

**BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI**

MEETING DATE: Monday, July 20, 2020

AGENDA ITEM: New Business

ITEM TITLE: Firemen's Park Shelter Project Design – Review of Preliminary Budget & Project Alternates

SUBMITTED BY: Mark Schroeder, Park & Recreation Director

SUMMARY EXPLANATION:

In 2018, the Park & Recreation Commission completed the conceptual planning process for the future construction of a multi-purpose shelter building and related site improvements for Firemen's Park.

The conceptual planning process included public input from community officials and project stakeholders. Deliverables included site layout plans, schematic design plans, building elevations, and cost estimates/budget that were based on the approved design program for the facility. The project concept plan/summary report was completed in November 2018, with the estimated project cost of \$1,163,000 (includes site work and shelter materials/construction).

The final shelter design was based on the information/input gathered at the public meetings. The desire for a more modern take on German-style architecture was accomplished through brick-inlay patterns that compliment masonry work present on the adjacent Gehl's Performing Arts Pavilion. A standing seam metal roof was recommended to match the pavilion, and for long-term durability. The preferred design also stressed maintenance-friendly materials, and the use of glass overhead doors to maximize usability while maintaining visibility to the pavilion and nearby park amenities.

Monies were approved in the 2019 CIP Budget for Phase 1 Site Work. Phase 1 consisted of materials and labor to install sewer, water, and electrical service, pedestrian lighting, and park pathways. Phase 1 was completed in June 2020.

The Germantown Village Board approved monies in the 2020 CIP Budget for Phase 2 of the project which includes construction of the shelter building. Village staff is currently working with the consulting firm, Parkitecture, on the building design plans. In April and May, the Park & Recreation Commission and Building Construction Oversight Committee reviewed 30% plans with comments/recommendations submitted to the design team.

Included for review is an updated plan exhibit (alternate deduct plan schedule), as well as the estimated construction budget of \$930,000 for the shelter building. The estimated budget also

includes alternates with estimated savings if these deductions were chosen. The Park & Recreation Commission was asked to review the budget and the list of potential alternates, and to make a recommendation for implementation by the project design team. The commission's recommendation would be to bid the project **with** the following alternates:

- Direct Purchase Precast Deduct \$25,000
- Roof Trusses in lieu of I-Joist Framing Deduct \$17,131
- Masonry Front Wall in lieu of Precast Deduct \$13,620
- Painted CMU in lieu of burnished block Deduct \$12,000

The commission **did not** recommend bidding the project with the following alternates:

- Sealed concrete in lieu of Epoxy Deduct \$10,480
- Reduce 3-season area footprint by 200 sf Deduct \$10,000
- Asphalt shingle roof in lieu of metal Deduct \$35,235

The available budget for the shelter building is as follows:

- Phase 1 carryover monies \$150,000
- Phase 2 CIP Monies \$450,000
- 2019 CIP Transfer – Friedenfeld Paving \$ 50,000
- Park Impact Fee Monies \$200,000
- \$850,000

The anticipated schedule is to complete the project design in July/August, with project bidding in August/September. Pending positive bid results, and village review and approval, the project construction would start in Fall 2020 and be completed in Spring/early Summer 2021.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER X _____

RECOMMENDATION:

At the June 24th, 2020 Park & Recreation Commission Meeting, motion made by Commissioner Borden, seconded by Commissioner Hudson to send forth a positive recommendation to the Village Board to approve the project budget of \$850,000 to \$900,000 for the Firemen's Park Multi-Purpose Shelter Project, and to include the following items (Direct Purchase Precast, Roof trusses/framing, Painted Masonry CMU vs. Burnished block, Masonry front wall vs. Precast) as project alternates in the design plans/bid documents. Monies to come from 2020 CIP Budget Account #40-552-570-8310, 2019 CIP monies, as well as use of Park Impact Fee Monies.