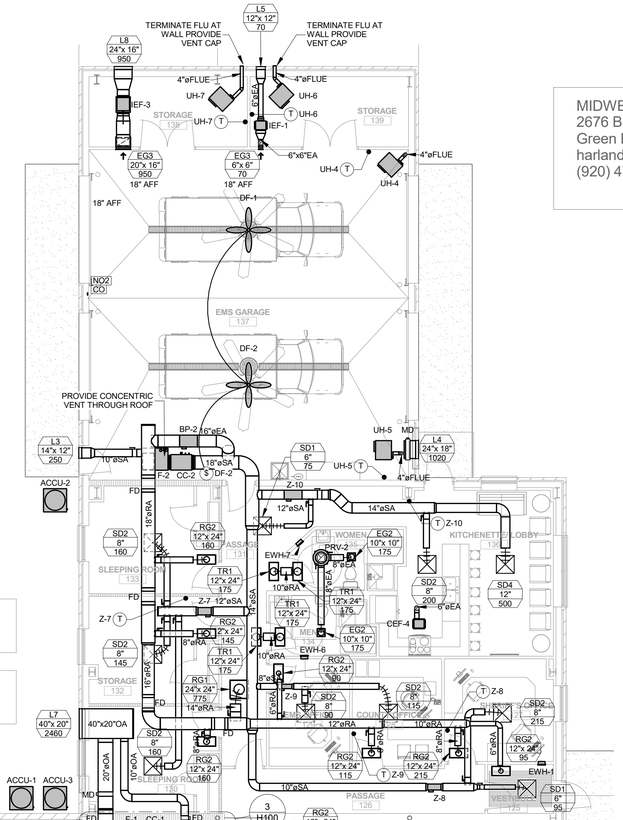


N 3 H100 MECHANICAL ROOM
SCALE: 1/4" = 1'-0"



4 H100 F-1 AND F-3 SECTION
SCALE: 1/4" = 1'-0"





N 1 H100 First Floor HVAC Plan
SCALE: 1/8" = 1'-0"

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PROPOSED BUILDING FOR:

BRUSSELS FIRE STATION

BRUSSELS, WISCONSIN

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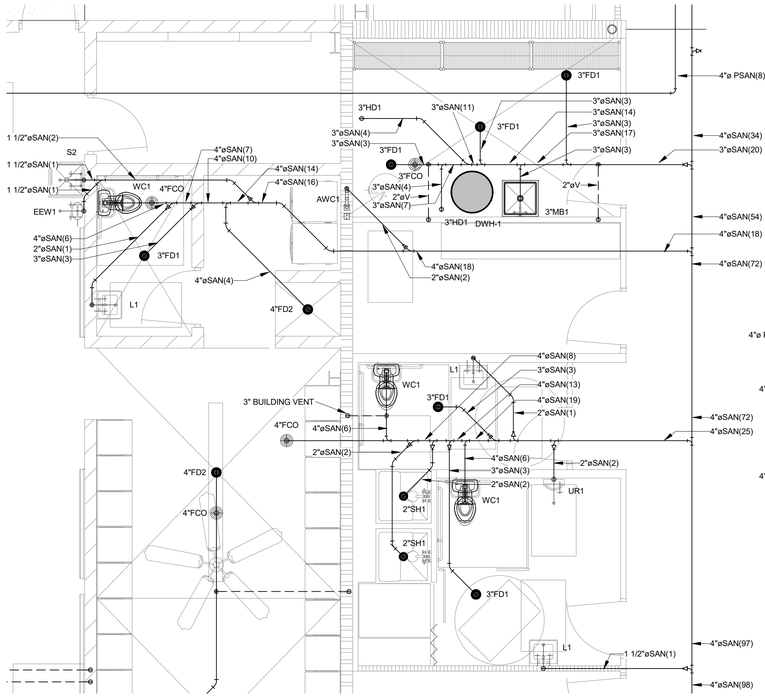
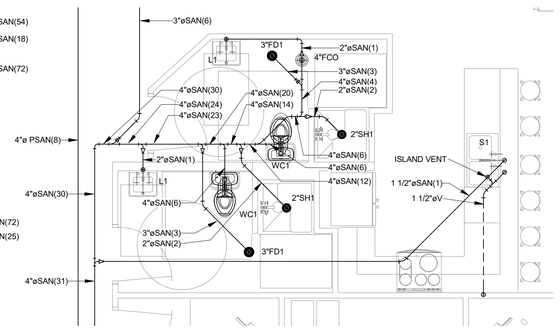
IED NO:

ISSUED DATE: 11/07/16

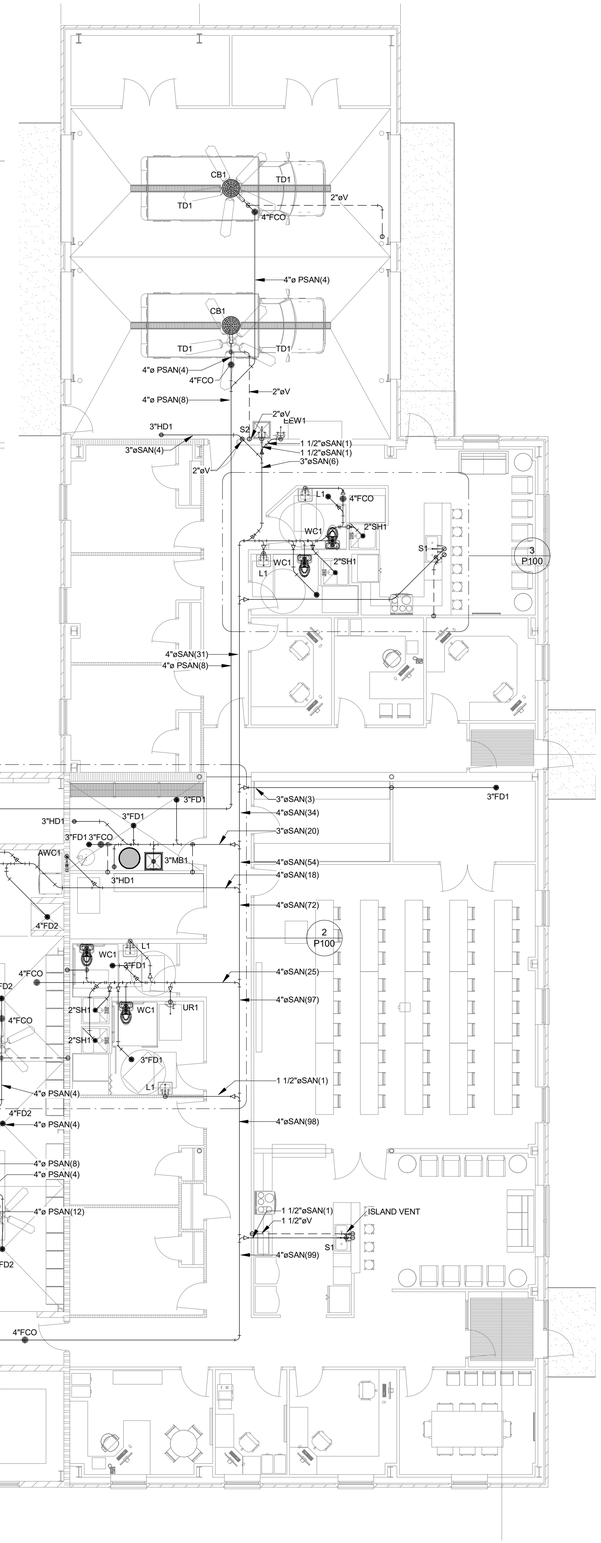
SHEET: H100



2 P100 Fire Station Underground Plumbing Detail
SCALE: 1/4" = 1'-0"



3 P100 EMS Underground Plumbing Detail
SCALE: 1/4" = 1'-0"



1 P100 First Floor Underground Plumbing Plan
SCALE: 1/8" = 1'-0"

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PLUMBING SYMBOLS AND ABBREVIATIONS

CW	COLD DOMESTIC WATER
HW	HOT DOMESTIC SUPPLY
HWC	HOT DOMESTIC RETURN
CHW	COLD HARD WATER
V	VENT
NG	NATURAL GAS
	RISER DOWN
	RISER UP
	P-TRAP
	SHUTOFF VALVE
	CHECK VALVE
	BALANCING VALVE
SAN	SANITARY PIPE
ST	STORM PIPE
RPZBP	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
CWW	CLEARWATER WASTE
CWV	CLEARWATER VENT
FCO	FLOOR CLEAN OUT
WCO	WALL CLEAN OUT
CWF	FILTERED COLD WATER
M	WATER METER
VTR	VENT THROUGH ROOF
	CONNECTION TO EXISTING
NPCW	NON-POTABLE COLD WATER
NPHW	NON-POTABLE HOT WATER

PIPE TAG NOMENCLATURE:

3" XSAN (21)
1 2 3 4

1 - PIPE SIZE

2 - MODIFIER (E.G. X-EXISTING, R-RAW, P-PROCESS)

3 - SYSTEM TYPE (E.G. SAN - SANITARY, CW - COLD WATER, ETC.)

4 - QUANTITY OF FLOW,
SAN - DFU (DRAINAGE FIXTURE UNITS)
CW, HW - WSFU (WATER SERVICE FIXTURE UNITS)
STORM - GPM (GALLONS PER MINUTE)
GAS - CFH (CUBIC FEET PER HOUR)

Plumbing Sheet Index

Sheet Number	Sheet Name
P100	First Floor Underground Plumbing Plan
P101	First Floor Above Ground Plumbing Plan
P200	Plumbing Isometrics and Details
P201	Plumbing Isometrics and Details

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PROPOSED BUILDING FOR:

BRUSSELS FIRE STATION

BRUSSELS, WISCONSIN

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EXPEDITOR:

SUPERVISOR: Checker

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SHEET: P100

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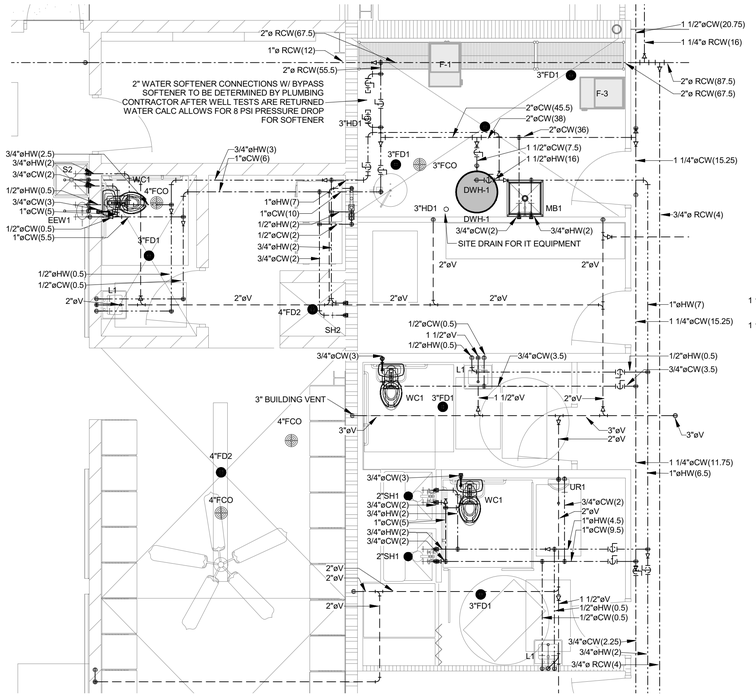
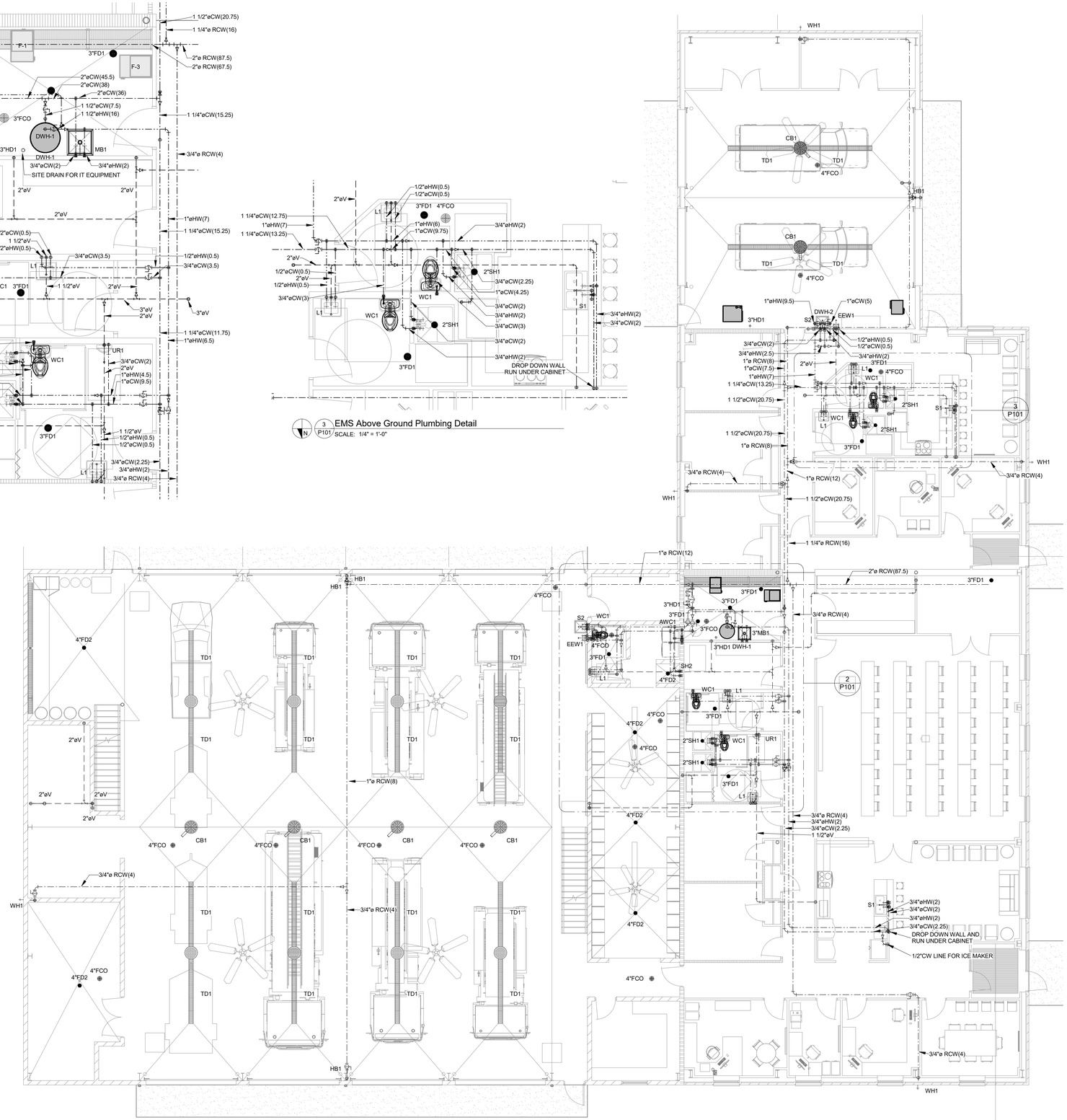


2 P101 Fire Station Above Ground Plumbing Detail
SCALE: 1/4" = 1'-0"

3 P101 EMS Above Ground Plumbing Detail
SCALE: 1/4" = 1'-0"



1 P101 First Floor Above Ground Plumbing Plan
SCALE: 1/8" = 1'-0"

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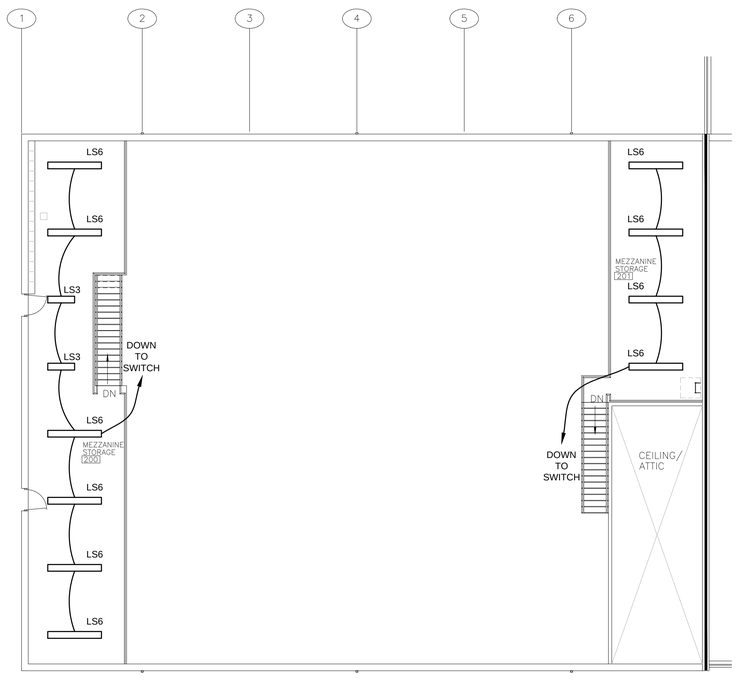
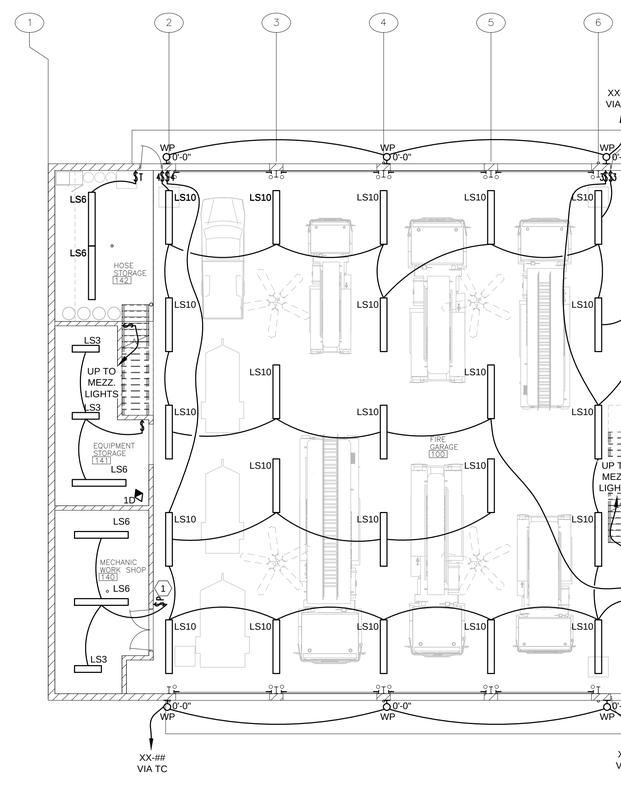
SHEET: P101

SHEET E2.0 PLAN NOTES

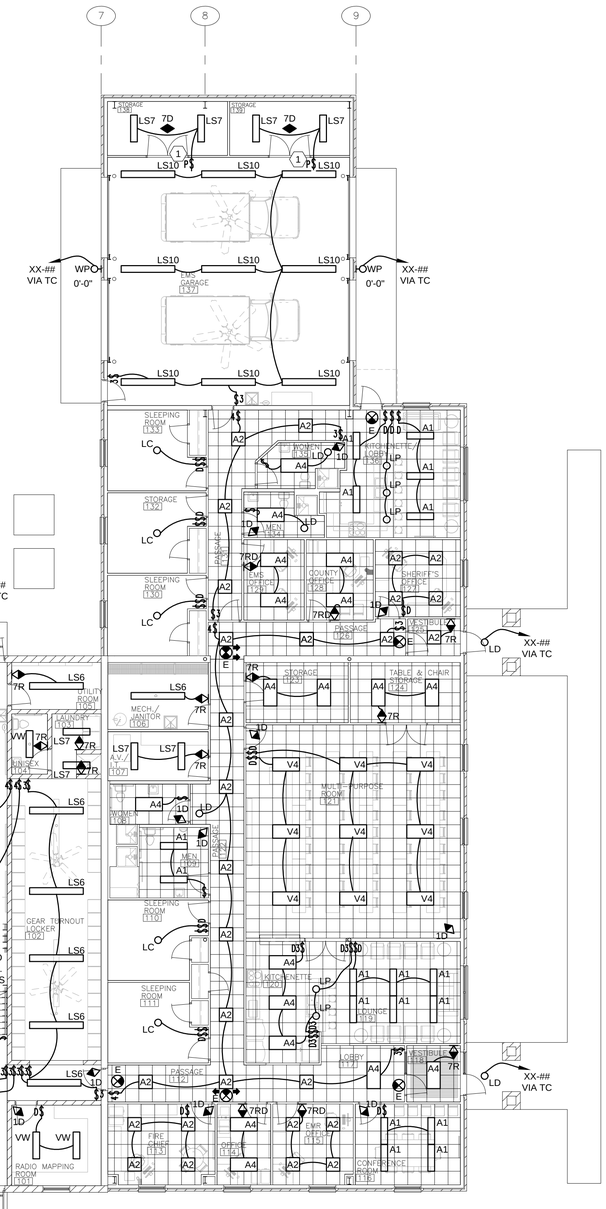
NOTES



MEZZANINE LIGHTING PLAN
SCALE: 3/32" = 1'-0"



LIGHTING FLOOR PLAN
SCALE: 3/32" = 1'-0"



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PROPOSED BUILDING FOR:

BRUSSELS FIRE STATION

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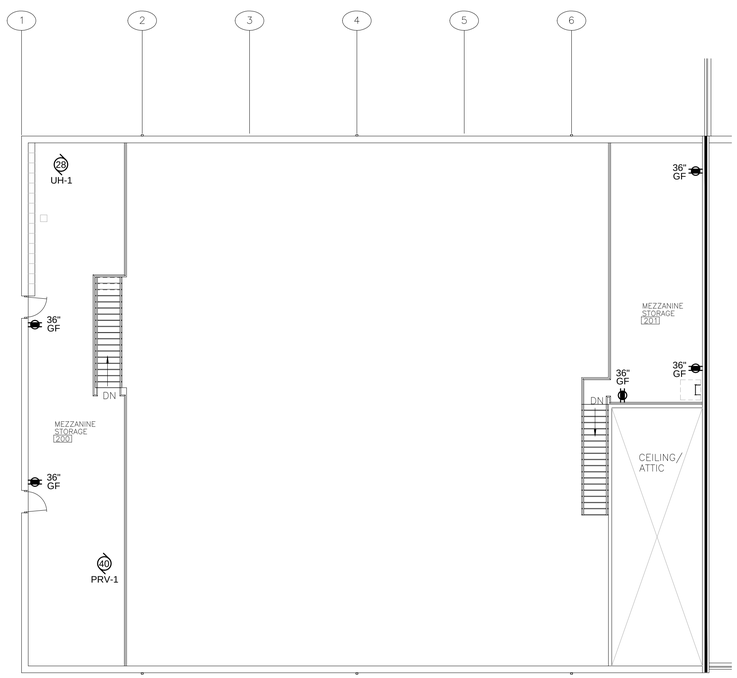
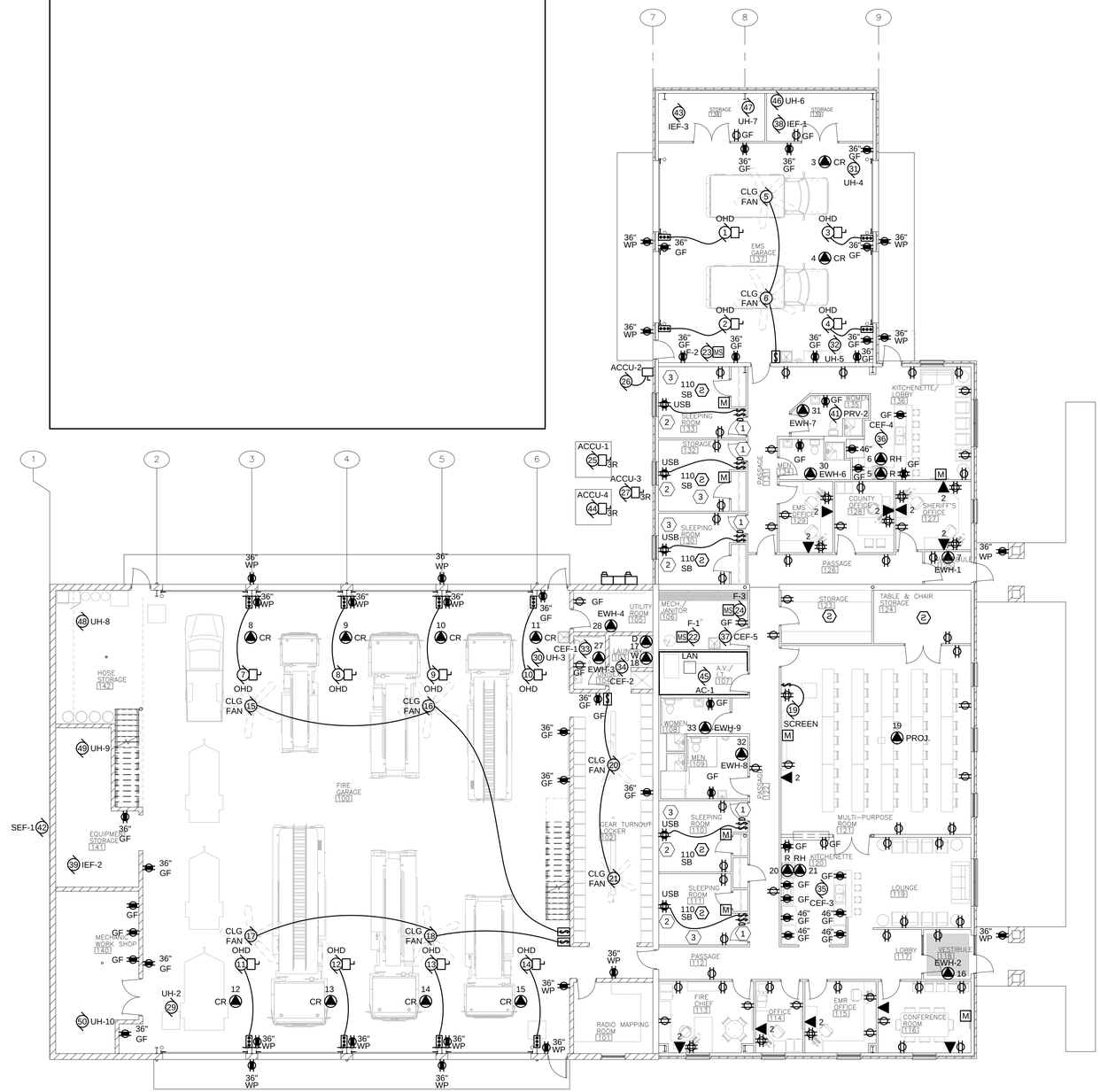
HANSON DESIGN GROUP, LLC
5056 Big Valley Road
DePere, WI 54115
Phone: 920.664.3001
EMAIL: hansondesigngrp@aol.com

SHEET E3.0 PLAN NOTES

NOTES



MEZZANINE POWER/SYSTEMS PLAN
SCALE: 3/32" = 1'-0"



FIRST FLOOR POWER/SYSTEMS PLAN
SCALE: 3/32" = 1'-0"

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EMAIL: hansondesigngrp@aol.com

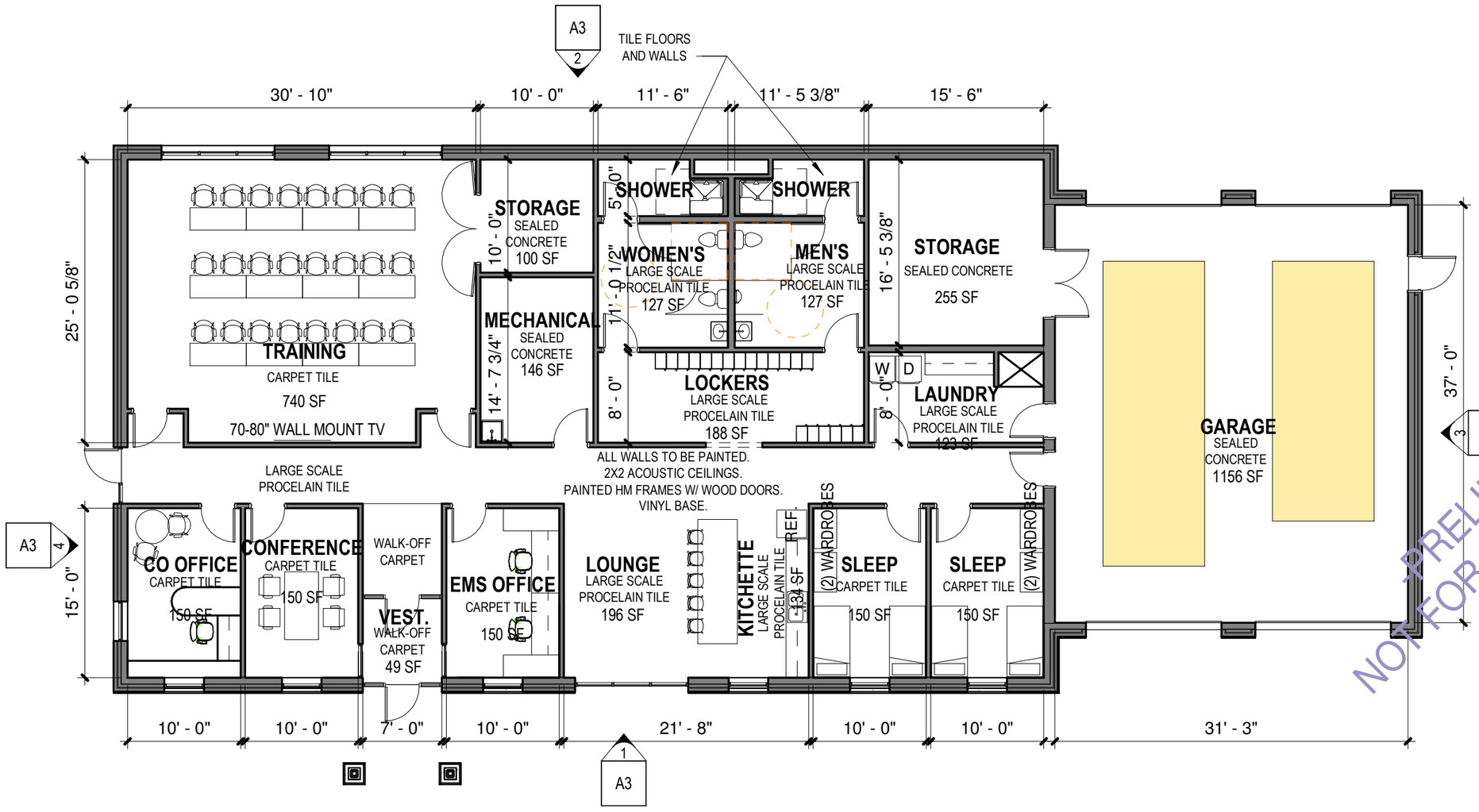
Contractors. Innovators. Over Achievers.

SCOPE PROGRAMMING WORKSHEET

Client: Door County, WI
Project: Washington Island EMS Facility
Project #: 7229D
Date: 43902
Location: New Site

BF = BUILDING FACTOR (sq. ft. of interior & exterior walls, corridors, circulation, etc.) TYPICALLY 1.34, BUG (at least at EMS) is 1.19. Suggest using 1.25.

Program Spaces	WORKSPACE															ADJACENCIES	NOTES
	TYPE	W	x	L	=	SF	x	#	=	NET SF	x	BF	NEW GROSS SF	RENOVATED GROSS SF	TOTAL SF		
Vehicle Garage	EMS	32	x	40	=	1280	x	1	=	1280	x	1.25	= 1600.00	+	= 1600.00	Storage, Lockers?	27' and 23' vehicles (net is 10% smaller than BUG); decon?; oxygen?;
Storage (Parts, Equipment, Supplies)	EMS	12	x	24	=	288	x	1	=	288	x	1.25	= 360.00	+	= 360.00	Can be dispersed?	
Locker Area	EMS	10	x	12	=	120	x	1	=	120	x	1.25	= 150.00	+	= 150.00		20 Lockers (12" wide?) for personal items (no gear or changing) - Not in BUG
Laundry	EMS	8	x	8	=	64	x	1	=	64	x	1.25	= 80.00	+	= 80.00	With Lockers?	(Not in EMS at BUG; associated with Fire at BUG)
Sleeping Room	EMS	12	x	14	=	168	x	2	=	336	x	1.25	= 420.00	+	= 420.00	Bathroom; Away from "action"	(BUG has 3 rooms for EMS sleeping, but also has Fire)
Lounge	EMS	12	x	16	=	192	x	1	=	192	x	1.25	= 240.00	+	= 240.00		
Office	EMS	10	x	12	=	120	x	1	=	120	x	1.25	= 150.00	+	= 150.00		
Office	County	12	x	16	=	192	x	1	=	192	x	1.25	= 240.00	+	= 240.00	Public Lobby	2 @ BUG includes Sheriff? (May be one larger space with small table this location?)
Bathroom - (w/shower)	EMS	8	x	10	=	80	x	1	=	80	x	1.25	= 100.00	+	= 100.00	Available to Public	
Bathroom - (w/shower & urinal)	EMS	10	x	14	=	140	x	1	=	140	x	1.25	= 175.00	+	= 175.00	Available to Public	
Kitchenette	Common	10	x	12	=	120	x	1	=	120	x	1.25	= 150.00	+	= 150.00		
Mechanical		10	x	15		150	x	1	=	150	x	1.25	= 187.50	+	= 187.50		Doesn't service BUG?; but may be needed? (vs on roof, in roof structure space; mezz?)
Public Lobby	Common	8	x	20	=	160	x	1	=	160	x	1.25	= 200.00	+	= 200.00		With Vestibule (Associated with Fire Station at BUG)
Training; meeting space	Common	24	x	28	=	672	x	1	=	672	x	1.25	= 840.00	+	= 840.00	Public Lobby	(Based on 30 occupants and presumed BUG space allocation of 22 SF/Occ)
Table and Chair Storage	Common	10	x	10	=	100	x	1	=	100	x	1.25	= 125.00	+	= 125.00	Training, meeting space	(Based on Training Room size as established in BUG; +/- 15% of Training)
Conference Room	Common	12	x	15	=	180	x	1	=	180	x	1.25	= 225.00	+	= 225.00	Public Lobby	(May be too large? For this location? - Small Conference instead? 8 x 12)
KEY:																	
Basic & Sized to EMS @ BUG (u.n.o.)																	
Not at BUG EMS; but discussed for WI																	
Part of BUG, associated with Fire)																	
			x		=	0	x		=	0	x		= 0.00	+ 0.00	= 0.00		
													= **ADDITION**	+ **RENOVATED**	= **TOTAL SF**		
										TOTAL			**5243**	**0**	**5243**		
													DIFFERENCE	AVAILABLE	PROGRAM		
													5200		5200		



1 A1 **LEVEL 1**
3/32" = 1'-0"

PRELIMINARY-
NOT FOR CONSTRUCTION

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fax 715.848.8088
IOWA OFFICE
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phone 515.288.0467
fax 515.288.0471

ISSUED FOR:	DATE

WASHINGTON ISLAND EMS BUILDING - NEW

SCHEMATIC

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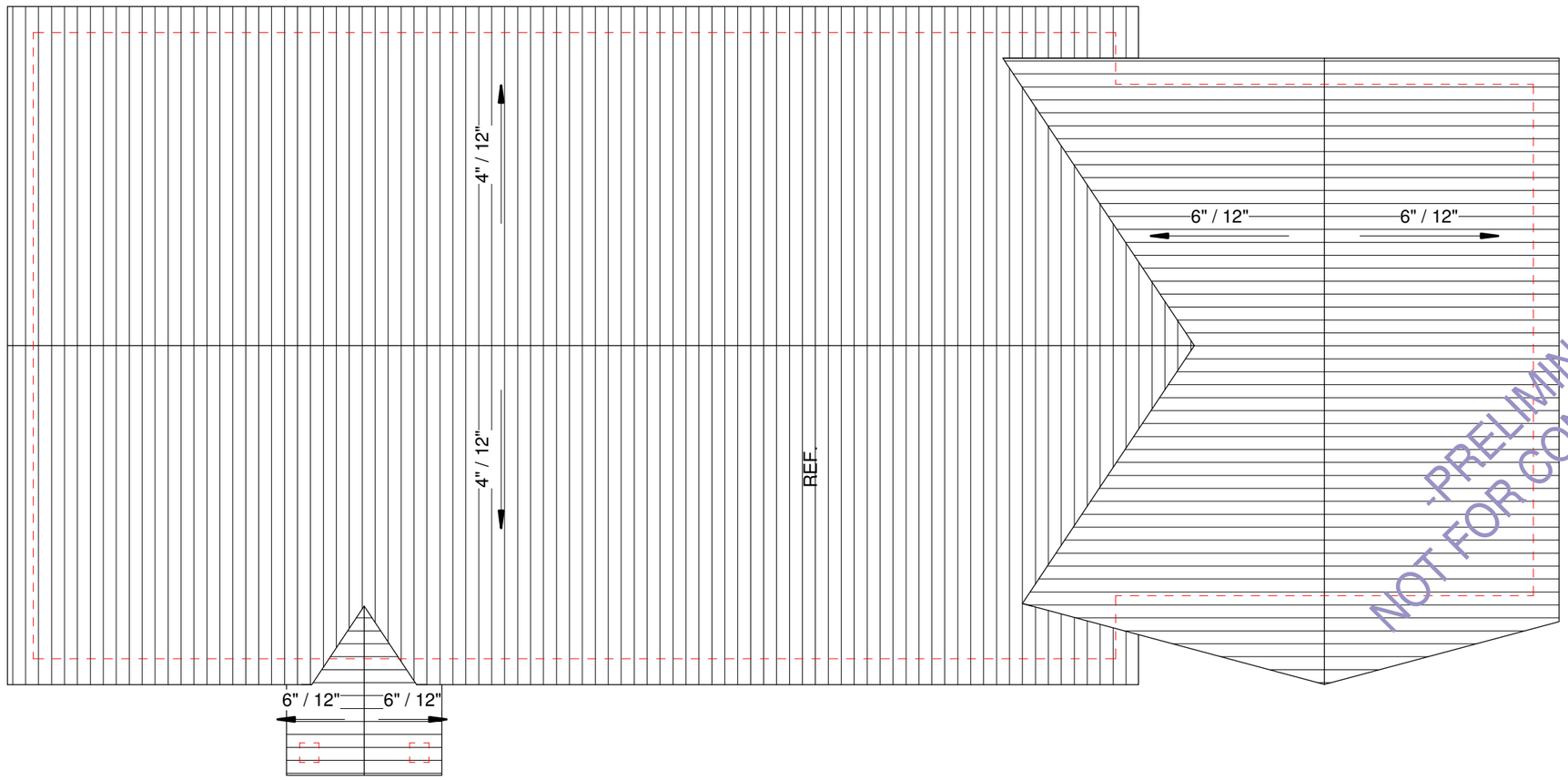

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1 / A2 ROOF PLAN

3/32" = 1'-0"

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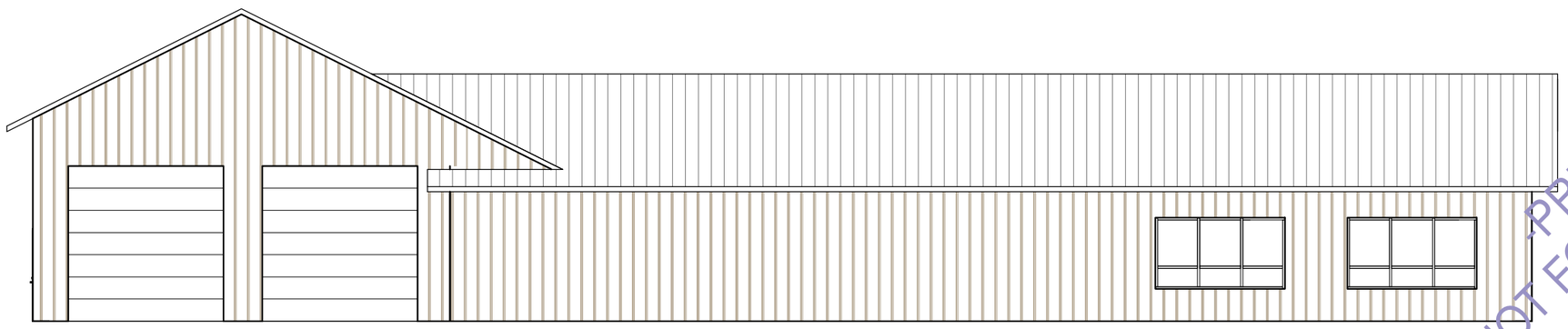
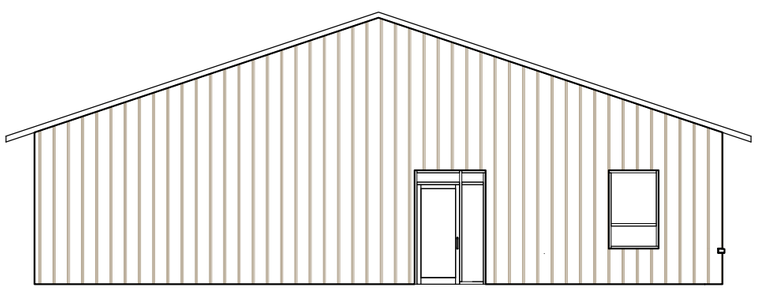
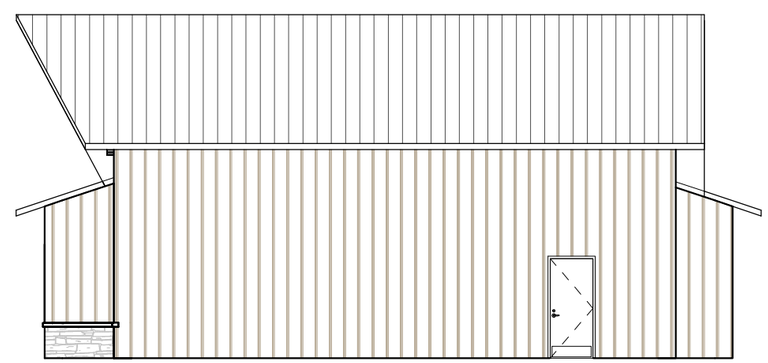
1 SOUTH ELEVATION
A3 3/32" = 1'-0"



2 NORTH ELEVATION
A3 3/32" = 1'-0"



4 WEST ELEVATION
A3 3/32" = 1'-0"



3 EAST ELEVATION
A3 3/32" = 1'-0"

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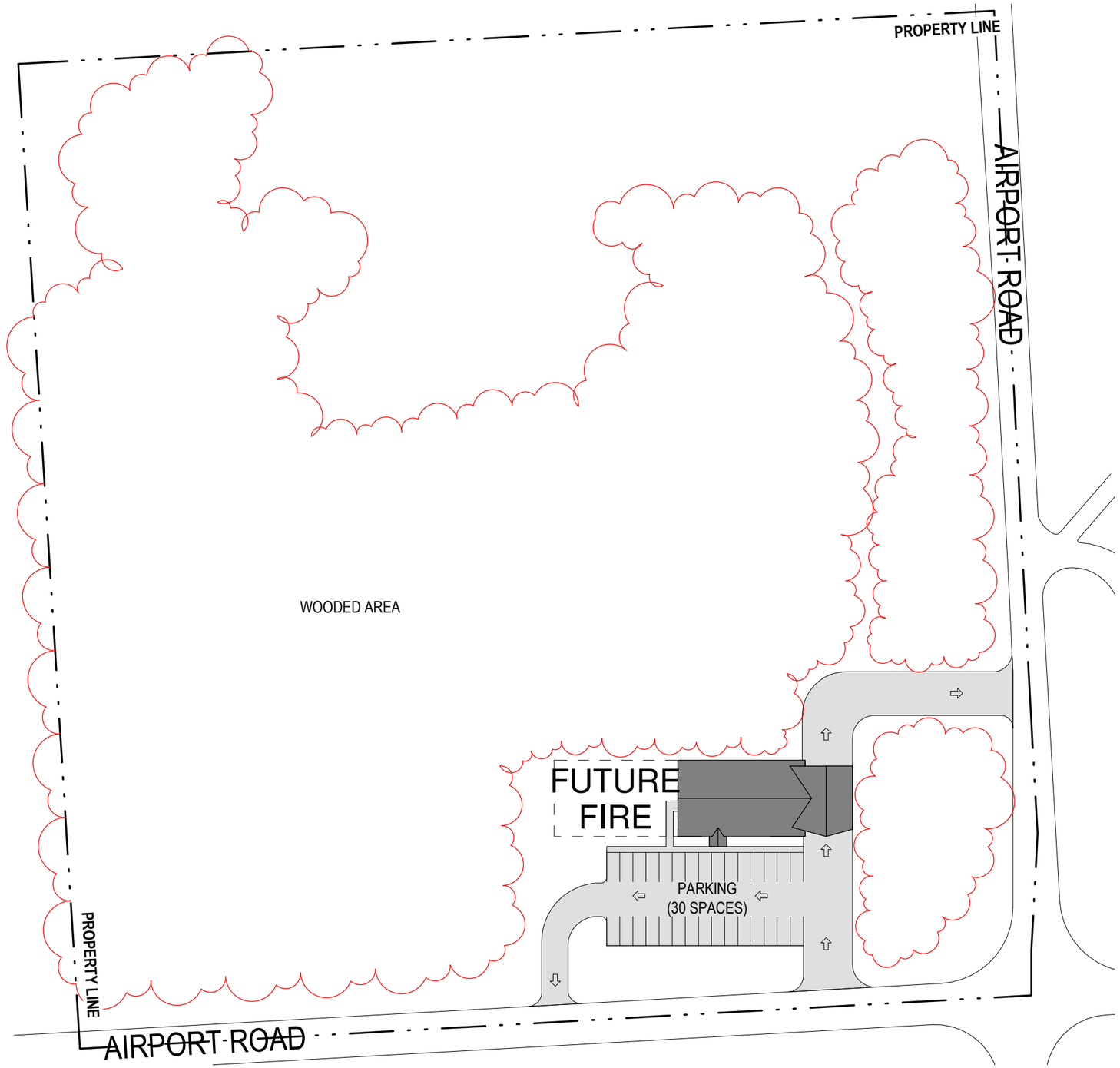

1 A4 **SITE PLAN**
1" = 80'-0"

-PRELIMINARY-
NOT FOR CONSTRUCTION

the Samuels Group inc.
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A4

Project name	WASHINGTON ISLAND EMS New Building For EMS SD Estimate #1
Labor rate table	SAMUELSGROUP2019A
Job size	5276 sqft
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Allocate addons

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
1100.00		**GENERAL REQUIREMENTS**						
	1100.01	**Construction Management**						
		On Site Supervision Staff	***0.00 week***	***0***	***0***	***-***	***0***	***0***
	1101.00	**Superintendent**						
		Superintendent	24.00 week	55,087	0	0	-	55,087
		Superintendent		**55,087**				**55,087**
	1141.00	**Project Manager**						
		Project Manager	24.00 week	18,996	0	0	-	18,996
		Project Manager		**18,996**				**18,996**
	1144.00	**Field Secretary**						
		Secretary - 1/4 Time	24.00 week	7,618	-	-	-	7,618
		Field Secretary		**7,618**				**7,618**
	1170.00	**Safety Engineer**						
		Safety Engineer - 1/3 Time	12.00 week	9,998	-	-	-	9,998
		Safety Engineer		**9,998**				**9,998**
	1410.00	**Testing/Quality Control**						
		Testing Sub	1.00 ls			5,693	-	5,693
		Testing/Quality Control				**5,693**		**5,693**
	1511.00	**Temp - Utilities**						
		Temp Electricity	6.00 mnth	-	8,594	-	-	8,594
		Temp Heat	***0.00 mnth***			***-***		
		Hook-up Phone/Power	***0.00 each***	***-***	***0***	***-***	***-***	***0***
		Temp Water	6.00 mnth	-	895	-	-	895
		Temp Toilet	6.00 mnth	-	4,584	-	-	4,584
		Temp Heat - Field Office	***0.00 mnth***	***-***		***-***	***-***	
		Telephone/Fax - Monthly Charges	***0.00 mnth***	***-***	***0***	***-***	***-***	***0***
		Cell Phone	6.00 mnth	-	609	-	-	609
		Temp - Utilities			**14,682**			**14,682**
	1521.00	**Temp - Facilities**						
		Office Trailer 12' x 50'	6.00 mnth	-	-	-	5,124	5,124
		Temp - Facilities					**5,124**	**5,124**
	1590.10	**Consumables**						
		Consumables	1.00 ls		2,984		-	2,984
		Consumables			**2,984**			**2,984**
	1601.00	**Tools & Equipment**						
		Construction Equipment - Forklift	6.00 mnth	-	1,790	-	21,862	23,653
		Tools & Equipment			**1,790**		**21,862**	**23,653**
	1603.00	**Jobsite Vehicles**						
		Pickup Truck	6.00 mnth	-	-	-	5,466	5,466
		Gas and Oil	6.00 mnth	-	4,297	-	-	4,297

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Jobsite Vehicles			**4,297**		**5,466**	**9,763**
	1705.00	**Clean Up - Current**						
		Current Clean Up	24.00 wk	11,879			-	11,879
		Clean Up - Current		**11,879**				**11,879**
	1707.00	**Clean Up - Haul Dumpster**						
		Dumpsters	6.00 mnth	-	8,594	-	-	8,594
		Clean Up - Haul Dumpster			**8,594**			**8,594**
	1711.00	**Clean Up - Final**						
		Final Cleanup - Clng Service	5,276.53 sqft	-	-	2,704	-	2,704
		Clean Up - Final				**2,704**		**2,704**
	1744.00	**Subsistance**						
		Subsistance (Field) - Hotel	24.00 week	-	40,107	-	-	40,107
		Subsistance (Field) - Food	24.00 week	-	22,202	-	-	22,202
		Subsistance			**62,309**			**62,309**
	1750.00	**Building Permits**						
		Allowance Building Permit	1.00 ls		3,581		-	3,581
		Building Permits			**3,581**			**3,581**
		GENERAL REQUIREMENTS		**103,577**	**98,238**	**8,397**	**32,452**	**242,664**
2100.00		**SITEWORK**						
	2100.01	**Sitework**						
		Building Layout	1.00 ls	1,668	179	-	569	2,416
		Site/Building Layout	1.00 ls	5,004	179	-	569	5,752
		Allowance Clear & Grub	1.00 ls	-	-	8,540	-	8,540
		Sitework		**6,672**	**358**	**8,540**	**1,139**	**16,708**
	2140.00	**Erosion Control**						
		Erosion Control (Allowance) Silt Fence	1,007.22 lf	-	-	5,734	-	5,734
		Erosion Matt, Class 1, Type B	100.00 sqyd	-	-	1,139	-	1,139
		Erosion Control				**6,873**		**6,873**
	2201.00	**Excav - Remove Topsoil**						
		Topsoil Removal (Allowance)	1,012.24 cuyd	-	-	5,763	-	5,763
		Salvage Topsoil	300.00 cuyd	-	-	3,074	-	3,074
		Excav - Remove Topsoil				**8,837**		**8,837**
	2210.10	**Excav - Sitework Sub etc**						
		Sand Fill Under SOG - 12"	195.14 cuyd	-	-	7,777	-	7,777
		Excavate/Backfill Building Foundations	324.12 lf	-	-	14,762	-	14,762
		Mobilization/Demob On site	1.00 ls	-	-	2,847	-	2,847
		Excavate Building Foundations - Interior	***0.00 cuyd***	**-**	**-**	***0***	**-**	***0***
		Backfill Interior Footings	***0.00 cuyd***	**-**	**-**	***0***	**-**	***0***
		Excav - Sitework Sub etc				**25,386**		**25,386**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	2220.45	**Excav - Fine Grade**						
		Fine Grade Slab on Grade	5,022.17 sqft	1,989	-	-	-	1,989
		Fine Grade Slab on Grade	1,237.64 sqft	490	-	-	-	490
		Fine Grade Footings - SF	989.13 sqft	1,088	-	-	-	1,088
		Fine Grade Footings - SF	548.00 sqft	603	-	-	-	603
		Excav - Fine Grade		**4,169**				**4,169**
	2511.00	**Asphalt Paving**						
		Base Course New Drives/Parking - 8"	367.95 cuyd	122	0	14,245	-	14,367
		Light Duty Asphalt Paving	1,647.55 sqyd	-	-	56,280	-	56,280
		Street Repair (Utility Connection)	1.00 ls	-	-	2,847	-	2,847
		Asphalt Paving		**122**		**73,371**		**73,493**
	2580.01	**Paving Marking**						
		Asphalt Striping	1.00 ls			2,277		2,277
		Paving Marking				**2,277**		**2,277**
	2600.01	**Site Utilities**						
		6" DIP Potable Water Line + 7.00 Stone	***0.00 lf***	***-***	***-***	***0***	***-***	***0***
		Private Utilities (Relocate & Extend) Allowance	***0.00 lsum***	***-***	***-***	***0***	***-***	***0***
		Hookup Fees By Utility Companies	***0.00 ls***	***-***	***-***	***0***	***-***	***0***
		Allowance - New Septic Field/Well/Garage Waste Disposal	1.00 ls	-	-	56,933	-	56,933
		Site Utilities				**56,933**		**56,933**
	2600.02	**Sanitary Sewer**						
		Connect To Existing Sanitary	***0.00 each***	***-***	***-***	***0***	***-***	***0***
		Install Sanitary Sewer Manhole	***0.00 each***	***-***	***-***	***0***	***-***	***0***
		Install Sanitary Cleanout	***0.00 each***	***-***	***-***	***0***	***-***	***0***
		4" PVC Sanitary Sewer. SDR 35 + 7.00 Stone	***0.00 lnft***	***-***	***-***	***0***	***-***	***0***
	2600.03	**Waterline**						
		Connect to Watermain	***0.00 each***	***-***	***-***	***0***	***-***	***0***
		Back Check Valve & Structure	***0.00 each***	***-***	***-***	***0***	***-***	***0***
		6" Gate Valve & Box	***0.00 each***	***-***	***-***	***0***	***-***	***0***
	2721.00	**Drainage Site Catch Basin**						
		Catch Basin Frame & Cover (Garage - Connect To Sanitary)	1.00 each			1,708	-	1,708
		Drainage Site Catch Basin				**1,708**		**1,708**
	2846.00	**Signage - Traffic**						
		Sign Stop 30" x 30" (Allowance)	3.00 each	313	340	-		653
		Sign Informational 12"x18" (Allowance)	5.00 each	521	298	-		820
		Signage - Traffic		**834**	**639**			**1,473**
	2900.01	**Landscape-General**						
		Landscaping Plantings Tree & Shrub/Seed	1.00 ls	-	-	34,160	-	34,160
		Landscape-General				**34,160**		**34,160**
		SITEWORK		**11,797**	**997**	**218,085**	**1,139**	**232,017**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
3000.00		**CONCRETE**						
	3100.00	**Concrete Equipment**						
		Compactor-Med Plate, 24" Gas	0.25 mnth	-	27	-	174	201
		Gas Power Buggy - 10 CF	0.25 mnth	-	28	-	175	202
		Gas Power Buggy - 10 CF	0.25 mnth	-	28	-	175	202
		Gas Porto-Conc Saw-Hand Held	0.25 mnth	-	17	-	101	118
		Master 46" Gyro Trowel Machine	0.25 mnth	-	21	-	139	160
		Master 46" Gyro Trowel Machine	0.25 mnth	-	21	-	139	160
		Conc Vibrator - Elec 2" Head	0.25 mnth	-	-	-	91	91
		Allen 7.5' Motorized Screed	0.25 mnth	-	27	-	171	198
		Allen 7.5' Screed Insert	0.25 mnth	-	-	-	90	90
		Concrete Equipment			**168**		**1,254**	**1,422**
	3111.00	**Forms - Footings**						
		Form & Strip Cont. Ftg. SF	740.92 sqft	4,584	663	-	-	5,247
		Form & Strip Column Footings	560.00 sqft	3,960	501	-	-	4,461
		Forms - Footings		**8,543**	**1,165**			**9,708**
	3114.00	**Forms - Walls**						
		Wall Forms 0' to 8'	2,957.60 sqft	18,298	2,648	-	-	20,946
		Construction Joint in Walls	18.67 sqft	308	17	-	-	325
		Forms - Walls		**18,606**	**2,664**			**21,270**
	3126.00	**Forms - Piers**						
		Pier Forms	480.00 sqft	3,394	487	-	-	3,881
		Forms - Piers		**3,394**	**487**			**3,881**
	3127.00	**Forms - BHead Slab On Grd**						
		Slab Edge Form (4 - 6")	96.66 lnft	957	69	-	-	1,026
		Slab Edge Form (6 - 8")	23.00 lnft	285	21	-	-	305
		Slab Edge Form (10 - 12")	334.16 lnft	2,756	399	-	-	3,155
		Slab on Grade Construction Jnt	45.60 lnft	564	41	-	-	605
		Equip. Pad Edge Form 4"	69.29 lnft	572	54	-	-	625
		Forms - BHead Slab On Grd		**5,134**	**583**			**5,717**
	3129.00	**Forms - Blockout for Col**						
		Column Blockouts	18.00 each	2,673	107	-	-	2,780
		Forms - Blockout for Col		**2,673**	**107**			**2,780**
	3131.00	**Forms - Pit & Misc**						
		Set Trench Drain - Garage	30.00 lf	1,251	2,328	-	-	3,579
		Forms - Pit & Misc		**1,251**	**2,328**			**3,579**
	3160.01	**Forms - Screeds**						
		Screeds	4,886.03 sqft	1,612	292	-	-	1,904
		Forms - Screeds		**1,612**	**292**			**1,904**
	3161.00	**Forms - Chamfer Strip**						
		Chamfer Strip (3/4")	69.29 lnft	171	17	-	-	188
		Forms - Chamfer Strip		**171**	**17**			**188**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	3163.10	**Forms - Expand/Cntrol Jts**						
		Sawn Control Joints	445.11 lnft	1,469	159	-	177	1,805
		Sawn Control Joints	251.35 lnft	829	90	-	100	1,020
		1"x5" Asphalt Coated Exp. Jt	86.11 lnft	341	26	-	-	367
		Forms - Expand/Cntrol Jts		**2,639**	**275**		**278**	**3,192**
	3170.00	**Anchor Bolts**						
		Anchor Bolts - Walls @ Garage	80.00 each	990	1,432	-	-	2,422
		Anchor Bolts		**990**	**1,432**			**2,422**
	3206.00	**Rebar - Footings**						
		Footing Rebar	1.81 ton	2,504	2,373	-	-	4,877
		Footing Rebar	0.90 ton	1,247	1,182	-	-	2,429
		Rebar - Footings		**3,751**	**3,555**			**7,306**
	3209.00	**Rebar - Walls**						
		Wall Rebar	2.98 ton	4,720	3,913	-	-	8,633
		Rebar - Walls		**4,720**	**3,913**			**8,633**
	3211.00	**Rebar - Piers**						
		Pier Rebar	0.74 ton	1,170	970	-	-	2,141
		Rebar - Piers		**1,170**	**970**			**2,141**
	3214.10	**Rebar - Slab On Grade**						
		S.O.G. Rebar	1.14 ton	1,348	1,491	-	-	2,839
		Rebar - Slab On Grade		**1,348**	**1,491**			**2,839**
	3226.00	**Rebar - Wiremesh**						
		WWM Sheets - Walks 6x6 6/6	12.38 sqs	337	618	-	-	954
		Rebar - Wiremesh		**337**	**618**			**954**
	3231.00	**Rebar - Wiremesh Lump Sum**						
		WWM Sheets 6x6 6/6	34.24 sqs	847	1,709	-	-	2,556
		Wiremesh 6x6 10/10	0.45 sqs	45	9	-	-	54
		Rebar - Wiremesh Lump Sum		**892**	**1,718**			**2,610**
	3306.00	**Conc - Column Footings**						
		Footing Conc 3000 psi	28.30 cuyd	1,019	4,433	-	-	5,452
		Conc - Column Footings		**1,019**	**4,433**			**5,452**
	3306.02	**Cont. Footing Concrete**						
		Footing Conc 3000 psi	36.63 cuyd	1,319	5,739	-	-	7,058
		Cont. Footing Concrete		**1,319**	**5,739**			**7,058**
	3307.00	**Conc - Walls**						
		Wall Conc 4000 psi	63.90 cuyd	2,530	10,606	-	-	13,136
		Conc - Walls		**2,530**	**10,606**			**13,136**
	3309.00	**Conc - Piers**						
		Pier Conc 4000 psi	7.14 cuyd	471	1,151	-	-	1,623

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Conc - Piers		**471**	**1,151**			**1,623**
	3310.01	**Conc - Slabs On Grade**						
		S.O.G. Conc 4000 psi	78.99 cuyd	3,127	13,364	-	-	16,492
		Conc - Slabs On Grade		**3,127**	**13,364**			**16,492**
	3311.00	**Conc - Walks**						
		Walk Conc 4000 psi	29.93 cuyd	1,317	5,305	-	-	6,622
		Conc - Walks		**1,317**	**5,305**			**6,622**
	3311.01	**Conc - Paving**						
		Handicap Ramps	1.00 each	396	42	-	-	438
		Conc - Paving		**396**	**42**			**438**
	3326.10	**Conc - All Types Generic**						
		Equipment Housekeeping Pads	0.51 cuyd	500	81	-	-	581
		Conc - All Types Generic		**500**	**81**			**581**
	3375.00	**Finish - Protect & Cure**						
		CS 309 Curing Compound	3,388.92 sqft	671	263	-	-	934
		CS 309 Curing Compound	480.00 sqft	95	37	-	-	132
		CS 309 Curing Compound	5,022.17 sqft	994	390	-	-	1,384
		CS 309 Curing Compound	1,237.64 sqft	245	96	-	-	341
		Finish - Protect & Cure		**2,005**	**786**			**2,791**
	3380.01	**Finish - General**						
		Trowel Finish	4,886.03 sqft	3,869	-	-	-	3,869
		Trowel Finish	40.93 sqft	81	-	-	-	81
		Broom/Float Finish	136.14 sqft	67	-	-	-	67
		Broom/Float Finish	1,237.64 sqft	613	-	-	-	613
		Finish Top of Footing - SF	989.13 sqft	1,305	-	-	-	1,305
		Finish Top of Footing - SF	548.00 sqft	723	-	-	-	723
		Finish Top of Pier - SF	48.22 sqft	398	-	-	-	398
		Form Finish	1,478.80 sqft	586	-	-	-	586
		Form Finish	1,478.80 sqft	586	-	-	-	586
		Finish Top of Wall (LF)	369.70 lnft	915	-	-	-	915
		Finish - General		**9,143**				**9,143**
	3610.01	**Grout**						
		Grout Column Baseplates: Med	20.00 ea	1,980	358	-	-	2,338
		Grout		**1,980**	**358**			**2,338**
		CONCRETE		**81,038**	**63,648**		**1,532**	**146,218**
4000.00		**MASONRY**						
	4410.01	**Stone Precast Pieces**						
		Precast Cap @ Exterior Transition	277.38 lf	5,970	5,960	-		11,930
		Stone Precast Pieces		**5,970**	**5,960**			**11,930**
	4419.00	**Stone Veneer**						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	4419.00	**Stone Veneer**						
		Allowance 4" Ashlar Stone Veneer	693.45 sqft	0	0	48,166	-	48,166
		Stone Veneer				48,166		48,166
		MASONRY		5,970	5,960	48,166		60,096
5000.00		**METALS**						
	5100.00	**Structural Steel**						
		Misc. Angles/Lintels/Plates	1.00 ls	1,668	1,790	-	-	3,458
		Purchase Structural Steel Columns	5,263.48 sqft	-	16,492	0	-	16,492
		Purchase Structural/Misc. Steel - Metal Truss Support	5,263.48 sqft	-	36,126	0	-	36,126
		Light Guage Steel Stud Trusses (Material)	6,152.84 sqft	-	58,755	-	-	58,755
		Decorative Steel Roof Trusses Per Sqft Building Area	94.02 sqft	-	3,367	-	-	3,367
		Structural Steel		1,668	116,530			118,198
	5110.01	**Structural - Framing**						
		Erection Structural Steel Columns	5,263.48 sqft	-	0	17,980	-	17,980
		Erection Structural/Misc. Steel - Metal Truss Support	5,263.48 sqft	-	0	20,976	-	20,976
		Erect Light Guage Steel Stud Trusses (Labor)	6,152.84 sqft	6,072	-	36,781	-	42,854
		Erect Decorative Steel Roof Trusses Per Sqft Building Area	94.02 sqft			1,071	-	1,071
		Structural - Framing		6,072		76,808		82,880
		METALS		7,740	116,530	76,808		201,079
6000.00		**WOOD & PLASTICS**						
	6122.00	**Blocking - Roof Nailers**						
		2" x Hockey Stick" Soffit Framing	324.00 lf	2,111	489		-	2,600
		2" x 4" SPF Blocking For Soffit Nailer (Parallel To Fascia) (Building)	324.00 lf	1,126	277	0	-	1,402
		Blocking - Roof Nailers		3,237	766			4,003
	6123.00	**Blocking - All Types**						
		Blocking For Casework (Fire Treated)	86.12 lnft	299	190	-	-	489
		Blocking @ Exterior Doors & Windows (Standard)	353.54 lnft	2,457	603	0	0	3,061
		Misc. Wood Blocking (Fire Treated)	200.00 lnft	1,042	433	-	-	1,476
		Allowance Fascia Blocking - 2"x	1,185.87 lnft	10,302	1,650	0	0	11,952
		Misc. Wood Blocking (Fire Treated) - OH Doors	60.00 lnft	313	130	-	-	443
		Plywood Sheating (Fire Treated Main Roof)	6,698.31 sqft	21,821	11,433	-	-	33,255
		Blocking - All Types		36,234	14,441			50,675
	6260.30	**Paneling**						
		FRP Panels @ Laundry Room	252.88 sqft	2,197	1,087	-	0	3,283
		Paneling		2,197	1,087			3,283
	6400.00	**Millwork General**						
		P-Laminate Window Sill	40.24 lnft	1,049	865	-	-	1,913
		Millwork General		1,049	865			1,913
	6410.02	**Cabinet - Base**						
		Base Cabinet - Kitchenette	12.20 lnft	636	1,893	-	-	2,529
		Base Cabinet w/Die Wall - Lounce	10.86 lnft	566	5,963	-	-	6,529

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	6410.02	**Cabinet - Base**						
		Base Cabinet - Laundry	3.90 lnft	203	605	0	-	808
		Cabinet - Base		**1,405**	**8,461**			**9,867**
	6410.05	**Cabinet - Wall**						
		Wall Cabinets - Kichenette	12.20 lnft	848	1,602	-	-	2,450
		Wall Cabinets - Laundry	3.90 lnft	271	512	-	-	783
		Cabinet - Wall		**1,119**	**2,114**			**3,233**
	6410.10	**Cabinet - Counter Tops**						
		Install P.Lam Countertop - Kitchenette	12.20 lnft	212	947	-	-	1,159
		Install P.Lam Countertop - Lounge	10.86 lnft	189	843	-	-	1,031
		Install P.Lam Countertop - Laundry	3.90 lnft	68	303	-	-	370
		Cabinet - Counter Tops		**468**	**2,092**			**2,560**
	6450.85	**X Trim - Misc Ext. Items**						
		Exterior Trim Around Windows/Change Of Material (Base)	1,309.06 lnft	13,646	3,867	-	-	17,514
		X Trim - Misc Ext. Items		**13,646**	**3,867**			**17,514**
		WOOD & PLASTICS		**59,356**	**33,692**			**93,048**
7000.00		**THERMAL & MOISTURE PROT**						
	7000.01	**Division 7 Subcontractors**						
		Insulation Subcontractor - Ceiling (Batts & Blown)	5,268.94 sqft	-	-	9,899	-	9,899
		Division 7 Subcontractors				**9,899**		**9,899**
	7192.00	**Vapor Barrier**						
		Poly Vapor Barrier 10 mil	50.22 sqs	6,544	989	-	-	7,533
		Vapor Barrier		**6,544**	**989**			**7,533**
	7211.20	**Insulation - Sound Blankt**						
		Sound Blanket 16" x 3- 5/8"	4,313.98 sqft	3,598	1,892	-	-	5,490
		Sound Blanket 16" x 6.00 "	1,930.84 sqft	2,013	920	-	-	2,932
		Sound Blanket 16" x 6.00 "	2,671.44 sqft	2,785	1,272	-	-	4,057
		Sound Blanket 16" x 6.00 "	1,749.31 sqft	1,824	833	-	-	2,657
		Insulation - Sound Blankt		**10,219**	**4,917**			**15,137**
	7212.10	**Insulation - Rigid**						
		FoilFace Rigid Ins 3.0" x 4' (@ New Garage Walls)	1,055.00 sqft	1,100	4,848	-	-	5,948
		Un Faced Rigid Ins 2.0" x 4'	1,478.80 sqft	1,204	1,262	-	-	2,466
		Insulation - Rigid		**2,304**	**6,110**			**8,415**
	7312.00	**Shingles - Fiberglas**						
		Fiberglass Roof Shingles/Ice & Water/Accessories (Building)	66.98 sqs	15,361	11,873	-	-	27,234
		Install Ice & Water Shield	6,698.31 sqft	3,841	3,078	0	-	6,919
		Shingles - Fiberglas		**19,202**	**14,951**			**34,153**
	7420.01	**Siding - Metal**						
		Liner Wall Panel (Garage/Storage Wallsl)	2,431.96 sqft	3,169	3,338	-	-	6,507
		Liner Wall Panel (Shop Ceiling)	1,445.92 sqft	2,512	1,985	-	-	4,497

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Siding - Metal		**5,681**	**5,323**			**11,004**
	7420.04	**LP Smartside Wood Siding - Vertical Panels**						
		LP Smartside Vertical Siding (Vertical Groove Panels)	2,527.54 sqft	13,174	5,883	0	-	19,058
		Vertical Batten @ Exterior Siding	***lf***				-	
		LP Smartside Wood Siding - Vertical Panels		**13,174**	**5,883**			**19,058**
	7620.01	**Sheetmetal - Flashing**						
		Wall Flashing	14.49 lf	0	0	77	-	77
		Wall Cap Flashing/Fascia Perimeter Of Roof	395.29 lf	-	-	3,601	-	3,601
		Sheetmetal - Flashing				**3,678**		**3,678**
	7920.01	**Sealant - Compounds**						
		General Caulking (Interior/Exterior)	5,276.53 sqft	-	-	3,905	-	3,905
		Sealant - Compounds				**3,905**		**3,905**
		THERMAL & MOISTURE PROT		**57,125**	**38,174**	**17,482**		**112,781**
8000.00		**DOORS & WINDOWS**						
	8100.00	**Doors Frames & Hardware**						
		Single Door - Complete	14.00 each	9,008	167	19,129	-	28,304
		Double Doors - Complete	3.00 pair	2,970	72	6,149	-	9,190
		Doors Frames & Hardware		**11,978**	**239**	**25,278**		**37,494**
	8350.01	**Doors - Folding**						
		Double Bifold Closet Doors	2.00 pair	891	24	1,549		2,463
		Sectional Overhead Garage Doors 10' x 12'	4.00 each	-	-	16,397	-	16,397
		Doors - Folding		**891**	**24**	**17,945**		**18,860**
	8460.00	**Automatic Entrance Doors**						
		Automatic Door Operators	2.00 each	-	-	6,103	-	6,103
		Automatic Entrance Doors				**6,103**		**6,103**
	8800.00	**Glass & Glazing**						
		Exterior Punched Openings - Low E (4'-4" x 5')	225.50 sqft	-	-	11,554	-	11,554
		Exterior Aluminum Framed Doors - Sgl.	4.00 each	-	-	9,565	-	9,565
		Exterior Aluminum Storefront	181.80 sqft	-	-	11,592	-	11,592
		Interior Aluminum Storefront	102.00 sqft	-	-	5,575	-	5,575
		Glass & Glazing				**38,286**		**38,286**
		DOORS & WINDOWS		**12,868**	**263**	**87,613**		**100,744**
9000.00		**FINISHES**						
	9110.00	**Non-Load Bearing Frmg Sys**						
		Layout & Supervision	114.69 lnft	378	-	-	-	378
		Layout & Supervision	213.34 lnft	704	-	-	-	704
		Layout & Supervision	478.66 lnft	1,579	-	-	-	1,579
		Clean-up / Misc Labor	114.69 lnft	568	-	-	-	568
		Clean-up / Misc Labor	213.34 lnft	1,056	-	-	-	1,056

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	9110.00	Non-Load Bearing Frmg Sys						
		Clean-up / Misc Labor	478.66 lnft	2,369	-	-	-	2,369
		Drywall Equipment	114.69 lnft	-	-	-	653	653
		Drywall Equipment	213.34 lnft	-	-	-	1,215	1,215
		Drywall Equipment	478.66 lnft	-	-	-	2,725	2,725
		Ext. Frame Part'n to 12' High	157.66 lnft	4,459	-	-	-	4,459
		Frame Int. Part'n to 12' High	386.57 lnft	7,653	-	-	-	7,653
		Frame Ext. Part'n 12-16' High	48.07 lnft	1,360	-	-	-	1,360
		Ext. Frame Part'n 12-16' High	55.68 lnft	1,575	-	-	-	1,575
		Frame Int. Part'n 12-16' High	60.94 lnft	1,379	-	-	-	1,379
		Frame Ext. Part'n 16-20' High	66.62 lnft	1,884	-	-	-	1,884
		Frame Int. Part'n 16-20' High	31.15 lnft	822	-	-	-	822
		Frame Door Opening	3.00 each	148	-	-	-	148
		Frame Door Opening	3.00 each	148	-	-	-	148
		Frame Door Opening	20.00 each	990	-	-	-	990
		Frame Borrow Lite Opening	4.00 each	198	-	-	-	198
		Frame Borrow Lite Opening	10.00 each	495	-	-	-	495
		Frame Borrow Lite Opening	3.00 each	148	-	-	-	148
		Int Framing 1.5" Channel x 16'	4,790.42 lnft	-	1,944	-	-	1,944
		StdCeil Frm 7/8 FurChan 20g12'	3,592.82 lnft	-	1,458	-	-	1,458
		Int Framing Stud 358x12'20g	316.00 each	-	2,354	-	-	2,354
		Int Framing Stud 358x14'20g	29.00 each	-	252	-	-	252
		Ext. Framing Stud 600x12'20g	151.00 each	-	4,542	-	-	4,542
		Int Framing Stud 600x12'20g	61.00 each	-	568	-	-	568
		Ext. Framing Stud 600x14'20g	51.00 each	-	1,790	-	-	1,790
		Int Framing Stud 600x14'20g	29.00 each	-	315	-	-	315
		Ext Framing Stud 600x16'20g	45.00 each	-	1,805	-	-	1,805
		Ext Framing Stud 600x20'20g	68.00 each	-	3,409	-	-	3,409
		Int Framing Stud 600x20'20g	30.00 each	-	466	-	-	466
		Track: Standard 20 ga 3-5/8"	708.84 lnft	-	432	-	-	432
		Ext. Track: Standard 20 ga 6.00 "	229.38 lnft	-	192	-	-	192
		Ext. Track: Standard 20 ga 6.00 "	426.68 lnft	-	357	-	-	357
		Track: Standard 20 ga 6.00 "	248.48 lnft	-	190	-	-	190
		Non-Load Bearing Frmg Sys		27,914	20,072		4,593	52,579
	9250.00	Gypsum Board						
		GWB 5/8x8 Fire Code	62.00 sht	4,091	927	-	-	5,018
		GWB 5/8x8 Fire Code	85.00 sht	5,609	1,271	-	-	6,880
		GWB 5/8x10 Fire Code	154.00 sht	10,163	2,878	-	-	13,041
		GWB 5/8x10 Fire Code	154.00 sht	10,163	2,878	-	-	13,041
		Ext Gyp Sheathing 5/8 x 4 x 8	62.00 sht	6,137	1,415	-	-	7,552
		Ext Gyp Sheathing 5/8 x 4 x 8	85.00 sht	8,414	1,940	-	-	10,354
		Gypsum Board		44,577	11,308			55,885
	9250.02	Gypsum Board - Ceilings						
		GWB 5/8x10 Fire Code	120.00 sht	7,919	2,243	-	-	10,162
		Gypsum Board - Ceilings		7,919	2,243			10,162
	9254.00	GWB - Finish Mud/Tape						
		Tape & Finish Gypsum Board	1,930.84 sqft	2,940	127	-	-	3,067
		Tape & Finish Gypsum Board	2,671.44 sqft	4,068	175	-	-	4,244
		Tape & Finish Gypsum Board	12,126.58 sqft	18,467	796	-	-	19,264
		Tape & Finish Gypsum Board	4,790.42 sqft	8,622	315	-	-	8,936
		Corner Bead 1-1/8 x 1-1/8	102.86 lnft	255	34	-	-	288
		Corner Bead 1-1/8 x 1-1/8	90.00 lnft	223	29	-	-	252

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	9254.00	**GWB - Finish Mud/Tape**						
		Corner Bead 1-1/8 x 1-1/8	108.00 lnft	267	35	-	-	302
		GWB - Finish Mud/Tape		**34,842**	**1,511**			**36,353**
	9270.00	**Gyp Drywall Accessories**						
		Drywall Acoustical Sealant	458.76 lnft	454	58	-	-	512
		Drywall Acoustical Sealant	853.36 lnft	845	107	-	-	952
		Drywall Acoustical Sealant	1,792.76 lnft	1,775	225	-	-	1,999
		Pins & Loads 3/4"Conc.	229.38 each	-	30	-	-	30
		Pins & Loads 3/4"Conc.	426.68 each	-	56	-	-	56
		Pins & Loads 3/4"Conc.	957.32 each	-	126	-	-	126
		1 1/4" Sharp Pt Screws	3,861.69 each	-	138	-	-	138
		1 1/4" Sharp Pt Screws	5,342.88 each	-	191	-	-	191
		1 1/4" Sharp Pt Screws	12,126.58 each	-	434	-	-	434
		1 1/4" Sharp Pt Screws	4,790.42 each	-	172	-	-	172
		Gyp Drywall Accessories		**3,073**	**1,536**			**4,610**
	9310.01	**Tiling**						
		Floor Tile Subcontractor (Toilets/Lockers/Laundry)	632.08 sqft	0	0	9,356	-	9,356
		Tile Base Subcontractor	237.73 lnft	0	0	3,790	-	3,790
		Wall Tile Full Height	1,083.60 sqft	0	0	17,274	-	17,274
		Tiling				**30,420**		**30,420**
	9515.00	**Ceilings**						
		Allowance 2'x2' ACT	2,518.14 sqft	0	0	12,186	-	12,186
		Vinyl Covered ACT - Toilet/Shower	632.08 sqft	0	0	3,419	-	3,419
		Ceilings				**15,605**		**15,605**
	9660.00	**Flooring - Resilient**						
		Vinyl Base	646.71 lf	-	-	2,062	-	2,062
		LVT Flooring - Lounge/Training/Conference	1,931.75 sqft	-	-	18,697	-	18,697
		Flooring - Resilient				**20,758**		**20,758**
	9670.01	**Flooring Fluid Applied**						
		Sealed Concrete - Garage/Mechanical	1,589.03 sqft	0	0	2,985	0	2,985
		Flooring Fluid Applied				**2,985**		**2,985**
	9682.00	**Flooring - Carpeting**						
		Carpet Tile - Offices/Sleep	602.34 sqft	-	-	4,115	-	4,115
		Walk Off Carpet Tile - Entry	81.72 sqft	-	-	1,256	-	1,256
		Flooring - Carpeting				**5,371**		**5,371**
	9920.01	**Painting - Interior**						
		Paint Walls (Standard)	6,143.75 sqft	-	-	5,247	-	5,247
		Paint Walls (Garage/Laundry/Lockers) - Epoxy	4,582.05 sqft	-	-	7,304	-	7,304
		Paint Hollow Metal Door Frame	17.00 each	-	-	1,258	-	1,258
		Paint Drywall Ceilings - Garage Only	1,432.40 sqft	-	-	2,691	-	2,691
		Painting - Interior				**16,500**		**16,500**
		FINISHES		**118,327**	**36,669**	**91,640**	**4,593**	**251,229**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
10000.00		**SPECIALTIES**						
	10160.01	**Toilet Partition Metal**						
		Toilet Partitions	3.00 each	1,188	3,115	-	-	4,303
		Urinal Screen	1.00 each	148	334		-	483
		Toilet Partition Metal		**1,336**	**3,450**			**4,786**
	10260.00	**Wall & Corner Guards**						
		Plastic Corner Guard - 3'	11.00 each	544	460	-	-	1,004
		Allowance Wall Protection (IPC .04 Thickness)	314.08 sqft	777	1,350		-	2,127
		Wall & Corner Guards		**1,322**	**1,809**			**3,131**
	10430.01	**Signs**						
		Interior Signage Allowance	1.00 ls	792	895	-	-	1,687
		12" Cast Aluminum Building Letters	19.00 each	940	3,402	-	-	4,342
		Signs		**1,732**	**4,297**			**6,029**
	10507.00	**Lockers - Box**						
		12"W x 18"D x 6'H Lockers - Locker Rooms	20.00 each	7,919		6,376		14,295
		Lockers - Box		**7,919**		**6,376**		**14,295**
	10523.00	**Fire Extinguishr Portable**						
		Fire Extinguishers	1.00 each	99	167	-	-	266
		Fire Extinguishr Portable		**99**	**167**			**266**
	10524.00	**Fire Extinguisher Cabinet**						
		Fire Extinguisher and Cabinet	2.00 each	247	501	-	-	749
		Fire Extinguisher Cabinet		**247**	**501**			**749**
	10800.01	**Misc Toilet/Bath Equip**						
		Soap Dispenser - Wall Mounted	2.00 each	133	84	-	-	216
		Mirror - 18" x 26"	2.00 each	198	537	-	-	735
		Grab Bars - 18"	2.00 each	148	96	-	-	244
		Grab Bars - 36"	2.00 each	148	96	-	-	244
		Grab Bars - 42"	2.00 each	148	95	-	-	244
		Paper Towel Dispensor	2.00 each	99	346	-	0	445
		Coat Hook	7.00 each	346	209	-	0	555
		Sanitary Napkin Disposal	2.00 each	99	203	-	0	302
		TP Dispensor	3.00 each	148	233	-	0	381
		Mop Holder	1.00 each	99	60	-	-	159
		Shower Curtain @ Rod	2.00 each	198	203	-	-	401
		Shower Seat	2.00 each	594	597	-	-	1,191
		Std./Fold Up Bench	2.00 each	198	716	-	-	914
		Utility Shelf	2.00 each	99	155		-	254
		Towel Bar 24"	2.00 each	99	143	-		242
		Misc Toilet/Bath Equip		**2,756**	**3,772**			**6,528**
	10950.00	**Misc. Specialties**						
		Monitor/Television Bracket	3.00 each	594	1,074	-	-	1,668
		Misc. Specialties		**594**	**1,074**			**1,668**
		SPECIALTIES		**16,005**	**15,071**	**6,376**		**37,453**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
15000.00		**MECHANICAL**						
	15400.00	**Plumbing**						
		Plumbing (Sqft)	5,276.53 sqft	-	-	72,098	-	72,098
		Plumbing				**72,098**		**72,098**
	15600.00	**H.V.A.C.**						
		H.V.A.C. (Sqft)	5,276.53 sqft	-	-	156,212	-	156,212
		H.V.A.C.				**156,212**		**156,212**
		MECHANICAL				**228,309**		**228,309**
16000.00		**ELECTRICAL**						
	16001.00	**Electrical**						
		Electrical (Sqft)	5,276.53 sqft	-	-	129,175	-	129,175
		Electrical				**129,175**		**129,175**
		ELECTRICAL				**129,175**		**129,175**

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit		Percent of Total	
Labor	473,804		4,691.440 hrs			89.804	/sqft	23.63%	
Material	409,242					77.567	/sqft	20.41%	
Subcontract	912,052					172.868	/sqft	45.48%	
Equipment	39,715		3,640.324 hrs			7.527	/sqft	1.98%	
Other									
	1,834,813	**1,834,813**				**347.766**	**/sqft**	**91.49**	**91.49%**
Design & Construction Fee	170,680			10.000 %	T	32.350	/sqft	8.51%	
Total		***2,005,493***				***380.116***	***/sqft***		

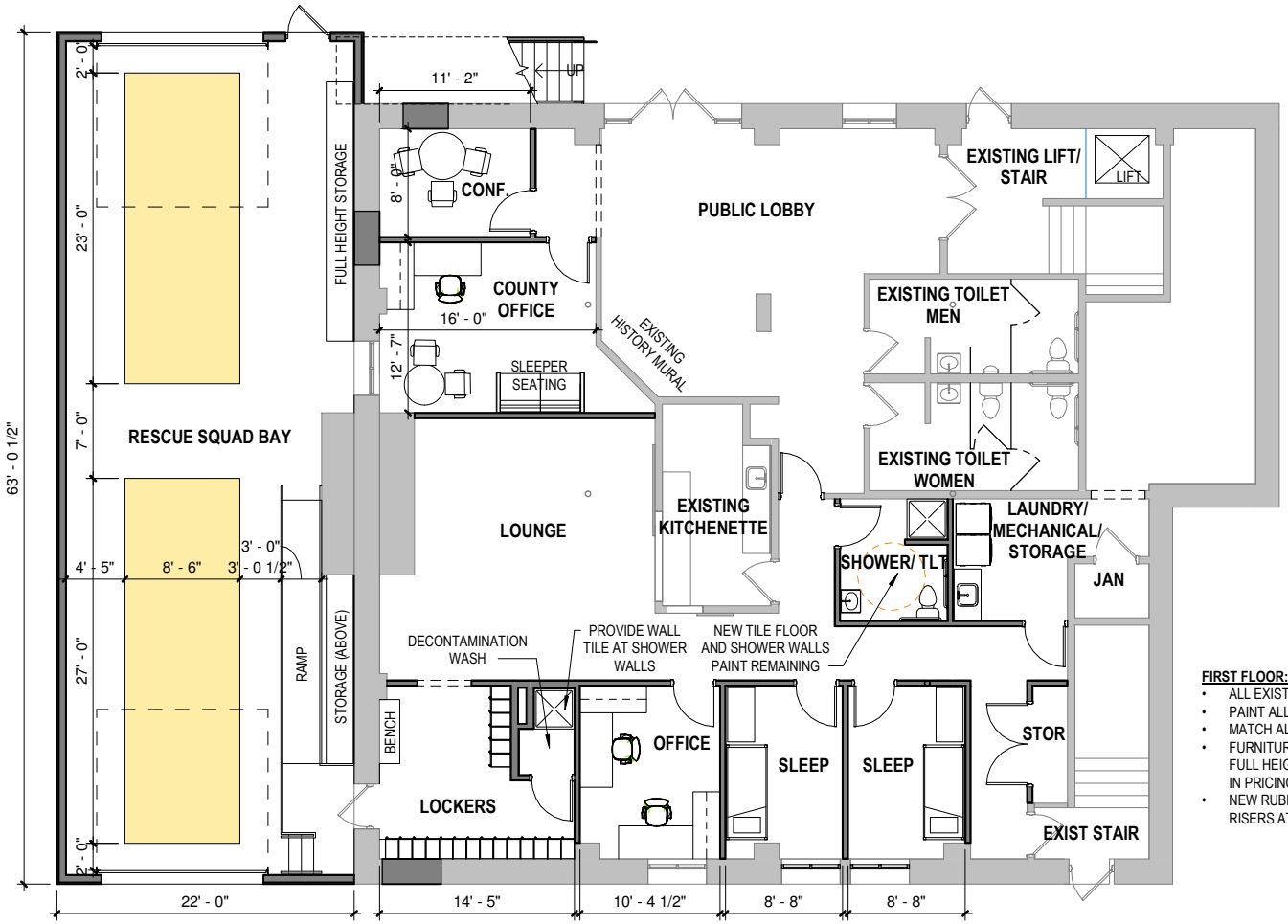
Contractors. Innovators. Over Achievers.

SCOPE PROGRAMMING WORKSHEET

Client: Door County, WI
Project: Washington Island EMS Facility
Project #: 7229D
Date: 43902
Location: Historic Island Dairy

BF = BUILDING FACTOR (sq. ft. of interior & exterior walls, corridors, circulation, etc.) TYPICALLY 1.34, BUG (at least at EMS) is 1.19. Suggest using 1.25.

Program Spaces	WORKSPACE																					ADJACENCIES	NOTES
	TYPE	W	x	L	=	SF	x	#	=	NET SF	x	BF		GROSS SF OF EXISTING Leave As Is		GROSS SF OF EXISTING Renovate		GROSS SF New / Add'n		TOTAL SF			
Vehicle Garage	EMS	32	x	40	=	1280	x	1	=	1280	x	1.25	=	0.00	+			1600.00	=	1600.00		Storage, Lockers?	27' and 23' vehicles (net is 10% smaller than BUG); decon?; oxygen?;
Storage (Parts, Equipment, Supplies)	EMS	12	x	24	=	288	x	1	=	288	x	1.25	=		+	360.00			=	360.00		Can be dispersed?	
Locker Area	EMS	10	x	12	=	120	x	1	=	120	x	1.25	=		+	150.00			=	150.00			20 Lockers (12" wide?) for personal items (no gear or changing) - Not in BUG
Laundry	EMS	8	x	8	=	64	x	1	=	64	x	1.25	=		+	80.00			=	80.00		With Lockers?	(Not in EMS at BUG; associated with Fire at BUG)
Sleeping Room	EMS	12	x	14	=	168	x	2	=	336	x	1.25	=		+	420.00			=	420.00		Bathroom; Away from "action"	(BUG has 3 rooms for EMS sleeping, but also has Fire)
Lounge	EMS	12	x	16	=	192	x	1	=	192	x	1.25	=		+	240.00			=	240.00			
Office	EMS	10	x	12	=	120	x	1	=	120	x	1.25	=		+	150.00			=	150.00			
Office	County	12	x	16	=	192	x	1	=	192	x	1.25	=		+	240.00			=	240.00		Public Lobby	2 @ BUG includes Sheriff? (May be one larger space with small table this location?)
Bathroom - (w/shower)	EMS	8	x	10	=	80	x	1	=	80	x	1.25	=		+	100.00			=	100.00		Private to EMS	
Bathroom - (w/shower & urinal)	EMS	10	x	14	=	140	x	0	=	0	x	1.25	=		+	0.00			=	0.00			Can get by with single, private bathroom for EMS because existing Public toilets stay
Kitchenette	Common	10	x	12	=	120	x	0	=	0	x	1.25	=		+	0.00			=	0.00		Existing to Remain	
Mechanical		10	x	15		150	x	0	=	0	x	1.25	=		+	0.00			=	0.00		Existing to Remain	Doesn't service BUG?; but may be needed? (vs on roof, in roof structure space; mezz?)
Public Lobby	Common	8	x	20	=	160	x	0	=	0	x	1.25	=		+	0.00			=	0.00		Existing to Remain	With Vestibule (Associated with Fire Station at BUG)
Training; meeting space	Common	24	x	28	=	672	x	0	=	0	x	1.25	=	2600.00	+	0.00			=	2600.00		Larger than required but ok	("Required" size on 30 occupants and presumed BUG space allocation of 22 SF/Occ)
Table and Chair Storage	Common	10	x	10	=	100	x	0	=	0	x	1.25	=	60.00	+	0.00			=	60.00		Smaller than required but ok	("Required" size on Training Room size as established in BUG; +/- 15% of Training)
Conference Room	Common	12	x	15	=	180	x	1	=	180	x	1.25	=		+	225.00			=	225.00		Public Lobby	(May be too large? For this location? - Small Conference instead? 8 x 12)
(OTHER SPACES THAT WOULD ACCOMPANY RENOVATION OF THE HISTORIC ISLAND DAIRY)																							
1st Flr - Additional Storage	Common												=	320.00						320.00			Houses some existing building mechanical; as well as additional storage
1st Flr - Women's Public Toilet Room	Common												=	130.00						130.00			Existing toilets to meet larger assembly requirements of building
1st Flr - Men's Public Toilet Room	Common												=	130.00						130.00			Existing toilets to meet larger assembly requirements of building
1st Flr - Chair Lift to 2nd Floor	Common												=	100.00						100.00			To meet existing 2nd floor accessibility
2nd Flr - Additional Public Toilet	Common												=	60.00						60.00			Existing for Ballroom use
2nd Flr - Additional Kitchen	Common												=	180.00						180.00			Existing for Ballroom use
2nd Flr - Elevated Deck	Common												=									1,400 Square feet outside	Not counted in the "building" square footage
Building Factor not included above	Common												=	1500.00						1500.00			Stairs, miscellaneous circulation, other mechanical and janitorial
KEY:																							
Basic & Sized to EMS @ BUG (u.n.o.)																							
Not at BUG EMS; but discussed for WI																							
(Part of BUG, associated with Fire)																							
Other space not required for basic EMS																							
			x		=	0	x		=	0	x		=		+	0.00		0.00	=	0.00			
													=			**EXT /RNVT**		**ADDITION**	=	**TOTAL SF**			
										TOTAL				**5080**		**1965**		**1600**		**8645**			
														Available		Changed		Difference		Adj Program			
														5100		2000		1600		8600			



1 A1 **NEW WORK FIRST FLOOR**

1/8" = 1'-0"

FIRST FLOOR:

- ALL EXISTING FLOOR TO REMAIN.
- PAINT ALL WALLS IN MODIFIED AREAS.
- MATCH ALL EXISTING BASE AND WINDOW TRIM.
- FURNITURE SHOWN N.I.C. ONLY INCLUDE FULL HEIGHT LOCKERS AND BUILT-IN BENCH IN PRICING.
- NEW RUBBER TILE AND INTEGRAL TREADS AND RISERS AT NEW STAIR AND RAMP.

-PRELIMINARY-
NOT FOR CONSTRUCTION

the Samuels Group

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Suite 200
West Des Moines, IA 50266
phone 515.288.0467
fax 515.288.0471

ISSUED FOR:	DATE

WASHINGTON ISLAND EMS FACILITY

SCHEMATIC

EXISTING HISTORIC ISLAND DAIRY LOCATION

1309 RANGELINE ROAD
WASHINGTON, WI 54246

DATE	4.20.2020
PROJECT NUMBER	7229D
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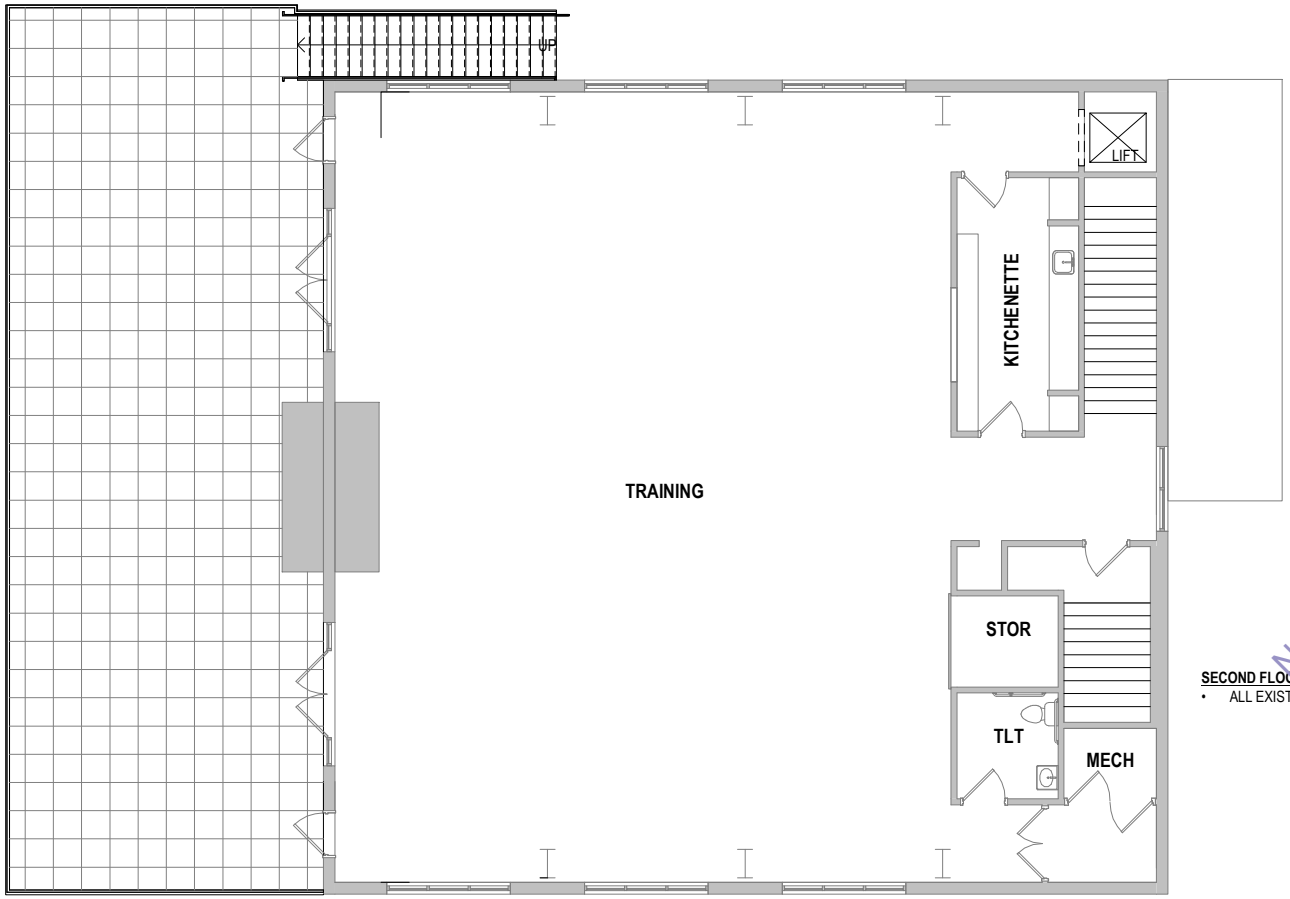

SECOND FLOOR:

- ALL EXISTING FINISHES TO REMAIN.

-PRELIMINARY-
NOT FOR CONSTRUCTION

1 NEW WORK SECOND FLOOR

A2

1/8" = 1'-0"

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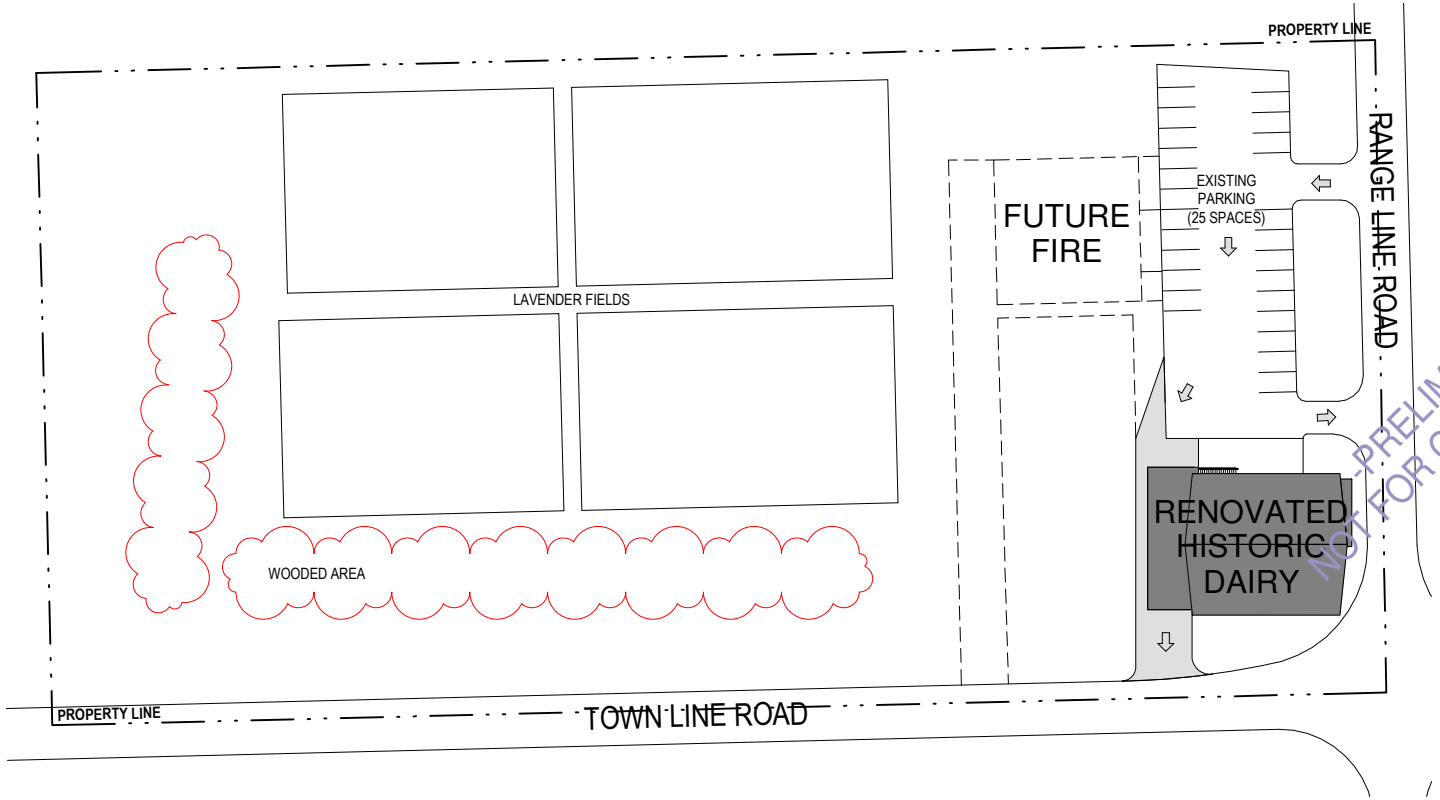

1 B **SITE PLAN**
1" = 50'-0"

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

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C

Project name	WASHINGTON ISLAND EMS Existing Building For EMS SD Estimate #1
Labor rate table	SAMUELSGROUP2019A
Job size	3103 sqft
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Allocate addons

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
1100.00		**GENERAL REQUIREMENTS**						
	1100.01	**Construction Management**						
		On Site Supervision Staff	***0.00 week***	***0***	***0***	***-***	***0***	***0***
	1101.00	**Superintendent**						
		Superintendent	14.00 week	39,921	0	0	-	39,921
		Superintendent		**39,921**				**39,921**
	1141.00	**Project Manager**						
		Project Manager	12.00 week	9,833	0	0	-	9,833
		Project Manager		**9,833**				**9,833**
	1144.00	**Field Secretary**						
		Secretary - 1/4 Time	12.00 week	3,943	-	-	-	3,943
		Field Secretary		**3,943**				**3,943**
	1170.00	**Safety Engineer**						
		Safety Engineer - 1/3 Time	6.00 week	5,175	-	-	-	5,175
		Safety Engineer		**5,175**				**5,175**
	1410.00	**Testing/Quality Control**						
		Testing Sub	1.00 ls			5,985	-	5,985
		Testing/Quality Control				**5,985**		**5,985**
	1511.00	**Temp - Utilities**						
		Temp Electricity	3.00 mnth	-	4,507	-	-	4,507
		Temp Heat	***0.00 mnth***	***0***		***-***		
		Hook-up Phone/Power	***0.00 each***	***-***	***0***	***-***	***-***	***0***
		Temp Water	3.00 mnth	-	470	-	-	470
		Temp Toilet	3.00 mnth	-	2,404	-	-	2,404
		Temp Heat - Field Office	***0.00 mnth***	***-***		***-***	***-***	
		Telephone/Fax - Monthly Charges	***0.00 mnth***	***-***	***0***	***-***	***-***	***0***
		Cell Phone	3.00 mnth	-	319	-	-	319
		Temp - Utilities			**7,700**			**7,700**
	1521.00	**Temp - Facilities**						
		Office Trailer 12' x 50'	3.00 mnth	-	-	-	2,693	2,693
		Temp - Facilities					**2,693**	**2,693**
	1590.10	**Consumables**						
		Consumables	1.00 ls		1,252		-	1,252
		Consumables			**1,252**			**1,252**
	1601.00	**Tools & Equipment**						
		Construction Equipment - Forklift	3.00 mnth	-	939	-	11,491	12,430
		Tools & Equipment			**939**		**11,491**	**12,430**
	1603.00	**Jobsite Vehicles**						
		Pickup Truck	3.00 mnth	-	-	-	2,873	2,873
		Gas and Oil	3.00 mnth	-	2,254	-	-	2,254

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Jobsite Vehicles			**2,254**		**2,873**	**5,126**
	1705.00	**Clean Up - Current**						
		Current Clean Up	12.00 wk	6,149			-	6,149
		Clean Up - Current		**6,149**				**6,149**
	1707.00	**Clean Up - Haul Dumpster**						
		Dumpsters	3.00 mnth	-	3,380	-	-	3,380
		Clean Up - Haul Dumpster			**3,380**			**3,380**
	1711.00	**Clean Up - Final**						
		Final Cleanup - Clng Service	3,102.78 sqft	-	-	1,671	-	1,671
		Clean Up - Final				**1,671**		**1,671**
	1744.00	**Subsistance**						
		Subsistance (Field) - Hotel	12.00 week	-	21,033	-	-	21,033
		Subsistance (Field) - Food	12.00 week	-	11,643	-	-	11,643
		Subsistance			**32,677**			**32,677**
	1750.00	**Building Permits**						
		Allowance Building Permit	1.00 ls		2,504		-	2,504
		Building Permits			**2,504**			**2,504**
		GENERAL REQUIREMENTS		**65,021**	**50,705**	**7,656**	**17,057**	**140,440**
2050.00		**DEMOLITION**						
	2050.01	**Demolition Equipment**						
		Purchase Walk Off Mats	5.00 each	-	-	599	-	599
		Purchase New Filters For Heppa Filters	***0.00 each***	**-**	**-**		**-**	
		Purchase/Rental Heppa Machines	***0.00 each***	**-**	**-**		**-**	
		Demo Small Tools	***0.00 ls***	**-**	**-**	**-**		
		Temp. Construction Partitions/Walls (Plastic) (Protect Lobby Info Wall)	21.81 lf	471	41		-	512
		Demolition Equipment		**471**	**41**	**599**		**1,110**
	2050.03	**Disposal of Debris**						
		Dumpsters For Demolition	5.00 each	-	4,382	-	-	4,382
		Disposal of Debris			**4,382**			**4,382**
	2050.05	**Floor Protection**						
		Floor Protection (All Types)	795.53 sqft	995	249	-	-	1,244
		Floor Protection		**995**	**249**			**1,244**
	2070.50	**Steel Demolition**						
		Remove Exterior Stairs From Deck To Grade	2.00 each	863	-	-	0	863
		Remove Railing At Exterior Stairs	1.00 ls	1,727			-	1,727
		Remove Existing Railing Around Top Of Deck	99.26 lf	3,571	-	-	-	3,571
		Steel Demolition		**6,161**				**6,161**
	2070.60	**Wood Framing Demolition**						
		Remove Wood Decking (Exterior Deck)	1,296.52 sqft	4,664	-	-		4,664

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	2070.60	**Wood Framing Demolition**						
		Remove/Modify Building Overhang For New Exterior Stair	1.00 ls	432	63	-	-	494
		Wood Framing Demolition		**5,096**	**63**			**5,158**
	2070.65	**Wood Trim/Millwork Demo**						
		Remove Casework/Displays/Base	1.00 ls	5,180	-	-	-	5,180
		Wood Trim/Millwork Demo		**5,180**				**5,180**
	2070.80	**Remove Doors & Frames**						
		Remove Door & Frame - Turn Over To Owner	3.00 each	648	-	-	-	648
		Remove Existing Patio Doors/Side Lites	2.00 each	1,727			-	1,727
		Remove Single Exterior Doors @ 2nd Floor	2.00 each	432			-	432
		Remove Doors & Frames		**2,806**				**2,806**
	2070.85	**Remove Windows**						
		Remove Exterior Window	2.00 each	432	-	-	-	432
		Remove Windows		**432**				**432**
	2070.90	**Partition Demolition**						
		Remove Drywall Walls	***0.00 lnft***	***0***	***-***	***-***	***-***	***0***
		Remove Gyp Board Soffit	***0.00 lf***		***-***	***-***	***-***	
		Remove Sheetrock On Walls (But No Studs)	***0.00 sqft***	***0***	***-***	***-***	***-***	***0***
		Create New Wall Opening - For New Door/Window in Masonry/Stud Partition	2.00 each	5,180	501	2,394	-	8,075
		Partition Demolition		**5,180**	**501**	**2,394**		**8,075**
	2070.92	**Ceiling Demolition**						
		Demo Existing Drywall Ceiling for MEP Work	1,652.36 sqft	3,567	1,034	-	0	4,601
		Ceiling Demolition		**3,567**	**1,034**			**4,601**
	2070.94	**Flooring Demolition**						
		Remove Quarry Tile Flooring	824.20 sqft	5,930	0	0	-	5,930
		Flooring Demolition		**5,930**				**5,930**
	2071.00	**Specialty Demolition**						
		Remove Wall & Corner Guards	***0.00 ls***	***0***	***-***	***-***	***0***	***0***
		Remove Toilet Accessories/Partitions	***0.00 each***	***0***	***0***	***0***	***-***	***0***
	2071.10	**Equipment Demolition**						
		Remove Wall Mtd Equipment & Turn Over To Owner	1.00 ls	1,727	-	-	-	1,727
		Equipment Demolition		**1,727**				**1,727**
	2071.50	**Mechanical Demolition**						
		Allowance HVAC Demo	1,652.36 sqft	0	0	2,967	-	2,967
		Mechanical Demolition				**2,967**		**2,967**
	2071.60	**Electrical Demolition**						
		Allowance Electrical Demo	1,652.36 sqft	-	-	3,956	-	3,956
		Electrical Demolition				**3,956**		**3,956**
	2075.00	**C.I.P. Concrete Demolit'n**						
		Remove Slab on Grade (Under Existing Deck)	1,296.52 sqft	3,796	-	-	0	3,796

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	2075.00	**C.I.P. Concrete Demolit'n**						
		Remove Slab on Grade (Shower/Toilet/Laundry)	142.06 sqft	971	-	-		971
		Remove Existing Sidewalk	854.89 sqft	-	-	2,047	-	2,047
		Remove Portion Of North/South Foundation Wall	20.00 lf	2,158		2,394	-	4,552
		C.I.P. Concrete Demolit'n		**6,925**		**4,441**		**11,366**
		DEMOLITION		**44,469**	**6,270**	**14,355**		**65,094**
2100.00		**SITEWORK**						
	2100.01	**Sitework**						
		Building Layout	1.00 ls	1,727	188	-	599	2,513
		Sitework		**1,727**	**188**		**599**	**2,513**
	2140.00	**Erosion Control**						
		Erosion Control (Allowance) Silt Fence	236.71 lf	-	-	1,417	-	1,417
		Erosion Control				**1,417**		**1,417**
	2201.00	**Excav - Remove Topsoil**						
		Topsoil Removal (Allowance)	78.34 cuyd	-	-	469	-	469
		Salvage Topsoil	100.00 cuyd	-	-	1,077	-	1,077
		Excav - Remove Topsoil				**1,546**		**1,546**
	2210.10	**Excav - Sitework Sub etc**						
		Sand Fill Under SOG - 12"	47.40 cuyd	-	-	1,986	-	1,986
		Excavate/Backfill Building Foundations - Garage Foundations	108.76 lf	-	-	5,207	-	5,207
		Excavate Under Existing Deck	113.91 cuyd			1,363	-	1,363
		Mobilization/Demob On site	1.00 ls	-	-	2,992	-	2,992
		Excav - Sitework Sub etc				**11,549**		**11,549**
	2220.45	**Excav - Fine Grade**						
		Fine Grade Slab on Grade	1,338.17 sqft	963	-	-	-	963
		Finegrade Stairs On Grade	18.52 sqft	20		-	-	20
		Fine Grade Footings - SF	318.24 sqft	382	-	-	-	382
		Excav - Fine Grade		**1,364**				**1,364**
	2511.00	**Asphalt Paving**						
		Base Course New Drives	78.34 cuyd	27	0	3,188	-	3,215
		Light Duty Asphalt Paving	235.01 sqyd	-	-	10,127	-	10,127
		Asphalt Paving		**27**		**13,315**		**13,342**
	2600.01	**Site Utilities**						
		Private Utilities (Relocate & Extend) Allowance	***0.00 lsum***	***-***	***-***	***0***	***-***	***0***
		Hookup Fees By Utility Companies	***0.00 ls***	***-***	***-***	***0***	***-***	***0***
		Allowance Garage Waste Water Disposal	1.00 ls	-	-	17,955	-	17,955
		Site Utilities				**17,955**		**17,955**
	2721.00	**Drainage Site Catch Basin**						
		Catch Basin Frame & Cover (Garage - Connect To Sanitary)	1.00 each			2,992	-	2,992
		Drainage Site Catch Basin				**2,992**		**2,992**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	2846.00	**Signage - Traffic**						
		Sign Stop 30" x 30" (Allowance)	1.00 each	102	94	-		196
		Sign Informational 12"x18" (Allowance)	3.00 each	307	188	-		495
		Signage - Traffic		**410**	**282**			**692**
	2900.01	**Landscape-General**						
		Landscaping Plantings Tree & Shrub/Seed	1.00 ls	-	-	11,970	-	11,970
		Landscape-General				**11,970**		**11,970**
		SITEWORK		**3,528**	**469**	**60,744**	**599**	**65,340**
3000.00		**CONCRETE**						
	3100.00	**Concrete Equipment**						
		Compactor-Med Plate, 24" Gas	0.25 mnth	-	28	-	183	211
		Gas Power Buggy - 10 CF	0.25 mnth	-	29	-	183	213
		Gas Power Buggy - 10 CF	0.25 mnth	-	29	-	183	213
		Gas Porto-Conc Saw-Hand Held	0.25 mnth	-	18	-	107	124
		Master 46" Gyro Trowel Machine	0.25 mnth	-	22	-	146	169
		Master 46" Gyro Trowel Machine	0.25 mnth	-	22	-	146	169
		Conc Vibrator - Elec 2" Head	0.25 mnth	-	-	-	95	95
		Allen 7.5' Motorized Screed	0.25 mnth	-	28	-	180	208
		Allen 7.5' Screed Insert	0.25 mnth	-	-	-	94	94
		Concrete Equipment			**177**		**1,318**	**1,495**
	3111.00	**Forms - Footings**						
		Form & Strip Cont. Ftg. SF	221.05 sqft	1,888	208	-	-	2,095
		Forms - Footings		**1,888**	**208**			**2,095**
	3112.00	**Forms - Footing Steps**						
		Footing Steps	2.00 each	615	25	-	-	640
		Forms - Footing Steps		**615**	**25**			**640**
	3114.00	**Forms - Walls**						
		Wall Forms 0' to 8'	254.80 sqft	2,176	271	-	-	2,447
		One Sided Wall Forms 0-8'	359.58 sqft	3,685	563	-	-	4,248
		Forms - Walls		**5,861**	**834**			**6,695**
	3127.00	**Forms - BHead Slab On Grd**						
		Slab Edge Form (10 - 12")	77.67 lnft	995	97	-	-	1,092
		Forms - BHead Slab On Grd		**995**	**97**			**1,092**
	3131.00	**Forms - Pit & Misc**						
		Set Trench Drain - Garage	56.00 lf	2,417	4,557	-	-	6,975
		Forms - Pit & Misc		**2,417**	**4,557**			**6,975**
	3137.00	**Forms - Steps On Grade**						
		Riser Forms	9.33 lnft	191	58	-	-	250
		Forms - Steps On Grade		**191**	**58**			**250**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	3163.10	**Forms - Expand/Cntrol Jts**						
		Sawn Control Joints	130.52 lnft	446	82	-	55	582
		1"x6" Asphalt Coated Exp. Jt	83.24 lnft	474	52	-	-	526
		Forms - Expand/Cntrol Jts		**920**	**134**		**55**	**1,108**
	3170.00	**Anchor Bolts**						
		Anchor Bolts - Walls @ Garage	54.00 each	553	203	-	-	756
		Anchor Bolts		**553**	**203**			**756**
	3206.00	**Rebar - Footings**						
		Footing Rebar	0.65 ton	1,067	815	-	-	1,882
		Rebar - Footings		**1,067**	**815**			**1,882**
	3209.00	**Rebar - Walls**						
		Wall Rebar	0.64 ton	1,056	886	-	-	1,942
		Rebar - Walls		**1,056**	**886**			**1,942**
	3214.10	**Rebar - Slab On Grade**						
		S.O.G. Rebar	0.95 ton	1,363	1,308	-	-	2,671
		Rebar - Slab On Grade		**1,363**	**1,308**			**2,671**
	3219.10	**Rebar: Dowels**						
		Allowance Dowel Into Existing Foundation/Slab	1.00 ls	820	313		-	1,133
		Rebar: Dowels		**820**	**313**			**1,133**
	3306.02	**Cont. Footing Concrete**						
		Footing Conc 3000 psi	11.79 cuyd	604	1,937	-	-	2,541
		Cont. Footing Concrete		**604**	**1,937**			**2,541**
	3307.00	**Conc - Walls**						
		Wall Conc 4000 psi	14.38 cuyd	590	2,504	-	-	3,094
		Conc - Walls		**590**	**2,504**			**3,094**
	3310.01	**Conc - Slabs On Grade**						
		S.O.G. Conc 4000 psi	26.22 cuyd	1,343	4,653	-	-	5,997
		Conc - Slabs On Grade		**1,343**	**4,653**			**5,997**
	3314.00	**Conc - Stairs & Steps**						
		Stair/Step Conc 4000 psi	0.86 cuyd	352	145	-	-	497
		Conc - Stairs & Steps		**352**	**145**			**497**
	3375.00	**Finish - Protect & Cure**						
		CS 309 Curing Compound	1,338.17 sqft	274	109	-	-	383
		CS 309 Curing Compound	703.05 sqft	144	57	-	-	201
		CS 309 Curing Compound	16.00 sqft	3	1	-	-	5
		Finish - Protect & Cure		**422**	**167**			**589**
	3380.01	**Finish - General**						
		Trowel Finish	1,266.71 sqft	1,039	-	-	-	1,039
		Broom/Float Finish	71.46 sqft	37	-	-	-	37

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	3380.01	**Finish - General**						
		Finish Top of Footing - SF	318.24 sqft	435	-	-	-	435
		Form Finish	486.98 sqft	250	-	-	-	250
		Form Finish	486.98 sqft	250	-	-	-	250
		Finish Top of Wall (LF)	109.11 lnft	280	-	-	-	280
		Finish - General		**2,289**				**2,289**
	3385.00	**Finish - Stair**						
		Stair Finish	16.00 sqft	164	20	-	-	184
		Finish - Stair		**164**	**20**			**184**
	3395.00	**Finish - Rubbed**						
		Rub Finish	17.85 sqft	183	17	-	-	200
		Finish - Rubbed		**183**	**17**			**200**
		CONCRETE		**23,693**	**19,059**		**1,373**	**44,124**
4000.00		**MASONRY**						
	4419.00	**Stone Veneer**						
		Allowance 4" Ashlar Stone Veneer	1,166.98 sqft	0	0	86,605	-	86,605
		Allowance 4" Ashlar Stone Veneer - Infill Exterior Windows	86.80 sqft			6,442	-	6,442
		Stone Veneer				**93,047**		**93,047**
		MASONRY				**93,047**		**93,047**
5000.00		**METALS**						
	5100.00	**Structural Steel**						
		Purchase Additional Structural Steel Framing/Decking On Existing Structure	1,173.95 sqft	-	12,860	0	-	12,860
		Purchase Structural Steel Framing/Decking On Garage Extension	107.15 sqft	-	4,024	0	-	4,024
		Misc. Angles/Lintels/Plates	1.00 ls	3,279	1,878	-	-	5,157
		Purchase Structural Steel Columns Garage Extension)	107.15 sqft	-	3,354	0	-	3,354
		New Steel Railings For Garage Extension	9.87 lf	355	1,730		-	2,085
		Reinstall Existing Railings After New Roofing Over Garage	99.26 lf	3,571	621	-	-	4,192
		Modify Existing Stair/Add Platform Extension For Reuse	1.00 each	1,727	876	-	-	2,603
		New Steel Railings @ 2nd Floor Deck Access	12.81 lf	691	2,245	0	-	2,937
		New Steel Wall Rail @ 2nd Floor Deck Access	13.83 lf	746	1,039		-	1,785
		Structural Steel		**10,370**	**28,629**			**38,998**
	5110.01	**Structural - Framing**						
		Erection Structural Steel Framing/Decking - Existing Structure	1,173.95 sqft	-	0	8,431	-	8,431
		Erection Structural Steel Framing/Decking - Extension	107.15 sqft	-	0	641	-	641
		Erection Structural Steel Columns	107.15 sqft	-	0	641	-	641
		Structural - Framing				**9,714**		**9,714**
		METALS		**10,370**	**28,629**	**9,714**		**48,712**
6000.00		**WOOD & PLASTICS**						
	6101.00	**Framing - All Types**						

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	6101.00	**Framing - All Types**						
		Build Platform For New Lockers	14.59 lf	394	91		-	485
		Build Ramp/Steps For Access To Deck (Finish Wood)	260.89 sqft	3,520	4,899	0	-	8,419
		Framing - All Types		**3,913**	**4,991**			**8,904**
	6123.00	**Blocking - All Types**						
		Top of Roof Edge Blocking - 3/4" Plywood	255.65 sqft	1,724	423	0	0	2,147
		Blocking @ Exterior Doors & Windows (Standard)	20.00 lf	144	36	0	0	180
		Misc. Wood Blocking (Fire Treated)	200.00 lf	1,079	454	-	-	1,534
		Multiple Wood Blocking @ New Garage Perimeter Edge	435.96 lf	3,812	841	-	-	4,653
		Blocking - All Types		**6,760**	**1,753**			**8,513**
	6410.02	**Cabinet - Base**						
		Base Cabinet With P-Lam Top	4.00 lf	216	952	-	-	1,167
		Cabinet - Base		**216**	**952**			**1,167**
		WOOD & PLASTICS		**10,889**	**7,696**			**18,584**
7000.00		**THERMAL & MOISTURE PROT**						
	7000.01	**Division 7 Subcontractors**						
		Exterior Wood Trim (Doors/Windows)	183.36 lnft	2,474	723		-	3,197
		Division 7 Subcontractors		**2,474**	**723**			**3,197**
	7192.00	**Vapor Barrier**						
		Poly Vapor Barrier 10 mil	13.38 sqs	1,805	276	-	-	2,082
		Vapor Barrier		**1,805**	**276**			**2,082**
	7211.20	**Insulation - Sound Blankt**						
		Sound Blanket 16" x 3- 5/8"	2,113.92 sqft	1,825	973	-	-	2,798
		Sound Blanket 16" x 6.00 "	1,301.76 sqft	1,124	650	-	-	1,774
		Sound Blanket 16" x 6.00 "	86.80 sqft	187	43	-	-	231
		Insulation - Sound Blankt		**3,136**	**1,666**			**4,803**
	7212.10	**Insulation - Rigid**						
		Foil Face Rigid Ins 3.0" x 4' (@ New Garage Walls)	1,055.00 sqft	1,139	4,623	-	-	5,762
		Un Faced Rigid Ins 2.0" x 4'	486.98 sqft	411	396	-	-	807
		Rigid Insulation Under New Garage Slab	1,203.96 sqft	866	980		-	1,846
		Insulation - Rigid		**2,415**	**5,999**			**8,414**
	7531.00	**EPDM - Membrane**						
		EPDM Roofing/Tapered Insulation @ Existing Deck & Extension	1,275.46 sqft	0	0	27,481	-	27,481
		EPDM - Membrane				**27,481**		**27,481**
	7531.40	**Traffic Pavers**						
		Allowance Roof Pavers @ Garage Roof	1,280.96 sqft			45,999	-	45,999
		Traffic Pavers				**45,999**		**45,999**
	7620.01	**Sheetmetal - Flashing**						
		Wall Flashing	60.56 lf	0	0	507	-	507
		Wall Cap Flashing/Fascia Perimeter Of Roof @ Garage	109.00 lf	-	-	2,609	-	2,609

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Sheetmetal - Flashing				**3,117**		**3,117**
	7920.01	**Sealant - Compounds**						
		General Caulking (Interior/Exterior)	2,999.58 sqft	-	-	3,590	-	3,590
		Sealant - Compounds				**3,590**		**3,590**
		THERMAL & MOISTURE PROT		**9,831**	**8,665**	**80,187**		**98,682**
8000.00		**DOORS & WINDOWS**						
	8100.00	**Doors Frames & Hardware**						
		Single Door - Complete	11.00 each	7,327	138	15,800	-	23,265
		Double Doors - Complete	1.00 pair	1,230	25	2,155	-	3,409
		Allowance New 7' Deck Doors With Side Lites & Trim	2.00 each	2,158		6,703	-	8,862
		Doors Frames & Hardware		**10,715**	**163**	**24,658**		**35,536**
	8350.01	**Doors - Folding**						
		Low Overhead Sectional Garage Doors 10' x 10'	2.00 each	-	-	9,097	-	9,097
		Doors - Folding				**9,097**		**9,097**
	8610.01	**Windows - Wood**						
		Wood Windows All Types - 2nd Floor & Trim	2.00 each	1,295	0	2,346	-	3,641
		Windows - Wood		**1,295**		**2,346**		**3,641**
	8800.00	**Glass & Glazing**						
		Exterior Punched Openings - Low E (4'-4" x 5')	64.44 sqft	-	-	3,471	-	3,471
		Glass & Glazing				**3,471**		**3,471**
		DOORS & WINDOWS		**12,011**	**163**	**39,572**		**51,745**
9000.00		**FINISHES**						
	9110.00	**Non-Load Bearing Frmg Sys**						
		Layout & Supervision	176.16 lnft	903	-	-	-	903
		Layout & Supervision	108.48 lnft	556	-	-	-	556
		Layout & Supervision	17.36 lnft	178	-	-	-	178
		Clean-up / Misc Labor	176.16 lnft	903	-	-	-	903
		Clean-up / Misc Labor	108.48 lnft	556	-	-	-	556
		Clean-up / Misc Labor	17.36 lnft	89	-	-	-	89
		Drywall Equipment	176.16 lnft	-	-	-	1,054	1,054
		Drywall Equipment	108.48 lnft	-	-	-	649	649
		Drywall Equipment	17.36 lnft	-	-	-	104	104
		Frame Int. Part'n to 12' High	176.16 lnft	3,611	-	-	-	3,611
		Frame Ext. Part'n to 12' High	108.48 lnft	3,176	-	-	-	3,176
		Frame Int. Part'n to 12' High	17.36 lnft	593	-	-	-	593
		Frame Door Opening	9.00 each	461	-	-	-	461
		Frame Door Opening	2.00 each	102	-	-	-	102
		Int Framing Stud 358x12'20g	179.00 each	-	1,398	-	-	1,398
		Ext Framing Stud 600x 8'20g	24.00 each	-	505	-	-	505
		Ext Framing Stud 600x12'20g	94.00 each	-	2,966	-	-	2,966
		Track: Standard 20 ga 3-5/8"	352.32 lnft	-	225	-	-	225
		Ext. Track: Standard 20 ga 6.00 "	216.96 lnft	-	190	-	-	190

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	9110.00	**Non-Load Bearing Frmg Sys**						
		Ext. Track: Standard 20 ga 6.00 "	34.72 lnft	-	30	-	-	30
		Non-Load Bearing Frmg Sys		11,127	5,314		1,807	18,249
	9250.00	**Gypsum Board**						
		GWB 5/8x8 Fire Code	67.00 sht	4,577	1,051	-	-	5,628
		GWB 5/8x8 Fire Code	67.00 sht	4,577	1,051	-	-	5,628
		GWB 5/8x8 Fire Code	41.00 sht	2,801	643	-	-	3,444
		GWB 5/8x8 Fire Code	4.00 sht	273	29	-	-	302
		Ext Gyp Sheathing 5/8 x 4 x 8	41.00 sht	4,202	981	-	-	5,183
		Ext Gyp Sheathing 5/8 x 4 x 8	4.00 sht	410	96	-	-	506
		Gypsum Board		16,841	3,850			20,691
	9251.50	**GWB Ext Frame: Misc.**						
		Allowance Infill Partial Door Openings @ 2nd Floor	2.00 each	432	376		-	807
		GWB Ext Frame: Misc.		432	376			807
	9254.00	**GWB - Finish Mud/Tape**						
		Tape & Finish Gypsum Board	4,227.84 sqft	6,666	291	-	-	6,957
		Tape & Finish Gypsum Board	1,301.76 sqft	2,052	90	-	-	2,142
		Tape & Finish Gypsum Board	86.80 sqft	162	6	-	-	168
		Corner Bead 1-1/8 x 1-1/8	36.00 lnft	92	12	-	-	105
		Corner Bead 1-1/8 x 1-1/8	36.00 lnft	92	12	-	-	105
		GWB - Finish Mud/Tape		9,064	411			9,476
	9270.00	**Gyp Drywall Accessories**						
		Drywall Acoustical Sealant	704.64 lnft	903	93	-	-	995
		Drywall Acoustical Sealant	433.92 lnft	556	57	-	-	613
		Pins & Loads 3/4"Conc.	352.32 each	-	49	-	-	49
		Pins & Loads 3/4"Conc.	216.96 each	-	30	-	-	30
		Pins & Loads 3/4"Conc.	34.72 each	-	5	-	-	5
		1 1/4" Sharp Pt Screws	4,227.84 each	-	212	-	-	212
		1 1/4" Sharp Pt Screws	2,603.52 each	-	130	-	-	130
		1 1/4" Sharp Pt Screws	173.60 each	-	1	-	-	1
		Gyp Drywall Accessories		1,459	576			2,035
	9310.01	**Tiling**						
		Floor Tile Subcontractor	56.79 sqft	0	0	884	-	884
		Tile Base Subcontractor	32.65 lnft	0	0	547	-	547
		Wall Tile Full Height	242.56 sqft	0	0	4,355	-	4,355
		Tiling				5,786		5,786
	9515.00	**Ceilings**						
		Allowance 2'x2' ACT	1,538.90 sqft	0	0	8,289	-	8,289
		Vinyl Covered ACT - Toilet/Shower	56.79 sqft	0	0	340	-	340
		Ceilings				8,629		8,629
	9660.00	**Flooring - Resilient**						
		Vinyl Base	585.35 lf	-	-	1,962	-	1,962
		LVT Flooring - Lounge & Storage	756.46 sf	-	-	7,696	-	7,696
		Sheet Flooring In Laundry/Storage	120.13 sqft	-	-	1,438	-	1,438

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Flooring - Resilient				**11,096**		**11,096**
	9670.01	**Flooring Fluid Applied**						
		Sealed Concrete - Garage	1,220.36 sqft	0	0	2,191	0	2,191
		Flooring Fluid Applied				**2,191**		**2,191**
	9682.00	**Flooring - Carpeting**						
		Carpet Tile - Offices, Sleep, Small Conference	650.11 sqft	-	-	4,669	-	4,669
		Flooring - Carpeting				**4,669**		**4,669**
	9920.01	**Painting - Interior**						
		Paint Walls (Standard)	4,829.04 sqft	-	-	4,335	-	4,335
		Paint Walls (Garage/Laundry) - Epoxy	1,851.60 sqft	-	-	3,103	-	3,103
		Paint Hollow Metal Door Frame	12.00 each	-	-	934	-	934
		Paint New Deck Doors With Side Lites/Windows	4.00 each	-	-	575	-	575
		Painting - Interior				**8,946**		**8,946**
		FINISHES		**38,922**	**10,528**	**41,318**	**1,807**	**92,575**
10000.00		**SPECIALTIES**						
	10260.00	**Wall & Corner Guards**						
		Plastic Corner Guard - 3'	3.00 each	154	131	-	-	285
		Allowance Wall Protection (IPC .04 Thickness)	1,050.60 sqft	2,692	4,735		-	7,427
		Wall & Corner Guards		**2,845**	**4,867**			**7,712**
	10430.01	**Signs**						
		Interior Signage Allowance	1.00 ls	820	501	-	-	1,321
		12" Cast Aluminum Building Letters	19.00 each	974	3,568	-	-	4,542
		Signs		**1,793**	**4,069**			**5,862**
	10507.00	**Lockers - Box**						
		12"W x 18"D x 6'H Lockers - Locker Rooms - 2-Tier	10.00 each	4,099		3,950		8,049
		Lockers - Box		**4,099**		**3,950**		**8,049**
	10524.00	**Fire Extinguisher Cabinet**						
		Fire Extinguisher and Cabinet	2.00 each	256	526	-	-	782
		Fire Extinguisher Cabinet		**256**	**526**			**782**
	10800.01	**Misc Toilet/Bath Equip**						
		Soap Dispenser - Wall Mounted	1.00 ea	69	44	-	-	113
		Mirror - 18" x 26"	1.00 ea	102	282	-	-	384
		Grab Bars - 18"	1.00 each	77	50	-	-	127
		Grab Bars - 36"	1.00 each	77	50	-	-	127
		Grab Bars - 42"	1.00 each	77	50	-	-	127
		Paper Towel Dispensor	1.00 each	51	182	-	0	233
		Coat Hook	3.00 each	154	94	-	0	248
		Sanitary Napkin Disposal	1.00 each	51	106	-	0	158
		TP Dispensor	1.00 each	51	81	-	0	133
		Mop Holder	1.00 each	102	63	-	-	165
		Shower Curtain @ Rod	1.00 each	102	106	-	-	209
		Towel Bar 24"	1.00 each	51	75	-		126

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Misc Toilet/Bath Equip		**965**	**1,183**			**2,149**
	10950.00	**Misc. Specialties**						
		Monitor/Television Bracket	2.00 each	410	751	-	-	1,161
		Misc. Specialties		**410**	**751**			**1,161**
		SPECIALTIES		**10,369**	**11,396**	**3,950**		**25,715**
15000.00		**MECHANICAL**						
	15400.00	**Plumbing**						
		Plumbing (Sqft)	3,102.78 sqft	-	-	34,354	-	34,354
		Plumbing				**34,354**		**34,354**
	15600.00	**H.V.A.C.**						
		H.V.A.C. (Sqft) (Garage Heat/Duct Work Modification)	3,102.78 sqft	-	-	29,155	-	29,155
		H.V.A.C.				**29,155**		**29,155**
		MECHANICAL				**63,509**		**63,509**
16000.00		**ELECTRICAL**						
	16001.00	**Electrical**						
		Electrical (Sqft)	3,102.78 sqft	-	-	55,710	-	55,710
		Electrical				**55,710**		**55,710**
		ELECTRICAL				**55,710**		**55,710**

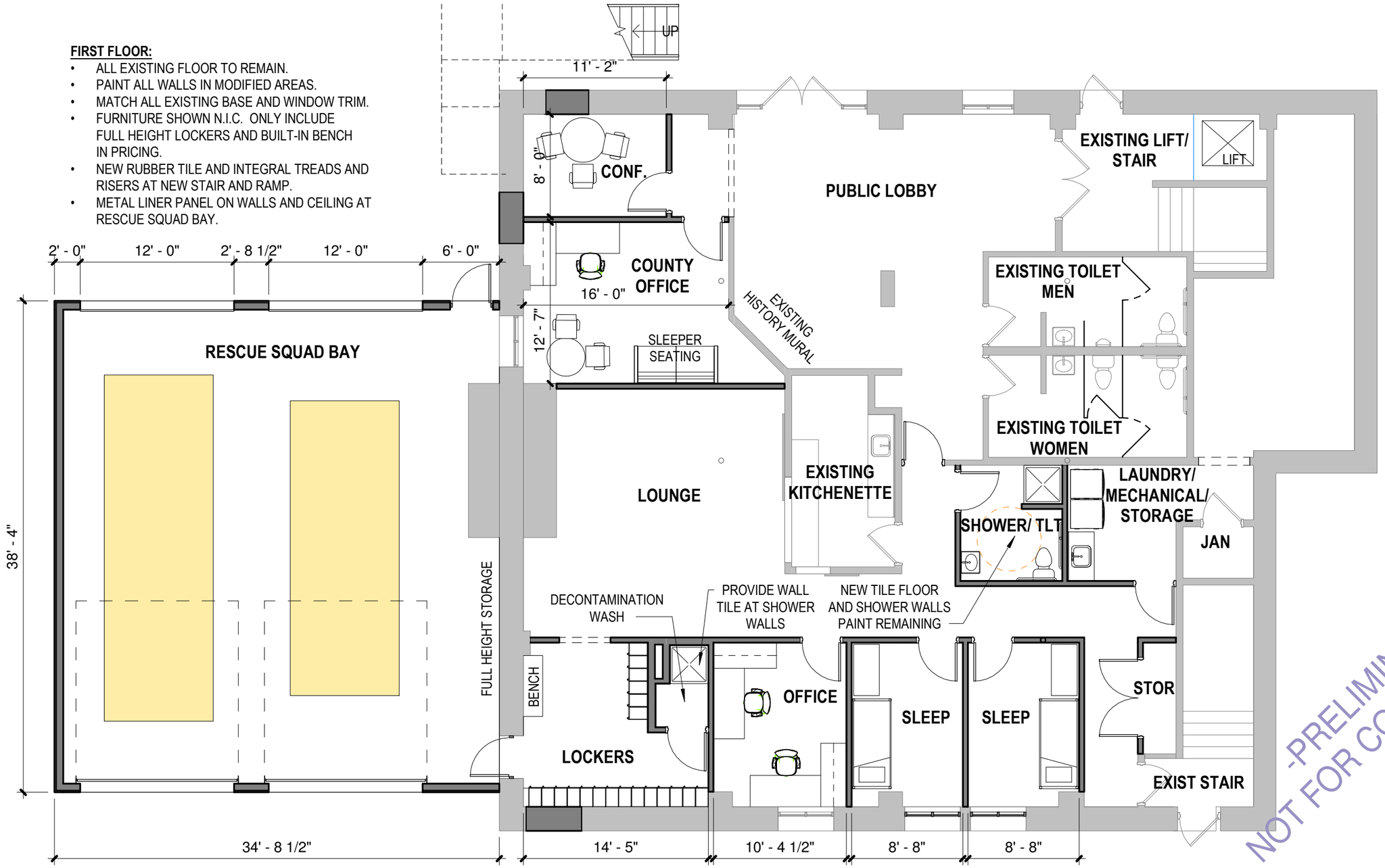
Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit		Percent of Total	
Labor	229,102		2,164.734 hrs			73.833	/sqft	23.98%	
Material	143,578					46.271	/sqft	15.03%	
Subcontract	469,761					151.389	/sqft	49.17%	
Equipment	20,836		2,115.132 hrs			6.715	/sqft	2.18%	
Other									
	863,277	**863,277**				**278.207**	**/sqft**	**90.36**	**90.36%**
Design & Construction Fee	92,083			12.000 %	T	29.675	/sqft	9.64%	
Total		***955,360***				***307.883***	***/sqft***		

Back-Up Information to Resolution 2020-61

FIRST FLOOR:

- ALL EXISTING FLOOR TO REMAIN.
- PAINT ALL WALLS IN MODIFIED AREAS.
- MATCH ALL EXISTING BASE AND WINDOW TRIM.
- FURNITURE SHOWN N.I.C. ONLY INCLUDE FULL HEIGHT LOCKERS AND BUILT-IN BENCH IN PRICING.
- NEW RUBBER TILE AND INTEGRAL TREADS AND RISERS AT NEW STAIR AND RAMP.
- METAL LINER PANEL ON WALLS AND CEILING AT RESCUE SQUAD BAY.



1 / A1 NEW WORK FIRST FLOOR

1/8" = 1'-0"

www.samuelsgroup.net
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IOWA OFFICE
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Suite 200
West Des Moines, IA 50266
phone 515.288.0467
fax 515.288.0471

ISSUED FOR:	DATE

WASHINGTON ISLAND EMS FACILITY

SCHEMATIC

EXISTING HISTORIC ISLAND DAIRY LOCATION

1309 RANGELINE ROAD
WASHINGTON, WI 54246

-PRELIMINARY-
NOT FOR CONSTRUCTION

DATE	6.16.2020
PROJECT NUMBER	7229D
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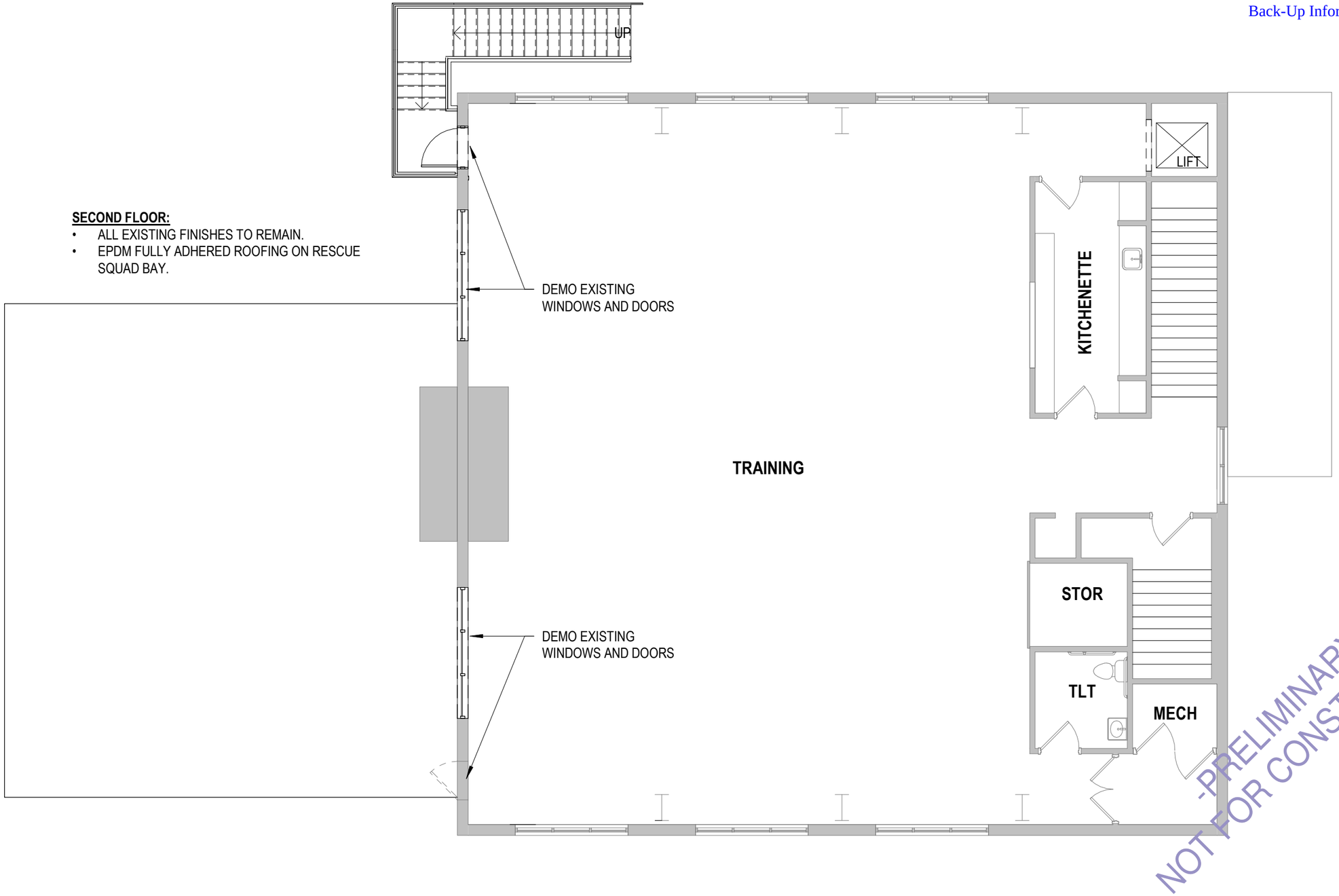
SECOND FLOOR:

- ALL EXISTING FINISHES TO REMAIN.
- EPDM FULLY ADHERED ROOFING ON RESCUE SQUAD BAY.



1 / A2 NEW WORK SECOND FLOOR

1/8" = 1'-0"

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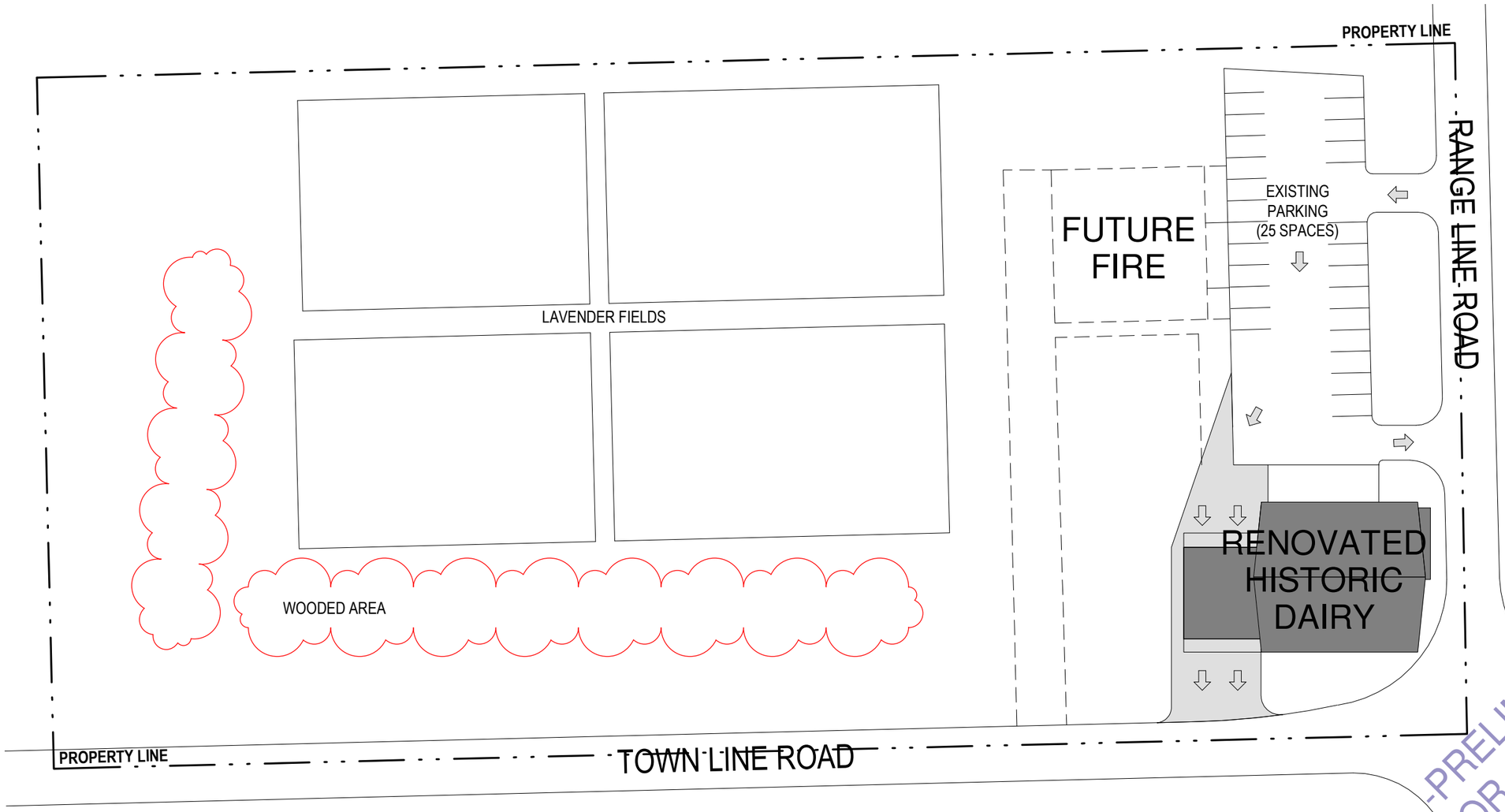

1 B **SITE PLAN**
1" = 50'-0"

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

-PRELIMINARY-
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WASHINGTON ISLAND EMS FACILITY
SCHEMATIC
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C

The Samuels Group

Spreadsheet Report

WASHINGTON ISLAND EMS

Project name	WASHINGTON ISLAND EMS Existing Building For EMS SD Estimate #2
Labor rate table	SAMUELSGROUP2019A
Job size	3103 sqft
Report format	Sorted by 'Group phase/Phase' 'Detail' summary Allocate addons

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
1100.00		**GENERAL REQUIREMENTS**						
	1100.01	**Construction Management**						
		On Site Supervision Staff	***0.00 week***	***0***	***0***	***-***	***0***	***0***
	1101.00	**Superintendent**						
		Superintendent	14.00 week	39,999	0	0	-	39,999
		Superintendent		**39,999**				**39,999**
	1141.00	**Project Manager**						
		Project Manager	12.00 week	9,852	0	0	-	9,852
		Project Manager		**9,852**				**9,852**
	1144.00	**Field Secretary**						
		Secretary - 1/4 Time	12.00 week	3,951	-	-	-	3,951
		Field Secretary		**3,951**				**3,951**
	1170.00	**Safety Engineer**						
		Safety Engineer - 1/3 Time	6.00 week	5,186	-	-	-	5,186
		Safety Engineer		**5,186**				**5,186**
	1410.00	**Testing/Quality Control**						
		Testing Sub	1.00 ls			6,002	-	6,002
		Testing/Quality Control				**6,002**		**6,002**
	1511.00	**Temp - Utilities**						
		Temp Electricity	3.00 mnth	-	4,519	-	-	4,519
		Temp Heat	***0.00 mnth***	***0***		***-***		
		Hook-up Phone/Power	***0.00 each***	***-***	***0***	***-***	***-***	***0***
		Temp Water	3.00 mnth	-	471	-	-	471
		Temp Toilet	3.00 mnth	-	2,410	-	-	2,410
		Temp Heat - Field Office	***0.00 mnth***	***-***		***-***	***-***	
		Telephone/Fax - Monthly Charges	***0.00 mnth***	***-***	***0***	***-***	***-***	***0***
		Cell Phone	3.00 mnth	-	320	-	-	320
		Temp - Utilities			**7,720**			**7,720**
	1521.00	**Temp - Facilities**						
		Office Trailer 12' x 50'	3.00 mnth	-	-	-	2,701	2,701
		Temp - Facilities					**2,701**	**2,701**
	1590.10	**Consumables**						
		Consumables	1.00 ls		1,255		-	1,255
		Consumables			**1,255**			**1,255**
	1601.00	**Tools & Equipment**						
		Construction Equipment - Forklift	3.00 mnth	-	942	-	11,523	12,465
		Tools & Equipment			**942**		**11,523**	**12,465**
	1603.00	**Jobsite Vehicles**						
		Pickup Truck	3.00 mnth	-	-	-	2,881	2,881
		Gas and Oil	3.00 mnth	-	2,260	-	-	2,260
		Jobsite Vehicles			**2,260**		**2,881**	**5,140**
	1705.00	**Clean Up - Current**						
		Current Clean Up	12.00 wk	6,161			-	6,161
		Clean Up - Current		**6,161**				**6,161**
	1707.00	**Clean Up - Haul Dumpster**						
		Dumpsters	3.00 mnth	-	3,389	-	-	3,389
		Clean Up - Haul Dumpster			**3,389**			**3,389**
	1711.00	**Clean Up - Final**						
		Final Cleanup - Clng Service	3,161.72 sqft	-	-	1,708	-	1,708
		Clean Up - Final				**1,708**		**1,708**
	1744.00	**Subsistance**						
		Subsistance (Field) - Hotel	12.00 week	-	21,090	-	-	21,090
		Subsistance (Field) - Food	12.00 week	-	11,675	-	-	11,675

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Subsistance			**32,765**			**32,765**
	1750.00	**Building Permits**						
		Allowance Building Permit	1.00 ls		2,511		-	2,511
		Building Permits			**2,511**			**2,511**
		GENERAL REQUIREMENTS		**65,149**	**50,841**	**7,710**	**17,105**	**140,805**
2050.00		**DEMOLITION**						
	2050.01	**Demolition Equipment**						
		Purchase Walk Off Mats	5.00 each	-	-	600	-	600
		Purchase New Filters For Heppa Filters	***0.00 each***	**-**	**-**		**-**	
		Purchase/Rental Heppa Machines	***0.00 each***	**-**	**-**		**-**	
		Demo Small Tools	***0.00 ls***	**-**	**-**	**-**		
		Temp. Construction Partitions/Walls (Plastic) (Protect Lobby Info Wall)	21.81 lf	472	41		-	513
		Demolition Equipment		**472**	**41**	**600**		**1,113**
	2050.03	**Disposal of Debris**						
		Dumpsters For Demolition	5.00 each	-	4,394	-	-	4,394
		Disposal of Debris			**4,394**			**4,394**
	2050.05	**Floor Protection**						
		Floor Protection (All Types)	795.53 sqft	1,075	250	-	-	1,325
		Floor Protection		**1,075**	**250**			**1,325**
	2070.50	**Steel Demolition**						
		Remove Exterior Stairs From Deck To Grade	2.00 each	865	-	-	0	865
		Remove Railing At Exterior Stairs	1.00 ls	1,730			-	1,730
		Remove Existing Railing Around Top Of Deck	99.26 lf	3,578	-	-	-	3,578
		Remove Steel Beams & Columns	1,170.48 sqft	5,242			-	5,242
		Steel Demolition		**11,415**				**11,415**
	2070.60	**Wood Framing Demolition**						
		Remove Wood Decking (Exterior Deck)	1,296.52 sqft	4,124	-	-		4,124
		Remove/Modify Building Overhang For New Exterior Stair	1.00 ls	433	63	-	-	495
		Wood Framing Demolition		**4,556**	**63**			**4,619**
	2070.65	**Wood Trim/Millwork Demo**						
		Remove Casework/Displays/Base/Casing	1.00 ls	7,524	-	-	-	7,524
		Wood Trim/Millwork Demo		**7,524**				**7,524**
	2070.80	**Remove Doors & Frames**						
		Remove Door & Frame - Turn Over To Owner @ 1st Floor	4.00 each	865	-	-	-	865
		Remove Existing Patio Doors/Side Lites @ 2nd Floor	2.00 each	1,730			-	1,730
		Remove Single Exterior Doors @ 2nd Floor	1.00 each	216			-	216
		Remove Doors & Frames		**2,812**				**2,812**
	2070.85	**Remove Windows**						
		Remove Exterior Window	2.00 each	433	-	-	-	433
		Remove Windows		**433**				**433**
	2070.90	**Partition Demolition**						
		Create New Wall Opening - For New Door/Window in Masonry/Stud Partition	2.00 each	5,191	502	2,401	-	8,093
		Partition Demolition		**5,191**	**502**	**2,401**		**8,093**
	2070.92	**Ceiling Demolition**						
		Demo Existing Drywall Ceiling for MEP Work	1,734.44 sqft	3,751	1,089	-	0	4,840
		Ceiling Demolition		**3,751**	**1,089**			**4,840**
	2070.94	**Flooring Demolition**						
		Remove Quarry Tile Flooring	1,734.44 sqft	8,525	0	0	-	8,525
		Flooring Demolition		**8,525**				**8,525**
	2071.00	**Specialty Demolition**						
		Remove Wall & Corner Guards	***0.00 ls***	***0***	**-**	**-**	***0***	***0***
		Remove Toilet Accessories/Partitions	***0.00 each***	***0***	***0***	***0***	**-**	***0***

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	2071.10	**Equipment Demolition**						
		Remove Wall Mtd Equipment & Turn Over To Owner	1.00 ls	1,730	-	-	-	1,730
		Equipment Demolition		**1,730**				**1,730**
	2071.50	**Mechanical Demolition**						
		Allowance HVAC Demo	1,734.44 sqft	0	0	3,123	-	3,123
		Mechanical Demolition				**3,123**		**3,123**
	2071.60	**Electrical Demolition**						
		Allowance Electrical Demo	1,734.44 sqft	-	-	4,164	-	4,164
		Electrical Demolition				**4,164**		**4,164**
	2075.00	**C.I.P. Concrete Demolit'n**						
		Remove Slab on Grade (Under Existing Deck)	1,296.52 sqft	3,804	-	-	0	3,804
		Remove Slab on Grade (Shower/Toilet/Laundry)	115.47 sqft	790	-	-		790
		Remove Existing Sidewalk	854.89 sqft	-	-	2,052	-	2,052
		Remove Existing Foundation Wall (Existing Deck)	98.44 lf	3,548	0	11,816	-	15,364
		Sawcut Slab For New Plumbing (Underfloor)	95.53 lf	689	60	-	115	863
		C.I.P. Concrete Demolit'n		**8,831**	**60**	**13,869**	**115**	**22,874**
		DEMOLITION		**56,314**	**6,398**	**24,156**	**115**	**86,983**
2100.00		**SITEWORK**						
	2100.01	**Sitework**						
		Building Layout	1.00 ls	1,730	188	-	600	2,519
		Sitework		**1,730**	**188**		**600**	**2,519**
	2140.00	**Erosion Control**						
		Erosion Control (Allowance) Silt Fence	275.21 lf	-	-	1,652	-	1,652
		Erosion Control				**1,652**		**1,652**
	2201.00	**Excav - Remove Topsoil**						
		Topsoil Removal (Allowance)	130.13 cuyd	-	-	781	-	781
		Salvage Topsoil	100.00 cuyd	-	-	1,440	-	1,440
		Haul Off Excess Material	30.13 cuyd	-	-	543	-	543
		Excav - Remove Topsoil				**2,764**		**2,764**
	2210.10	**Excav - Sitework Sub etc**						
		Sand Fill Under SOG - 12"	48.30 cuyd	-	-	2,029	-	2,029
		Excavate/Backfill Building Foundations - Garage Foundations	107.58 lf	-	-	5,165	-	5,165
		Excavate Under Existing Deck 113.91	***0.00 cuyd***	***0***	***0***	***0***	***-***	***0***
		Mobilization/Demob On site	1.00 ls	-	-	3,001	-	3,001
		Excavate Building Foundations - Interior	9.00 cuyd	-	-	1,080	-	1,080
		Excav - Sitework Sub etc				**11,276**		**11,276**
	2220.45	**Excav - Fine Grade**						
		Fine Grade Slab on Grade	1,790.65 sqft	1,291	-	-	-	1,291
		Fine Grade Footings - SF	316.71 sqft	381	-	-	-	381
		Fine Grade Footings - SF	200.00 sqft	433	-	-	-	433
		Excav - Fine Grade		**2,104**				**2,104**
	2511.00	**Asphalt Paving**						
		Base Course New Drives	75.95 cuyd	26	0	3,100	-	3,126
		Light Duty Asphalt Paving	336.69 sqyd	-	-	14,549	-	14,549
		Asphalt Paving		**26**		**17,649**		**17,675**
	2600.01	**Site Utilities**						
		Private Utilities (Relocate & Extend) Allowance	***0.00 lsum***	***-***	***-***	***0***	***-***	***0***
		Hookup Fees By Utility Companies	***0.00 ls***	***-***	***-***	***0***	***-***	***0***
		Allowance Garage Waste Water Disposal	1.00 ls	-	-	18,005	-	18,005
		Site Utilities				**18,005**		**18,005**
	2721.00	**Drainage Site Catch Basin**						
		Catch Basin Frame & Cover (Garage - Connect To Sanitary)	1.00 each			3,001	-	3,001

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Drainage Site Catch Basin				3,001		3,001
	2846.00	**Signage - Traffic**						
		Sign Stop 30" x 30" (Allowance)	1.00 each	108	94	-		202
		Sign Informational 12"x18" (Allowance)	3.00 each	324	188	-		513
		Signage - Traffic		433	282			715
	2900.01	**Landscape-General**						
		Landscaping Plantings Tree & Shrub/Seed	1.00 ls	-	-	12,003	-	12,003
		Landscape-General				12,003		12,003
		SITEWORK		**4,293**	**471**	**66,350**	**600**	**71,713**
3000.00		**CONCRETE**						
	3100.00	**Concrete Equipment**						
		Compactor-Med Plate, 24" Gas	0.25 mnth	-	28	-	184	212
		Gas Power Buggy - 10 CF	0.25 mnth	-	29	-	184	213
		Gas Power Buggy - 10 CF	0.25 mnth	-	29	-	184	213
		Gas Porto-Conc Saw-Hand Held	0.25 mnth	-	18	-	107	124
		Master 46" Gyro Trowel Machine	0.25 mnth	-	22	-	147	169
		Master 46" Gyro Trowel Machine	0.25 mnth	-	22	-	147	169
		Conc Vibrator - Elec 2" Head	0.25 mnth	-	-	-	95	95
		Allen 7.5' Motorized Screed	0.25 mnth	-	28	-	180	208
		Allen 7.5' Screed Insert	0.25 mnth	-	-	-	95	95
		Concrete Equipment			177		1,322	1,499
	3111.00	**Forms - Footings**						
		Form & Strip Cont. Ftg. SF	244.76 sqft	2,094	230	-	-	2,325
		Form & Strip Column Footings	160.00 sqft	1,643	151	-	-	1,794
		Forms - Footings		3,737	381			4,118
	3114.00	**Forms - Walls**						
		Wall Forms 0' to 8'	980.96 sqft	8,394	1,047	-	-	9,441
		Forms - Walls		8,394	1,047			9,441
	3116.00	**Forms - Ledge Blockouts**						
		Ledge Blockouts	71.03 sqft	729	89	-	-	818
		Forms - Ledge Blockouts		729	89			818
	3127.00	**Forms - BHead Slab On Grd**						
		Slab Edge Form (10 - 12")	139.19 lnft	1,787	175	-	-	1,961
		Forms - BHead Slab On Grd		1,787	175			1,961
	3129.00	**Forms - Blockout for Col**						
		Column Blockouts	8.00 each	821	50	-	-	872
		Forms - Blockout for Col		821	50			872
	3131.00	**Forms - Pit & Misc**						
		Set Trench Drain - Garage	35.00 lf	1,514	2,856	-	-	4,370
		Forms - Pit & Misc		1,514	2,856			4,370
	3160.01	**Forms - Screeds**						
		Screeds	1,268.89 sqft	457	80	-	-	537
		Forms - Screeds		457	80			537
	3163.10	**Forms - Expand/Cntrol Jts**						
		Sawn Control Joints	181.53 lnft	621	114	-	76	812
		1"x6" Asphalt Coated Exp. Jt	83.24 lnft	475	52	-	-	527
		Forms - Expand/Cntrol Jts		1,096	166		76	1,339
	3170.00	**Anchor Bolts**						
		Anchor Bolts - Walls @ Garage	54.00 each	554	203	-	-	758
		Anchor Bolts		554	203			758
	3206.00	**Rebar - Footings**						
		Footing Rebar	0.61 ton	997	762	-	-	1,759
		Footing Rebar	0.34 ton	552	422	-	-	974

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Rebar - Footings		**1,549**	**1,184**			**2,733**
	3209.00	**Rebar - Walls**						
		Wall Rebar	1.01 ton	1,658	1,393	-	-	3,051
		Rebar - Walls		**1,658**	**1,393**			**3,051**
	3214.10	**Rebar - Slab On Grade**						
		S.O.G. Rebar	1.27 ton	2,088	1,755	-	-	3,843
		Rebar - Slab On Grade		**2,088**	**1,755**			**3,843**
	3219.10	**Rebar: Dowels**						
		Allowance Dowel Into Existing Foundation/Slab	1.00 ls	821	314		-	1,135
		Rebar: Dowels		**821**	**314**			**1,135**
	3306.00	**Conc - Column Footings**						
		Footing Conc 3000 psi	7.41 cuyd	380	1,220	-	-	1,601
		Conc - Column Footings		**380**	**1,220**			**1,601**
	3306.02	**Cont. Footing Concrete**						
		Footing Conc 3000 psi	11.73 cuyd	602	1,933	-	-	2,535
		Cont. Footing Concrete		**602**	**1,933**			**2,535**
	3307.00	**Conc - Walls**						
		Wall Conc 4000 psi	19.07 cuyd	783	3,329	-	-	4,112
		Conc - Walls		**783**	**3,329**			**4,112**
	3310.01	**Conc - Slabs On Grade**						
		S.O.G. Conc 4000 psi	35.21 cuyd	1,808	6,265	-	-	8,073
		Conc - Slabs On Grade		**1,808**	**6,265**			**8,073**
	3375.00	**Finish - Protect & Cure**						
		CS 309 Curing Compound	1,790.65 sqft	368	146	-	-	514
		CS 309 Curing Compound	1,121.52 sqft	230	92	-	-	322
		Finish - Protect & Cure		**598**	**238**			**836**
	3380.01	**Finish - General**						
		Trowel Finish	1,383.13 sqft	1,136	-	-	-	1,136
		Broom/Float Finish	407.52 sqft	279	-	-	-	279
		Finish Top of Footing - SF	316.71 sqft	434	-	-	-	434
		Finish Top of Footing - SF	200.00 sqft	274	-	-	-	274
		Form Finish	490.48 sqft	252	-	-	-	252
		Form Finish	490.48 sqft	252	-	-	-	252
		Finish Top of Wall (LF)	122.62 lnft	315	-	-	-	315
		Finish - General		**2,941**				**2,941**
		CONCRETE		**32,319**	**22,855**		**1,398**	**56,572**
4000.00		**MASONRY**						
	4410.01	**Stone Precast Pieces**						
		Precast Cap @ Exterior Transition	56.63 lf	1,531	1,280	-		2,811
		Stone Precast Pieces		**1,531**	**1,280**			**2,811**
	4419.00	**Stone Veneer**						
		Allowance 4" Ashlar Stone Veneer Wainscot	169.89 sqft	0	0	12,643	-	12,643
		Allowance 4" Ashlar Stone Veneer - Infill Exterior Windows/Door	66.78 sqft			4,970	-	4,970
		Stone Veneer				**17,613**		**17,613**
		MASONRY		**1,531**	**1,280**	**17,613**		**20,424**
5000.00		**METALS**						
	5100.00	**Structural Steel**						
		Purchase Structural Steel/Decking (New Garage)	1,299.61 sqft	-	18,354	0	-	18,354
		Purchase Structural Steel Framing/Decking On Garage Extension	***0.00 sqft***	***-***	***0***	***0***	***-***	***0***
		Misc. Angles/Lintels/Plates	1.00 ls	3,286	1,255	-	-	4,541
		Purchase Structural Steel Columns (New Garage)	1,299.61 sqft	-	5,629	0	-	5,629

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	5100.00	Structural Steel						
		New Steel Railings For Garage Extension 9.87	***0.00 lf***	***0***	***0***	***0***	***-***	***0***
		Reinstall Existing Railings After New Roofing Over Garage 99.26	***0.00 lf***	***0***	***-***	***-***	***-***	***0***
		Modify (1) Existing Stair/Add Platform Extension For Reuse	1.00 each	1,730	5,021	-	-	6,752
		New Steel Railings @ 2nd Floor Deck Access 12.81	***0.00 lf***	***0***	***0***	***0***	***-***	***0***
		New Steel Wall Rail @ 2nd Floor Deck Access 13.83	***0.00 lf***	***0***	***0***	***0***	***-***	***0***
		Structural Steel		5,016	30,259			35,275
	5110.01	Structural - Framing						
		Erection Structural Steel Framing/Decking (New Garage)	1,299.61 sqft	-	0	7,800	-	7,800
		Erection Structural Steel Framing/Decking	***0.00 sqft***	***-***	***0***	***0***	***-***	***0***
		Erection Structural Steel Columns (New Garage)	1,299.61 sqft	-	0	7,332	-	7,332
		Structural - Framing				15,132		15,132
		METALS		**5,016**	**30,259**	**15,132**		**50,407**
6000.00		**WOOD & PLASTICS**						
	6101.00	Framing - All Types						
		Build Platform For New Lockers	20.21 lf	546	127		-	673
		Build Ramp/Steps For Access To Deck (Finish Wood) 260.89	***0.00 sqft***	***0***	***0***	***0***	***-***	***0***
		Framing - All Types		546	127			673
	6123.00	Blocking - All Types						
		Top of Roof Edge Blocking - 3/4" Plywood	107.12 sqft	724	178	0	0	901
		Blocking @ Exterior Doors & Windows (Standard)	277.34 lf	1,999	498	0	0	2,497
		Misc. Wood Blocking (Fire Treated)	100.00 lf	541	228	-	-	769
		Multiple Wood Blocking @ New Garage Perimeter Edge	215.16 lf	1,939	416	-	-	2,355
		Blocking - All Types		5,203	1,319			6,522
	6410.02	Cabinet - Base						
		Base Cabinet With P-Lam Top	4.00 lf	216	954	-	-	1,170
		Cabinet - Base		216	954			1,170
	6450.14	I Trim - Misc Int. Trim						
		Painted Wood Window Casing	109.36 lf	739	961	263	-	1,963
		Painted Wood Door Casing	102.00 lf	689	896	245	-	1,831
		I Trim - Misc Int. Trim		1,428	1,857	507		3,793
		WOOD & PLASTICS		**7,394**	**4,257**	**507**		**12,159**
7000.00		**THERMAL & MOISTURE PROT**						
	7000.01	Division 7 Subcontractors						
		Exterior Wood Trim (Doors/Windows)	270.70 lnft	3,659	1,070		-	4,729
		Division 7 Subcontractors		3,659	1,070			4,729
	7192.00	Vapor Barrier						
		Poly Vapor Barrier 10 mil	17.91 sqs	2,904	371	-	-	3,275
		Vapor Barrier		2,904	371			3,275
	7211.20	Insulation - Sound Blankt						
		Sound Blanket 16" x 3- 5/8"	2,342.64 sqft	2,027	1,081	-	-	3,107
		Sound Blanket 16" x 6.00 "	1,612.65 sqft	1,395	808	-	-	2,203
		Sound Blanket 16" x 6.00 "	86.80 sqft	188	43	-	-	231
		Insulation - Sound Blankt		3,609	1,932			5,541
	7212.10	Insulation - Rigid						
		Foil Face Rigid Ins 3.0" x 4' (@ New Garage Walls)	1,037.55 sqft	1,122	5,015	-	-	6,137
		Un Faced Rigid Ins 2.0" x 4'	430.48 sqft	364	386	-	-	750
		Rigid Insulation Under New Garage Slab/Aprons	1,745.81 sqft	1,259	1,425		-	2,683
		Insulation - Rigid		2,744	6,825			9,570
	7420.01	Siding - Metal						
		Liner Wall Panel (Garage Wallsl)	996.15 sqft	1,347	1,438	-	-	2,785
		Liner Wall Panel (Garage Ceiling)	1,230.33 sqft	2,217	1,776	-	-	3,994

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Siding - Metal		**3,564**	**3,214**			**6,778**
	7420.04	**LP Smartside Wood Siding - Vertical Panels**						
		LP Smartside Vertical Siding (Vertical Groove Panels)	824.23 sqft	4,456	2,018	0	-	6,474
		Vertical Batten @ Exterior Siding	924.00 lf	1,921	754		-	2,675
		LP Smartside Wood Siding - Vertical Panels		**6,378**	**2,772**			**9,150**
	7531.00	**EPDM - Membrane**						
		EPDM Roofing/Tapered Insulation	1,298.44 sqft	0	0	28,054	-	28,054
		EPDM - Membrane				**28,054**		**28,054**
	7531.40	**Traffic Pavers**						
		Allowance Roof Pavers @ Garage Roof 1280.96	***0.00 sqft***	***0***	***0***	***0***	***-***	***0***
	7620.01	**Sheetmetal - Flashing**						
		Wall Flashing	42.93 lf	0	0	361	-	361
		Wall Cap Flashing/Fascia Perimeter Of Roof @ Garage	107.58 lf	-	-	1,808	-	1,808
		Sheetmetal - Flashing				**2,169**		**2,169**
	7920.01	**Sealant - Compounds**						
		General Caulking (Interior/Exterior)	3,161.72 sqft	-	-	2,846	-	2,846
		Sealant - Compounds				**2,846**		**2,846**
		THERMAL & MOISTURE PROT		**22,859**	**16,185**	**33,069**		**72,113**
8000.00		**DOORS & WINDOWS**						
	8100.00	**Doors Frames & Hardware**						
		Single Door - Complete	12.00 each	8,009	151	17,285	-	25,445
		Double Doors - Complete	1.00 pair	1,232	25	1,921	-	3,178
		Allowance New 7' Deck Doors With Side Lites & Trim @ 2nd Floor	***0.00 each***	***0***	***0***	***0***	***-***	***0***
		Doors Frames & Hardware		**9,241**	**176**	**19,206**		**28,623**
	8350.01	**Doors - Folding**						
		Sectional Garage Doors 12' x 12'	4.00 each	-	-	16,325	-	16,325
		Doors - Folding				**16,325**		**16,325**
	8610.01	**Windows - Wood**						
		Wood Windows All Types - 2nd Floor & Trim (Small)	***0.00 each***	***0***	***0***	***0***	***-***	***0***
		Wood Windows All Types - 2nd Floor & Trim (Large)	2.00 each	2,595		8,162	-	10,758
		Windows - Wood		**2,595**		**8,162**		**10,758**
	8800.00	**Glass & Glazing**						
		Exterior Punched Openings - Low E (4'-4" x 5')	64.44 sqft	-	-	3,481	-	3,481
		Glass & Glazing				**3,481**		**3,481**
		DOORS & WINDOWS		**11,837**	**176**	**47,173**		**59,186**
9000.00		**FINISHES**						
	9110.00	**Non-Load Bearing Frmg Sys**						
		Layout & Supervision	195.22 lnft	1,002	-	-	-	1,002
		Layout & Supervision	107.51 lnft	552	-	-	-	552
		Layout & Supervision	17.36 lnft	89	-	-	-	89
		Clean-up / Misc Labor	195.22 lnft	1,002	-	-	-	1,002
		Clean-up / Misc Labor	107.51 lnft	552	-	-	-	552
		Clean-up / Misc Labor	17.36 lnft	89	-	-	-	89
		Drywall Equipment	195.22 lnft	-	-	-	1,172	1,172
		Drywall Equipment	107.51 lnft	-	-	-	645	645
		Drywall Equipment	17.36 lnft	-	-	-	104	104
		Frame Int. Part'n to 12' High	195.22 lnft	4,009	-	-	-	4,009
		Frame Int. Part'n to 12' High	17.36 lnft	594	-	-	-	594
		Frame Ext. Part'n 12-16' High	107.51 lnft	2,760	-	-	-	2,760
		Frame Door Opening	11.00 each	565	-	-	-	565
		Frame Door Opening	5.00 each	257	-	-	-	257
		Int Framing Stud 358x12'20g	203.00 each	-	1,070	-	-	1,070
		Ext Framing Stud 600x 8'20g	24.00 each	-	506	-	-	506

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	9110.00	**Non-Load Bearing Frmg Sys**						
		Ext Framing Stud 600x16'20g	95.00 each	-	4,007	-	-	4,007
		Track: Standard 20 ga 3-5/8"	390.44 lnft	-	167	-	-	167
		Ext. Track: Standard 20 ga 6.00 "	215.02 lnft	-	189	-	-	189
		Ext. Track: Standard 20 ga 6.00 "	34.72 lnft	-	31	-	-	31
		Non-Load Bearing Frmg Sys		**11,471**	**5,970**		**1,921**	**19,362**
	9250.00	**Gypsum Board**						
		GWB 5/8x8 Fire Code	74.00 sht	5,066	1,164	-	-	6,229
		GWB 5/8x8 Fire Code	74.00 sht	5,066	1,164	-	-	6,229
		GWB 5/8x8 Fire Code	4.00 sht	274	63	-	-	337
		Ext Gyp Sheathing 5/8 x 4 x 8	51.00 sht	5,237	1,224	-	-	6,461
		Ext Gyp Sheathing 5/8 x 4 x 8	4.00 sht	411	96	-	-	507
		Ext Gyp Sheathing 5/8 x 4 x 8	4.00 sht	274	96	-	-	370
		GWB 5/8x8 Water Resistant	51.00 sht	3,491	950	-	-	4,441
		GWB 5/8x8 Water Resistant	-4.00 sht	(274)	(74)	-	-	(348)
		Gypsum Board		**19,544**	**4,681**			**24,224**
	9251.50	**GWB Ext Frame: Misc.**						
		Allowance Infill Partial Door/Window Openings @ 2nd Floor	3.00 each	649	753		-	1,402
		GWB Ext Frame: Misc.		**649**	**753**			**1,402**
	9254.00	**GWB - Finish Mud/Tape**						
		Tape & Finish Gypsum Board	4,685.28 sqft	7,401	323	-	-	7,725
		Tape & Finish Gypsum Board	1,612.65 sqft	2,548	111	-	-	2,659
		Tape & Finish Gypsum Board	86.80 sqft	162	6	-	-	168
		Corner Bead 1-1/8 x 1-1/8	48.00 lnft	123	16	-	-	140
		Corner Bead 1-1/8 x 1-1/8	30.00 lnft	77	10	-	-	87
		Patch Existing Drywall Walls	1.00 ls	3,460	628		-	4,088
		GWB - Finish Mud/Tape		**13,771**	**1,095**			**14,867**
	9270.00	**Gyp Drywall Accessories**						
		Drywall Acoustical Sealant	780.88 lnft	1,002	103	-	-	1,105
		Drywall Acoustical Sealant	430.04 lnft	552	57	-	-	609
		Pins & Loads 3/4"Conc.	390.44 each	-	54	-	-	54
		Pins & Loads 3/4"Conc.	215.02 each	-	30	-	-	30
		Pins & Loads 3/4"Conc.	34.72 each	-	5	-	-	5
		1 1/4" Sharp Pt Screws	4,685.28 each	-	235	-	-	235
		1 1/4" Sharp Pt Screws	3,225.30 each	-	162	-	-	162
		1 1/4" Sharp Pt Screws	173.60 each	-	9	-	-	9
		Gyp Drywall Accessories		**1,554**	**654**			**2,208**
	9310.01	**Tiling**						
		Floor Tile Subcontractor (Shower/Toilet/Decontamination)	74.48 sqft	0	0	1,162	-	1,162
		Tile Base Subcontractor	48.78 lnft	0	0	820	-	820
		Wall Tile Full Height	340.64 sqft	0	0	6,133	-	6,133
		Tiling				**8,115**		**8,115**
	9515.00	**Ceilings**						
		Allowance 2'x2' ACT	1,653.19 sqft	0	0	8,930	-	8,930
		Vinyl Covered ACT (Toilet/Shower/Decontamination)	74.48 sqft	0	0	447	-	447
		Ceilings				**9,377**		**9,377**
	9660.00	**Flooring - Resilient**						
		Vinyl Base	461.87 lf	-	-	1,552	-	1,552
		LVT Flooring - Lounge & Storage	621.52 sf	-	-	6,341	-	6,341
		Sheet Flooring In Laundry/Storage/Lockers	278.75 sqft	-	-	3,346	-	3,346
		Sheet Vinyl Flooring Integral Base	119.63 lnft	-	-	1,149	-	1,149
		Flooring - Resilient				**12,388**		**12,388**
	9670.01	**Flooring Fluid Applied**						
		Sealed Concrete - Garage	1,226.56 sqft	-	-	2,208	-	2,208
		Flooring Fluid Applied				**2,208**		**2,208**
	9682.00	**Flooring - Carpeting**						
		Carpet Tile - Offices, Sleep, Small Conference	648.50 sqft	-	-	4,671	-	4,671
		Flooring - Carpeting				**4,671**		**4,671**

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
	9920.01	**Painting - Interior**						
		Paint Walls (Standard)	5,382.42 sqft	-	-	4,781	-	4,781
		Paint Walls (Laundry/Lockers) - Epoxy	1,136.49 sqft	-	-	1,910	-	1,910
		Paint Hollow Metal Door Frame	13.00 each	-	-	1,014	-	1,014
		Paint/Stain New Wood Windows 2nd Floor	2.00 each	-	-	240	-	240
		Painting - Interior				**7,945**		**7,945**
		FINISHES		**46,989**	**13,153**	**44,705**	**1,921**	**106,768**
10000.00		**SPECIALTIES**						
	10260.00	**Wall & Corner Guards**						
		Plastic Corner Guard - 3'	4.00 each	205	176	-	-	381
		Allowance Wall Protection (IPC .04 Thickness) (Laundry/Storage)	382.14 sqft	981	1,727		-	2,708
		Wall & Corner Guards		**1,186**	**1,903**			**3,089**
	10430.01	**Signs**						
		Interior Signage Allowance	1.00 ls	821	502	-	-	1,324
		12" Cast Aluminum Building Letters	19.00 each	975	3,578	-	-	4,553
		Signs		**1,797**	**4,080**			**5,877**
	10507.00	**Lockers - Box**						
		12"W x 18"D x 6'H Lockers - Locker Rooms - 2-Tier	20.00 each	8,214		7,922		16,137
		Lockers - Box		**8,214**		**7,922**		**16,137**
	10524.00	**Fire Extinguisher Cabinet**						
		Fire Extinguisher and Cabinet	2.00 each	257	527	-	-	784
		Fire Extinguisher Cabinet		**257**	**527**			**784**
	10800.01	**Misc Toilet/Bath Equip**						
		Soap Dispenser - Wall Mounted	1.00 ea	69	44	-	-	113
		Mirror - 18" x 26"	1.00 ea	103	282	-	-	385
		Grab Bars - 18"	1.00 each	77	50	-	-	127
		Grab Bars - 36"	1.00 each	77	50	-	-	127
		Grab Bars - 42"	1.00 each	77	50	-	-	127
		Paper Towel Dispensor	1.00 each	51	182	-	0	233
		Coat Hook	4.00 each	205	126	-	0	331
		Sanitary Napkin Disposal	1.00 each	51	107	-	0	158
		TP Dispensor	1.00 each	51	82	-	0	133
		Mop Holder	1.00 each	103	63	-	-	165
		Shower Curtain @ Rod	2.00 each	205	213	-	-	419
		Towel Bar 24"	2.00 each	103	151	-		253
		Misc Toilet/Bath Equip		**1,173**	**1,400**			**2,572**
	10950.00	**Misc. Specialties**						
		Monitor/Television Bracket	2.00 each	411	753	-	-	1,164
		Misc. Specialties		**411**	**753**			**1,164**
		SPECIALTIES		**13,038**	**8,663**	**7,922**		**29,623**
15000.00		**MECHANICAL**						
	15400.00	**Plumbing**						
		Plumbing (Sqft)	2,981.76 sqft	-	-	36,865	-	36,865
		Plumbing				**36,865**		**36,865**
	15600.00	**H.V.A.C.**						
		H.V.A.C. (Sqft) (Garage Heat/Duct Work Modification)	2,981.76 sqft	-	-	28,096	-	28,096
		H.V.A.C.				**28,096**		**28,096**
		MECHANICAL				**64,961**		**64,961**
16000.00		**ELECTRICAL**						
	16001.00	**Electrical**						
		Electrical (Sqft)	2,981.76 sqft	-	-	53,687	-	53,687

Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Amount	Equip Amount	Total Amount
		Electrical				53,687		53,687
		ELECTRICAL				**53,687**		**53,687**

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	per Unit	Percent of Total	
Labor	266,738		2,518.885 hrs			85.961 /sqft	29.20%	
Material	154,537					49.802 /sqft	16.92%	
Subcontract	382,986					123.424 /sqft	41.93%	
Equipment	21,139		2,120.346 hrs			6.812 /sqft	2.31%	
Other								
	825,400	**825,400**				**266.001 /sqft**	**90.36**	#####
Design & Construction Fee	88,043			12.000 %	T	28.373 /sqft	9.64%	
Total		***913,443***				***294.374 /sqft***		

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MEETING MINUTES

Client: **Door County (Facilities and Parks)**
Project: **Washington Island EMS facility Scope**
Project #: **7229D**
Date: **2020.03.12**
Time: **XXXX**
Location: **421 Nebraska St. – Woodland RM**

Attendees: **Wayne Spritka – Facilities and Parks Director**
Aaron LeClair – Door County EMS
Ken Pabich – Door County Administrator
Dan Roarty – The Samuels Group

(Not able to attend)
Bailey Freeman - The Samuels Group (new)
Jennifer Schommer – The Samuels Group (remodel)

Design Meeting

1) Update
   a) TSG was able to capture a lot of photos and confirm most of the existing conditions at the Historic Island Dairy.
   b) General impressions were that the existing building is a good building and can be remodeled to meet the program for the EMS use.
   c) The biggest challenge might be enclosing under the deck. Height appears ok; but new exterior walls, and a "roof" or separation between the elevated 2nd floor deck and apparatus garage will require space of its own that may limit height or require other alterations.
   d) Responses are always in a minimum of 2 persons; may be more depending on the situation.
2) Program
   a) General
      i) The Island EMS is a volunteer organization served by approximately 30 responders.
      ii) EMS services are typically for confined space rescue, high angle rescue and auto extraction.
      iii) Each vehicle is expected to be able to "drive out" directly and independently.
      iv) In general, it is expected that there is no need to program for PPE storage (limited use currently, responders come dressed ready to go), refrigeration (handled from central EMS office), "specialized" vehicles or watercrafts and sprinklers.
   b) Equipment (specifics):
      i) Large vehicle is approximately 27'-6" long, 8'-6" wide and 9'-6" tall
      ii) Small vehicle is approximately 23'-0" long, 8'-6" wide and 9'-6" tall
      iii) Dispatch is via responder cell phones
      iv) "M" oxygen tanks – *(need to confirm their preferred size.)*
      v) Records Storage
      vi) Various pieces of furniture for Sleeping rooms, lounge, offices, etc.)
      vii) (Lounge to have at least a couple of chairs and a TV)

viii) Decontamination
ix) Washer / Dryer (preferred, plan for space)
x) Lockers for 30 (for personal items; no "gear" storage expected)

c) Services/Spaces:
i) Kitchen
ii) Lounge (can include fireplace area in existing building)
iii) Sleeping rooms (2 possible overnight stay; severe weather, emergency event)
iv) Bathrooms (with showers – can be a single bathroom/shower in existing building)
v) Laundry (desired – could be shared with bathroom, locker room, storage)
vi) Offices (2 – EMS and a "mobile" county office)
vii) Training for 30 (with storage space for tables and chairs)
viii) Small Conference Room
ix) Locker area
x) Apparatus Garage (for 2 vehicles – allow at least 2' from bumper to garage door)
xi) Garage should be oriented, designed to accommodate "hand" washing of vehicles with hoses and buckets.
xii) Storage (Parts, Equipment, Supplies, Training "props" – at this point, just square footage)
xiii) Public Lobby
xiv) Mechanical Room

d) Future
i) Possible expansion to include Fire Station
ii) Not expecting to expand EMS, add vehicles, change staffing

e) Other items
i) Supply room accessed by key fob
ii) Volunteers may be on site at times not related to an emergency call
iii) The "B.U.G." (Brussels-Union-Gardner) fire station is a recent example of Door County EMS.

3) Schedule Update

Feb 13	Kick Off Meeting
Mar 5	Site Visit
Mar 12	"Scope" meeting (TODAY)
Mar 26	*Approval of "Scope"; review of preliminary floor plans (sent via email; meeting to be scheduled shortly after receipt of layouts; revisions to follow)*
Apr 10?	*Revised plans and preliminary budgets sent for review*
Apr 16	*Video conference to finalize plans and budgets for Committee review*
Apr 21	*First meeting of "new" committees*

4) What's Next
a) TSG will prepare the program(s) for the new and remodeling approaches for the facility.
b) TSG will develop plan for new construction and remodeling of Historic Island Dairy.
c) Once distributed, a meeting time will be established.

The minutes above reflect decisions and agreements made collectively at this meeting. All attendees are to review these minutes carefully and are to be prepared to answer any questions at the next meeting. All corrections and/or additions to these minutes must be sent in writing within one week of receipt or the minutes will stand as recorded.

Today's author: Dan Roarty, The Samuels Group

the Samuels Group inc.

Contractors.
Innovators.
Over Achievers.

IOWA
2929 Westown Parkway, Suite 200
West Des Moines, IA 50266
515.288.0467
515.288.0471

WISCONSIN
411 Financial Way, Suite 300
Wausau, WI 54401
715.842.2222
715.848.8088

MEETING MINUTES

Client: Door County (Facilities and Parks)
Project: Washington Island EMS facility Scope
Project #: 7229D
Date: 2020.04.02
Time: 2:00 PM
Location: 421 Nebraska St. – Woodland RM

Attendees:
Wayne Spritka – Facilities and Parks Director
Aaron LeClair – Door County EMS
Ken Pabich – Door County Administrator
Dan Roarty – The Samuels Group (TSG)
Bailey Freeman – TSG
Jennifer Schommer – TSG

Design Meeting

1) New Construction
   a) Program
      i) TSG indicated that preliminarily, 3 fixtures are needed. Listing 2 fixtures in the men's; 1 in the women's with an explanation of this being a male dominated building/use.
      ii) Question was asked if the toilets can be gender neutral? TSG is checking if 3 fixtures are needed; can 3 toilet rooms be included; each gender neutral?
      iii) TSG can plan for 20 lockers (previously showed 30 volunteers)
      iv) The "new" footprint is slightly larger than Program target of 5,200 SF (shown is +/-5,460 SF)
   b) Plan
      i) TSG to reorganize building to have public spaces on one end.
      ii) Decontamination shower desired right off the garage rather than walking through the Lobby/Lounge.
      iii) Washer/dryer desired to residential equipment.
      iv) TSG to confirm this Kitchenette/Lounge is sized similar to B.U.G.
      v) Locker Room:
         (1) To have 20 full height lockers.
         (2) Bench would be nice.
      vi) Conference Room will be for 1 on 1 meetings.
      vii) Generally, county wants to use modular and standard furniture rather than built ins to maintain flexibility. This is true in County Office and Conference Room. Certain built ins will be required and called out as such.
      viii) Training Room to have 70" to 80" TV and teleconferencing capabilities.
      ix) EMS Office to have 2 workstations.
      x) Sleeping Rooms:
         (1) To have 2 single beds (convertible to bunk beds) and wardrobe.

(2) Closets not desired.

xi) Garage:
(1) To be drive through
(2) Overhead doors will be used in place of 4-fold doors.
(3) Vehicles require 5'-0" min. between them.

xii) Mechanical Equipment:
(1) Garage to have overhead units.
(2) Remainder of building to have residential type equipment.

xiii) Exterior:
(1) Materials to be maintenance free and long-lasting.
(2) Roof to be metal rather than shingles.
(3) Stone to be on street side only.
(4) Signage to read, "Door County Government Operations and EMS."

xiv) Site:
(1) Move parking toward the public side of building.
(2) With the stop signs on north/south road, it is expected that the responding emergency vehicles will drive out of building to Town Line Road.
(3) In general, this is not a publicly used facility so public parking is less important to the function of a new building.
(4) Future fire department can be shown as a simple white box; *TSG to recommend size.*

2) Existing Building (addition and remodeling construction)
a) Program
i) The program for the new construction is the basis for the program of the remodeling and addition. Where a new space is not needed, it is indicated as a "0" in the "#" (quantity) column of the program. For example, the Training/meeting space is shown as "0" because nothing new needs to be done, the Ballroom on the second floor can be used for training.
ii) TSG commented that the allocated space for the Vehicle Garage got larger for the Existing building. (After re-evaluating, the actual assignment will stay 1,600 SF; that is correct for both floor plans.)
iii) The spaces from the program were fit into the existing plan. In some cases, this has caused the rooms to be smaller (or larger than programmed). For example, the Sleeping Rooms are smaller in the existing building because of how the rooms could be fit into the space.
b) Conference Room and Office to flip to allow public to come right into the Conference Room.
i) Conference Room only used by county workers.
c) Storage Room to include lockers and contamination wash.
d) EMS office should have 2 workstations and no additional conference necessary.
e) Sleep rooms to just have bed(s) and a wardrobe.
f) Space behind garage vehicles needs to accommodate removing a cot from the vehicle. (Shown as about 7' in the plan; Aaron confirmed that was good.)
g) TSG still figuring out how to address height of garage. It will include digging down to get the necessary space under the structure to maintain the elevated Deck at the 2nd floor level.
h) Garage doors will be overhead, not side folding.
i) 2nd floor is shown as is with no change. It was expressed that this space may have an additional use that would still allow for EMS training as well meetings by larger groups, for example if the library were to have space here.
j) Site:
i) will need to address storm water.

ii) Future fire department can be the same simple white box from the New Construction.

3) Schedule Update

Feb 13	Kick Off Meeting
Mar 5	Site Visit
Mar 12	"Scope" meeting
Apr 2	Approval of "Scope"; (TODAY) review of preliminary floor plans (sent via email; meeting to be scheduled shortly after receipt of layouts; revisions to follow)
Apr 10	Revised plans and preliminary budgets sent for review
Apr 16	(Next) Video conference to finalize plans and budgets for Committee review
Apr 21	*First meeting of "new" committees*

4) What's Next
   a) TSG will revise both plans based on the input from this meeting and changes that can be inferred from this meeting.
   b) TSG will complete budget estimates for both approaches that will reflect the revised plans.
   c) Once the revised plans with the accompanying budget are distributed, a meeting time will be established for review and further discussion.
   d) "Report" will be started simultaneously with the revisions to the plans and completion of the budget estimates.

The minutes above reflect decisions and agreements made collectively at this meeting. All attendees are to review these minutes carefully and are to be prepared to answer any questions at the next meeting. All corrections and/or additions to these minutes must be sent in writing within one week of receipt or the minutes will stand as recorded.

Today's author: Bailey Freeman, The Samuels Group

CORPORATE OVERVIEW

The Samuels Group is a preferred Midwest commercial construction company. Our team has decades of experience and provides a true turn-key approach to your building needs. From pre-construction, to design, construction, and interior furnishing solutions (from Environments, a division of The Samuels Group), our team will work with you from conception to completion. The Samuels Group leads the way in providing project cost savings and environmentally sound solutions.

WHAT MAKES US DIFFERENT

The Samuels Group is not your typical contractor, we are Innovators and Over Achievers! We offer our clients trusted and personalized solutions by learning about their project and approaching it based on their specific needs. Each project is evaluated so that the right team is assembled to deliver an exceptional project experience to all stakeholders. Our team will bring experience and passion to your project and we will go the extra mile to meet your needs.

SERVICES

Integrated Project Delivery
Construction Management
Owner Representation
Negotiated Gen. Contracting
Design-Build
Preconstruction Services
Tenant Improvements
Sustainable Design/LEED
Facilities Maintenance
Commercial Furniture

PRIMARY MARKET FOCUS

Healthcare/Assisted Living
Education
Government
Corporate/Commercial

OFFICE LOCATIONS

Wausau, Wisconsin 715.842.2222
West Des Moines, Iowa 515.288.0467

OUR MISSION

"We are Contractors, Innovators, and Over Achievers. We are builders of structures and builders of long-lasting relationships. Our accomplishments must always be measured by a strong team of employees, their safety, and an unrivaled level of customer satisfaction."

DOOR COUNTY

RESOLUTION NO. 2020-65

IN MEMORIAM – HARVEY MALZAHN

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, *Harvey Malzahn passed away on July 30, 2020; and*

WHEREAS, *Supervisor Malzahn was first elected to the Door County Board of Supervisors and served from 1974 through January 1989; and*

WHEREAS, *During his tenure, Supervisor Malzahn represented various districts, served on numerous committees, commissions and boards, and held many leadership positions … including serving as County Board Chairman from 1982 through January 1989.*

WHEREAS, *Harvey Malzahn also served as Highway Commissioner for Door County from 1989 through 1999, for a total of ten years.*

NOW, THEREFORE, BE IT RESOLVED, *That the County Board of Supervisors, assembled in regular session this 25th day of August, 2020, extend our sincere sympathy to the family of Harvey Malzahn with this acknowledgement of his dedication to the citizens of the County of Door.*

Daniel Austad	*Kenneth Fisher*	*Nissa Norton*
Bob Bultman	*Elizabeth Gauger*	*Nancy Robillard*
Vinni Chomeau	*Joel Gunnlaugsson*	*Erin Tauscher*
Kara Counard	*Alexis Heim Peter*	*Todd Thayse*
David Englebert	*Susan Kohout*	*Richard Virlee*
Roy Englebert	*David Lienau*	*Laura Vlies Wotachek*
David Enigl	*Megan Lundahl*	*Dale Vogel*

CERTIFICATION:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August, 2020, by the Door County Board of Supervisors.

Jill M. Lau
County Clerk, Door County

DOOR COUNTY

Resolution No. 2020-66

APPOINTMENTS TO COMMITTEES, COMMISSIONS & BOARDS

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BULTMAN			
CHOMEAU			
COUNARD			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GAUGER			
GUNNLAUGSSON			
HEIM PETER			
KOHOUT			
LIENAU			
LUNDAHL			
NORTON			
ROBILLARD			
TAUSCHER			
THAYSE			
VIRLEE			
VLIES WOTACHEK			
VOGEL			

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve Adopted ☐

1st _____ Defeated ☐

2nd _____

Yes: _____ No: _____ Exc: _____

Reviewed by:

_____, Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: There is no additional fiscal implication with the adoption of this resolution. STW

Certification:

I, Jill M. Lau , Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August , 2020 by the Door County Board of Supervisors.

_____
Jill M. Lau
County Clerk, Door County

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Pursuant to Section 59.18(2)(c) Wisconsin Statutes, the duties and powers of a County Administrator include appointment of "…the members of all boards and commissions where the statutes provide that such appointment shall be made by the county board or by the chairperson of the county board"; and

WHEREAS, "All appointments to boards and commissions by the County Administrator shall be subject to the confirmation of the County Board" per Section 59.18(2)(c), Wisconsin Statutes; and

WHEREAS, The Rules of Order confers the power to appoint the members of certain committees upon the Chairperson of the County Board, subject to the confirmation of the County Board; and

WHEREAS, The appointments set forth on Exhibit A, attached hereto and incorporated herein by reference, are submitted for County Board confirmation.

NOW, THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors hereby confirms the proposed appointments as set forth in Exhibit A

SUBMITTED BY:

_____
David Lienau, Chairman
Door County Board of Supervisors

_____
Ken Pabich
County Administrator

Exhibit A
Attachment to Resolution 2020-66

Recommended Appointments to Committees, Commissions and Boards

TERM ENDS

ZONING BOARD OF ADJUSTMENT – 3 YR. *(County Administrator Appointment)*

Arps Horvath (Regular Member filling vacancy – John Young's spot) ..... June 2021
Cheryl Mick (Appointment as First Alternate, Arps Horvath spot) ..... June 2023

****

2020 Board of Adjustment (BOA) Appointee Information

Wisconsin State Statute Requirements for BOA Appointees

- The BOA shall be comprised of no less than three and no more than five regular members, plus two alternates. (Door County BOA is five members, plus two alternates, per long-standing county board resolution.)
- All BOA members must be Door County town residents. Village or city residency is not allowed.
- No two BOA members (including regular and alternate) may live in the same town.
- Terms are for three years, beginning July 1.
- Appointments are made by county administrator, subject to confirmation of the county board.
- The BOA chooses its own chair.

Note: Other members of the Board of Adjustment currently are Fred Frey, Town of Egg Harbor; Aric Weber, Town of Nasewaupee; Monica Nelson, Town of Forestville; Bob Ryan, Town of Clay Banks; and Chris Anderson, Town of Jacksonport.

Arpad ("Arps") Horvath – First Appointment as a Regular Member

- Appointment would be to complete John Young's term (June 30, 2021)
- BOA 1st Alternate since July 2019
- Resident of Town of Baileys Harbor
  - Qualifies him for membership as no other Baileys Harbor residents are on BOA
  - Town is under county zoning
  - Northern Door
  - Residency & schedule allow participation on twice-monthly Tuesday evenings year-round
- Owned and operated Kangaroo Lake Resort for 42 years. Also worked as Quality Assurance Manager of PBI and at Sevastopol Schools during that time, and served on county board with appointments to RPC, Police & Judiciary, Health, and Emergency Services Committees.

Cheryl Mick – New Appointment as First Alternate

- Appointment would be to complete Arps Horvath's term as 1st Alternate (June 30, 2023)
- Resident of Town of Washington
  - Qualifies her for membership as no other Washington residents are on BOA
  - Town is under county zoning
  - Northern Door
  - Residency & schedule allow participation on twice-monthly Tuesday evenings year-round
- Biographical information submitted by appointee:

  My husband John and I became permanent residents of the Town of Washington in March of 2020, moving into the home we built on Hemlock Rd over a period of six (6) years, on vacant property we acquired in 2009.

  I am an attorney by vocation and immediately prior to my retirement in January 2019, I served as Corporation Counsel for Oconto County, Wisconsin, where John owned and operated Hi Seas Marina. John is now also retired. Prior to our time in Oconto, John and I resided in Lake Geneva Wisconsin, where I was in private practice until 2012.

  I obtained my BS Degree in Sociology from Rockford College (now University) in 1984, in Rockford, Illinois and my Juris Doctor Degree from Northern Illinois University, College of Law in 1987, in Dekalb, Illinois. I have a son and a daughter, both of Chicago, Illinois.

  I look forward to serving on Board of Adjustment.

  Cheryl A. Mick

DOOR COUNTY

Resolution No. 2020-67

APPROVAL OF GIFT, GRANT AND/OR DONATION TO THE DOOR COUNTY SHERIFF'S OFFICE

APPROVAL OF AAA FOUNDATION FOR TRAFFIC SAFETY GRANT

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BULTMAN			
CHOMEAU			
COUNARD			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GAUGER			
GUNNLAUGSSON			
HEIM PETER			
KOHOUT			
LIENAU			
LUNDAHL			
NORTON			
ROBILLARD			
TAUSCHER			
THAYSE			
VIRLEE			
VLIES WOTACHEK			
VOGEL			

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve Adopted ☐

1st _____ Defeated ☐

2nd _____

Yes: _____ No: _____ Exc: _____

Reviewed by:

_____, Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: The Grant funds will be used for the specified purpose: no additional County funds are required because of the acceptance of this Grant. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August, 2020 by the Door County Board of Supervisors.

_____
Jill M. Lau
County Clerk, Door County

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Section 59.52(19) Wisconsin Statutes empowers the County Board to accept donations, gifts, or grants of money for any public governmental purpose within the powers of the County; and

WHEREAS, Resolution 75-84 entitled "Gifts, Grants & Donations to the County of Door" requires approval of the Door County Board of Supervisors, for acceptance of all donations, gifts, and grants whether in the form of money, or personal or real property; and

WHEREAS, Rule of Order #38, entitled 'Donations, Gifts or Grants', authorizes a department to accept donations, gifts or grants in amounts up to $999.00. An oversight committee may accept donations, gifts or grants in amounts up to $4,999.00. County Board shall be provided notice of any donation, gift or grant equal to or in excess of $5,000.00 prior to acceptance. An itemized report of all donations, gifts or grants shall be submitted to the County Board on an annual basis; and

WHEREAS, The AAA Foundation For Traffic Safety has approved a grant in the amount of $7,054.40 for the Door County Sheriff's Office; and

WHEREAS, The funds will be used to purchase Traffic Incident Management Equipment that will consist of 40 sets of LED Flares which will outfit every squad in the Sheriff's Fleet; and

WHEREAS, The Public Safety Committee has voted to support accepting the above described grant.

NOW THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors does hereby authorize the Door County Sheriff's Office to accept the grant as described above.

BE IT FURTHER RESOLVED, That the AAA Foundation For Traffic Safety Grant will be administered by the Door County Sheriff's Office, subject to Public Safety Committee oversight.

SUBMITTED BY:PUBLIC SAFETY COMMITTEE

_____ Joel Gunnlaugsson, Chairperson

_____ Alexis Heim Peter

_____ Bob Bultman

_____ Megan Lundahl

_____ Kara Counard

_____ Laura Vlies Wotachek

_____ Roy Englebert

DOOR COUNTY

Resolution No. 2020-68

APPROVAL OF GIFT, GRANT AND/OR DONATION TO THE DOOR COUNTY SHERIFF'S OFFICE

APPROVAL OF COPS OFFICE COMMUNITY POLICING DEVELOPMENT MICRO GRANT

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BULTMAN			
CHOMEAU			
COUNARD			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GAUGER			
GUNNLAUGSSON			
HEIM PETER			
KOHOUT			
LIENAU			
LUNDAHL			
NORTON			
ROBILLARD			
TAUSCHER			
THAYSE			
VIRLEE			
VLIES WOTACHEK			
VOGEL			

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve Adopted ☐

1st _____ Defeated ☐

2nd _____

Yes: _____ No: _____ Exc: _____

Reviewed by:

_____, Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: The Grant funds will be used for the specified purpose: no additional County funds are required because of the acceptance of this Grant. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August, 2020 by the Door County Board of Supervisors.

_____

Jill M. Lau
County Clerk, Door County

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Section 59.52(19) Wisconsin Statutes empowers the County Board to accept donations, gifts, or grants of money for any public governmental purpose within the powers of the County; and

WHEREAS, Resolution 75-84 entitled "Gifts, Grants & Donations to the County of Door" requires approval of the Door County Board of Supervisors, for acceptance of all donations, gifts, and grants whether in the form of money, or personal or real property; and

WHEREAS, Rule of Order #38, entitled 'Donations, Gifts or Grants', authorizes a department to accept donations, gifts or grants in amounts up to $999.00. An oversight committee may accept donations, gifts or grants in amounts up to $4,999.00. County Board shall be provided notice of any donation, gift or grant equal to or in excess of $5,000.00 prior to acceptance. An itemized report of all donations, gifts or grants shall be submitted to the County Board on an annual basis; and

WHEREAS, The U.S. Department of Justice, Office of Community Oriented Policing Services (COPS) has approved a micro grant in the amount of $30,000.00 for the Door County Sheriff's Office; and

WHEREAS, The funds will be used as a part of the Door County Sheriff's Office Wellness Program for mental health wellness checks and a wellness app; and

WHEREAS, The Public Safety Committee has voted to support accepting the above described grant.

NOW THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors does hereby authorize the Door County Sheriff's Office to accept the grant as described above.

BE IT FURTHER RESOLVED, That the COPS Office Community Policing Development Micro Grant will be administered by the Door County Sheriff's Office, subject to Public Safety Committee oversight.

SUBMITTED BY:PUBLIC SAFETY COMMITTEE

Joel Gunnlaugsson, Chairperson	Alexis Heim Peter
Bob Bultman	Megan Lundahl
Kara Counard	Laura Vlies Wotachek
Roy Englebert	

DOOR COUNTY

Resolution No. 2020-69

APPROVAL OF GIFT, GRANT AND/OR DONATION TO THE DOOR COUNTY SHERIFF"S OFFICE - $5,000 DONATION FOR PURCHASE OF RESERVE DIVISION SQUAD

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BULTMAN			
CHOMEAU			
COUNARD			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GAUGER			
GUNNLAUGSSON			
HEIM PETER			
KOHOUT			
LIENAU			
LUNDAHL			
NORTON			
ROBILLARD			
TAUSCHER			
THAYSE			
VIRLEE			
VLIES WOTACHEK			
VOGEL			

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve Adopted ☐

1st _____ Defeated ☐

2nd _____

Yes: _____ No: _____ Exc: _____

Reviewed by:

_____, Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: The donated funds will be used for the specified purpose. The Door County Sheriff's Office would be responsible for maintaining the squad after the purchases; expenses for maintaining the squad will come out of their operational budget. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August, 2020 by the Door County Board of Supervisors.

_____
Jill M. Lau
County Clerk, Door County

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Section 59.52(19) Wisconsin Statutes empowers the County Board to accept donations, gifts, or grants of money for any public governmental purpose within the powers of the County; and

WHEREAS, Resolution 75-84 entitled "Gifts, Grants & Donations to the County of Door" requires approval of the Door County Board of Supervisors, for acceptance of all donations, gifts, and grants whether in the form of money, or personal or real property; and

WHEREAS, Rule of Order #38, entitled 'Donations, Gifts or Grants', authorizes a department to accept donations, gifts or grants in amounts up to $999.00. An oversight committee may accept donations, gifts or grants in amounts up to $4,999.00. County Board shall be provided notice of any donation, gift or grant equal to or in excess of $5,000.00 prior to acceptance. An itemized report of all donations, gifts or grants shall be submitted to the County Board on an annual basis; and

WHEREAS, Gary Skinner is a member of the Door County Sheriff's Office Reserve Unit; and

WHEREAS, The Door County Sheriff's Office Reserve Unit often has multiple functions occurring at the same time or functions that require more than one squad. Many of our reserves live in Northern Door and have to drive to Sturgeon Bay to pick up the Reserve Unit squad only to return to Northern Door for a function; and

WHEREAS, Gary Skinner has offered to donate $5,000.00 for the purchase of a second Reserve Unit squad to be stationed at the north office in the summer months; and

WHEREAS, The Public Safety Committee has voted to support accepting the above described donation.

NOW THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors does hereby authorize the Door County Sheriff's Office to accept the donation as described above.

SUBMITTED BY:PUBLIC SAFETY COMMITTEE

Joel Gunnlaugsson, Chairperson	Alexis Heim Peter
Bob Bultman	Megan Lundahl
Kara Counard	Laura Vlies Wotachek
Roy Englebert	

DOOR COUNTY

Resolution No. 2020-70

FACILITIES & PARKS
TRANSFER OF NON-BUDGETED FUNDS FOR JOHN MILES PARK SAFETY FENCE

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BULTMAN			
CHOMEAU			
COUNARD			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GAUGER			
GUNNLAUGSSON			
HEIM PETER			
KOHOUT			
LIENAU			
LUNDAHL			
NORTON			
ROBILLARD			
TAUSCHER			
THAYSE			
VIRLEE			
VLIES WOTACHEK			
VOGEL			

BOARD ACTION

Vote Required: Two-Thirds Entire Membership

Motion to Approve — Adopted ☐

1st _____ Defeated ☐

2nd _____

Yes: _____ No: _____ Exc: _____

Reviewed by:

_____, Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: The fiscal impact is a decrease of up to $40,000 to the Contingency Expense Account, which would leave an available balance of $431,865.49 in this account. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August, 2020 by the Door County Board of Supervisors.

_____
Jill M. Lau
County Clerk, Door County

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, In accordance with Section 65.90(5)(a),Wisconsin Statutes and Rules of Order #19 the amounts of the various appropriations and the purposes for such appropriations stated in a budget may not be changed unless authorized by a vote of two-thirds of the entire membership of the County Board of Supervisors; and

WHEREAS, The Facilities & Parks Department has determined, for myriad reasons, that it is reasonably prudent to replace the safety and debris fence ("Project") at the John Miles County Park race track facility; *and*

WHEREAS, Integrity Engineering & Design, LLC was engaged for design of the Project, the design documents produced were used to solicit competitive bids for the Project, and Milbach Construction Services, Company, with a total base bid of $77,735.00, is considered the lowest responsible bidder; *and*

WHEREAS, The Facilities & Parks Committee, at its 08-12-2020 meeting, recommended proceeding with the Project, and referred the matter to the Finance Committee to determine the source of funding (e.g., transfer funds between budgeted items and/or supplement the appropriations for the Facilities & Parks Department) for the Project; and

WHEREAS, The Finance Committee, at its August 17, 2020 meeting, recommended that $35,000 from Facilities & Parks Account #100.37.1139.69917 and $5,000 from Facilities & Parks Account #100.37.1139.52306 be used, and up to $40,000 from the Contingency Expense Account #100.06.1161.59103 be transferred to the Facilities & Parks Capital Outlay Expense Account #100.37.1120.69901, for the Project; *and*

WHEREAS, The Project serves a public purpose, and it is deemed to be advantageous to the County to proceed with the Project; *and*

NOW, THEREFORE, BE IT RESOLVED, by the Door County Board of Supervisors, that: a). the Project is allowed to proceed; and b) $35,000 from Facilities & Parks Account #100.37.1139.69917 and $5,000 from Facilities & Parks Account #100.37.1139.52306 be used, and up to $40,000 from the Contingency Expense Account, Account #100.06.1161.59103, be transferred to the Facilities & Parks Capital Outlay Expense Account, Account #100.37.1120.69901, for the Project.

BE IT FURTHER RESOLVED, by the Door County Board of Supervisors, that the County Administrator or his designee(s), subject to the general oversight of the Facilities and Parks Committee, is authorized to take whatever action is necessary to see this Project through to completion.

SUBMITTED BY: Facilities & Parks Committee

Dan Austad, Chairperson	Susan Kohout
Alexis Heim Peter	Nancy Robillard
Roy Englebert	Dave Enigl
Ken Fisher	

Attachment to Resolution #2020-70

DOOR COUNTY

Request Authorization
For
Transfer of Funds / Change in Budget

I, the undersigned, respectfully request that the Finance Committee approve the following transfer of funds:

FROM:

Description	Fund	Account Exp/Rev	Amount
Contingency Expense	**100**	**06.1161.59103**	**$40,000.00**

TO:

Description	Fund	Account Exp/Rev	Amount
Facilities & Parks Capital Outlay Expense Account	**100**	**37.1120.69901**	**$40,000.00**

Project: John Miles Park Race Track Safety/Debris Fence Replacement Turn 1&2
Project Cost $77,735.00
Department Budget:

1. Future John Miles Project 100.37.1139.69917 $35,000 available
2. Repair and Maintenance Buildings 100.37.1139.52306 $5,000 available

Request up to $40,000 from the Contingency account expense on the project.

Fiscal Impact

Prior to this requested transfer, the unaudited available balance in the Contingency Expense account is $471,865.49. If this transfer is approved, that available balance would decrease to $431,865.49.
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Requested By: Wayne Spritka, Facilities & Parks Director Date: 8/6/2020

Funds Available, Verified By: Steve Wipperfurth Date: 8/7/2020

Reviewed by Finance Director: Steve Wipperfurth Date: 8/7/2020

Authorized & Approved by Finance Committee Date _____

Transfer Entered By _____ Date _____

Back-up to Resolution 2020-70

County of Door
FACILITIES & PARKS DEPARTMENT
County Government Center
421 Nebraska Street
Sturgeon Bay, WI 54235

Wayne Spritka
Facilities & Parks Director
(920) 746-2211
Mobil 920-495-2131
wspritka@co.door.wi.us

MEMORANDUM

TO: Door County Finance Committee

FR: Wayne J. Spritka
Director, Facilities and Parks

SUBJECT: John Miles County Park Race Track Safety-Debris Fence

DATE: August 12, 2020

The John Miles County Park Safety & Debris fence located on turn one and two of the race track is in a failing condition that requires replacement. Over the last 13 months, I have been in contact with multiple resources including Door County's County Mutual Aegis Corporation Insurance representatives, K&K Motorsports, Kewaunee County Parks director, and Fortress Fence to understand what the correct fix and repair would be for the Race Track.

Integrity Engineering was retained in May of 2020 to complete engineered drawings and specifications based upon my findings. The County Insurance Representative and K&K Motorsports have subsequently reviewed the drawings and specifications. Approval of both entities prompted the project to move forward by the Facilities & Parks oversight committee.

A class one invitation to bid was advertised and produced one bid. The Facilities & Parks committee accepted the bid and voted to move the project forward to the Finance Committee for financing.

Financing is recommended to come from two sources; the annual department budget and the Contingency fund. Attached is a request for a funds transfer. Included on page two are pictures of the existing conditions of the safety & debris fence for reference.

This project is being considered in 2020 rather than placed into the 2021 budget because the track is not being used this year because of the COVID-19 pandemic. Fall of 2020 is great timing to complete the work since there are no activities planned for the track in 2020. The track also in a dry condition that merits the work to be completed without damage to the track surface. Thank you for considering this project and moving it forward in the best interest of the County.

DOOR COUNTY

ROLL CALL Board Members	Aye	Nay	Exc.
AUSTAD			
BULTMAN			
CHOMEAU			
COUNARD			
D. ENGLEBERT			
R. ENGLEBERT			
ENIGL			
FISHER			
GAUGER			
GUNNLAUGSSON			
HEIM PETER			
KOHOUT			
LIENAU			
LUNDAHL			
NORTON			
ROBILLARD			
TAUSCHER			
THAYSE			
VIRLEE			
VLIES WOTACHEK			
VOGEL			

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve Adopted ☐

1st _____ Defeated ☐

2nd _____

Yes: _____ No: _____ Exc: _____

Reviewed by:

_____, Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: The Grant funds will be used for the specified purpose; no additional County funds are required because of the acceptance of this Grant. STW

Certification:

I, Jill M. Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 25th day of August, 2020 by the Door County Board of Supervisors.

_____
Jill M. Lau
County Clerk, Door County

Resolution No. 2020-71

APPROVAL OF GIFT, GRANT AND/OR DONATION TO THE DOOR COUNTY CLERK'S OFFICE

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Section 59.52(19) Wisconsin Statutes empowers the County Board to accept donations, gifts, or grants of money for any public governmental purpose within the powers of the County; and

WHEREAS, Resolution 75-84 entitled "Gifts, Grants & Donations to the County of Door" requires approval of the Door County Board of Supervisors, for acceptance of all donations, gifts, and grants whether in the form of money, or personal or real property; and

WHEREAS, Rule of Order #38, entitled 'Donations, Gifts or Grants', authorizes a department to accept donations, gifts or grants in amounts up to $999.00. An oversight committee may accept donations, gifts or grants in amounts up to $4,999.00. County Board shall be provided notice of any donation, gift or grant equal to or in excess of $5,000.00 prior to acceptance. An itemized report of all donations, gifts or grants shall be submitted to the County Board on an annual basis; and

WHEREAS, The Wisconsin Elections Commission has offered a County Election Security Subgrant in the amount of $42,119.30 to the County Clerk's Office. The purpose of said grant is to help Door County address 2020 federal election security needs, i.e. activities that enhance election technology and make election security improvements; and

WHEREAS, The Administrative Committee has voted to support accepting the above described grant.

NOW THEREFORE, BE IT RESOLVED, That the Door County Board of Supervisors does hereby authorize the County Clerk's Office to accept the County Election Security Subgrant, issued by the Wisconsin Elections Commission, as described above.

BE IT FURTHER RESOLVED, That the County Election Security Subgrant will be administered by the County Clerk's Office in coordination with the Technology Services Department, subject to Administrative Committee oversight.

SUBMITTED BY: ADMINISTRATIVE COMMITTEE

David Lienau, Chairperson	Joel Gunnlaugsson
Susan Kohout	Nancy Robillard
Daniel Austad	Richard Virlee
Ken Fisher	

UNIVERSITY OF WISCONSIN OSHKOSH

Press Release: UW Oshkosh Seeks Door County Private Well Owners for Continuation of Groundwater Study

August 14th, 2020: Door County residents with private wells are invited to participate in a groundwater study this fall. Well owners are asked to RSVP online at https://uwo.sh/doorco-wells.

The University of WI Oshkosh Environmental Research and Innovation Center (ERIC) is conducting a groundwater study in Door County, WI. This is a continuation of the fall 2019 groundwater study. The goal of this study is to provide education about the importance of testing your well water as well as build a database of groundwater quality data in Door County.

Understanding that clean drinking water is vital to the health and economy of the county, UW Oshkosh hopes that data collected as part of this study will help everyone better understand groundwater quality in Door County. To help inform the public about this study, UW Oshkosh will be holding public a forum to provide information and solicit volunteers that would be representative of all areas of the county.

The testing parameters included in the study are bacteria (Total coliforms/*E. coli* (quantification)) and Nitrate for a discounted cost of $30. Participants will also have the option to add Arsenic and Cumulative tests (pH, hardness, alkalinity and iron) for an additional $25.

To participate, RSVP by filling out an online form using the following link or QR code with your well information by September 11th.
https://uwo.sh/doorco-wells

A virtual forum will be held via a video call format. The virtual forum will include the following information:

- Presentation about the goal of the study
- Sample collection instructions
- Sample drop-off logistics

This study is a cooperative effort between the University of WI Oshkosh and Door County, with funding provided by Door County Public Health and Door County Soil & Water Conservation Department.

For more information, contact Carmen Thiel at thielc@uwosh.edu or (920) 424-0182.

ENVIRONMENTAL RESEARCH AND INNOVATION CENTER
800 Algoma Blvd. | Oshkosh, WI 54901
PHONE (920) 424-3148 | FAX (920) 424-0832 | WEB uwosh.edu/eric

UNIVERSITY OF WISCONSIN OSHKOSH

FALL 2020 DOOR COUNTY

PRIVATE WELL MONITORING PROGRAM

ABOUT THE PROGRAM

The University of WI Oshkosh Environmental Research and Innovation Center is conducting a groundwater study in Door County, WI. The goal of this study is to provide education about the importance of testing your well water as well as build a database of groundwater quality data in Door County.

TESTING PARAMETERS IN STUDY

- Total coliforms/*e. coli* (quantification)
- Nitrate (Nitrate + nitrite as N)

Well owner cost is $30

**Optional arsenic, pH, alkalinity, hardness and iron tests available at an additional cost of $25*

HOW IT WORKS

- RSVP using the link or QR code provided below by September 11th, 2020
- Attend a virtual forum, receive sampling kit in mail
- Return your kit October 2nd or 3rd at designated drop-off locations
- Receive your results & countywide summary of study

RSVP by September 11th, 2020

RSVP online at https://uwo.sh/doorco-wells or using the QR code

**Prepayment using a credit card is accepted when you RSVP online, otherwise pay with check made out to UW Oshkosh. Note that sampling kits will not be mailed out until payment is received.*

Sample drop-off locations – October 2nd & 3rd

- North Highway Department Shop, 10363 Highway 57, Sister Bay, WI 54234
- ADRC of Door County, 916 N 14th Avenue, Sturgeon Bay, WI 54235
- South Highway Department Shop, 1729 County RD DK, Brussels, WI 54204

For more information, contact Carmen Thiel at thielc@uwosh.edu or (920) 424-0182