

Feasibility Study
Town of Hayward
Hayward, Wisconsin

Project No. 1902

April 9, 2019



PO Box 273
Hayward, Wisconsin 54843-0273
phone: (715) 558-3520

8/19/2019 10:00 AM PROJECT: 1902 (1902) (1902)



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Preliminary
Not for
Construction

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Revisions		
No.	Description	Date



Feasibility Study
Town of Hayward
 Hayward, Wisconsin

Project Number	1902
Date	03-25-2019
Drawn By	ARW
Checked By	-

Overall Site Plan

8/10/2019 10:00:00 AM C:\PROJECTS\1902\19021161\19021161.dwg



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Project Number	1902
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Overall Site Plan

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Opinion of Probable Project Costs

Phase 1

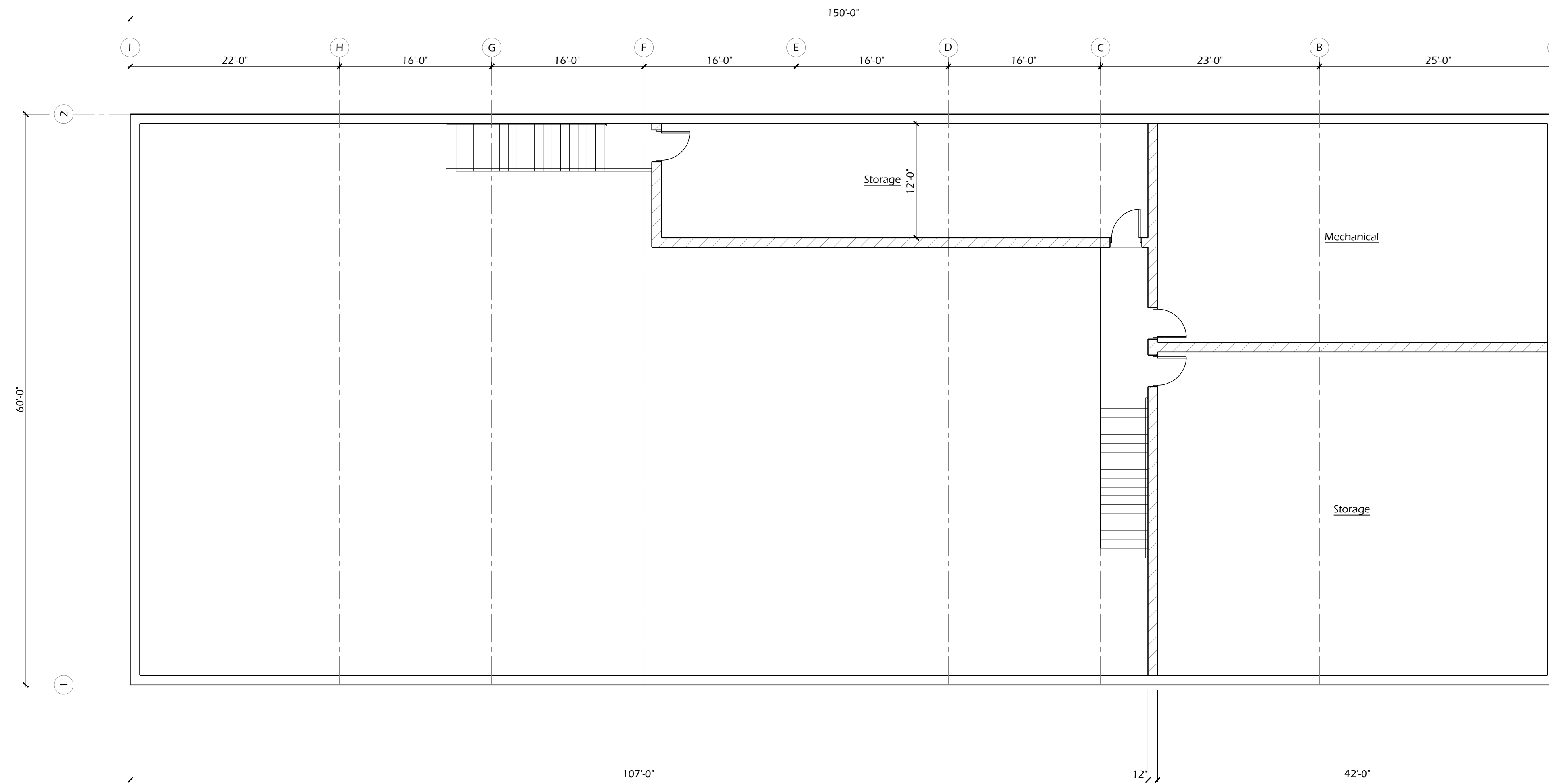
Proposed New Fire Hall Facility

This phase includes the construction of a slab-on-grade with poured concrete frost footings and foundation wall, engineered metal building structure.

Mechanical/Electrical work to include NFPA 13 fire suppression system; plumbing fixtures, equipment, specialties, and piping; high efficiency HVAC systems including furnaces, energy recovery units, and radiant floor heating; and electrical power distribution, outlets, and high efficiency LED lighting.

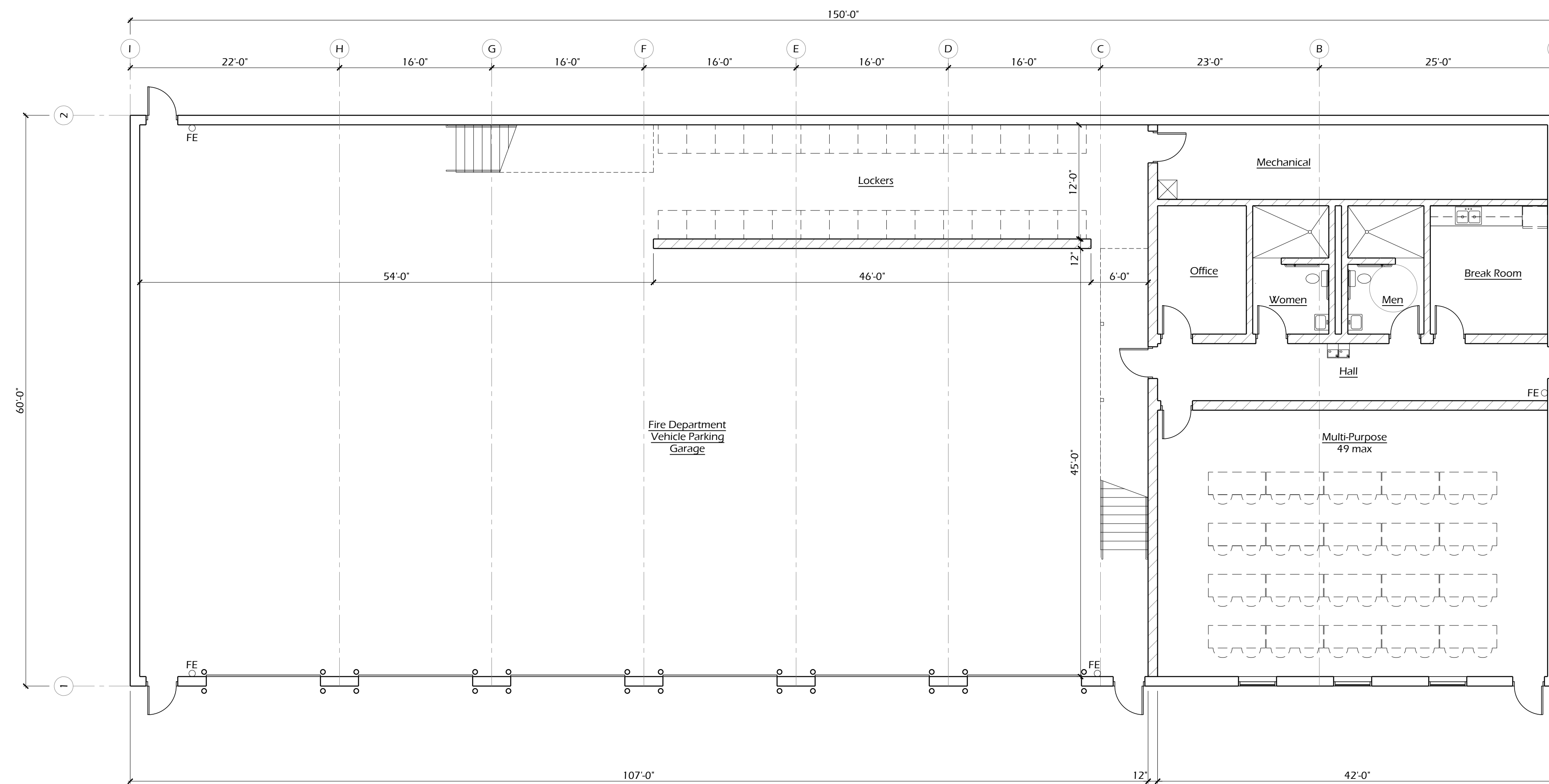
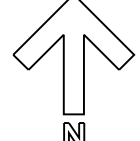
Site Costs (Earthwork, Paving, etc.)	\$100,000
Utility Costs (Water, Sewer, Gas, Electric, Phone and Data)	\$50,000
Soil Testing	\$10,500
Permits and Approvals	\$7,000
Building and Building Related Costs (9,000 sq. ft. at \$150/sq. ft.)	\$1,350,000
Architectural & Engineering Fees	<u>\$135,000</u>
Subtotal	\$1,652,500

*Opinion of Probable Project Costs based on anticipated 2020 construction timeline. All phases calculated as standalone projects. If any combination of phases are combined, costs are subject to change.



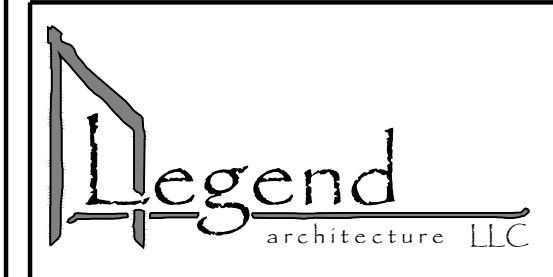
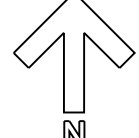
Proposed Mezzanine Floor Plan

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



Proposed First Floor Plan

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



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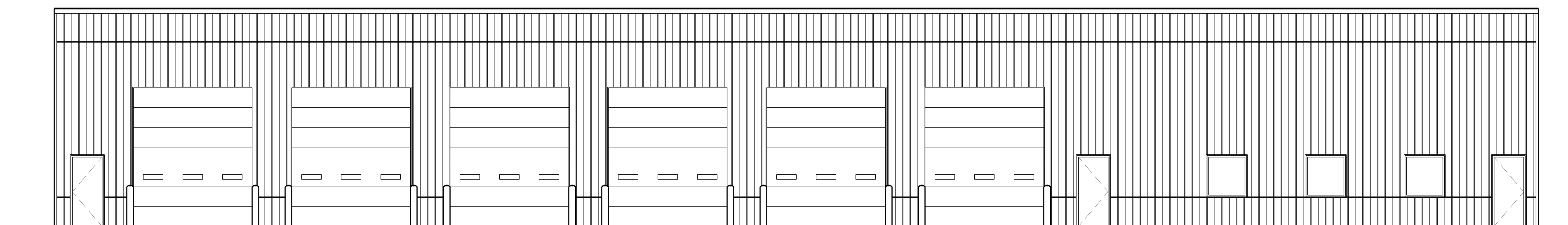
Project Number	1902
Date	04-09-2019
Drawn By	DJC
Checked By	DJC

Proposed Fire Hall

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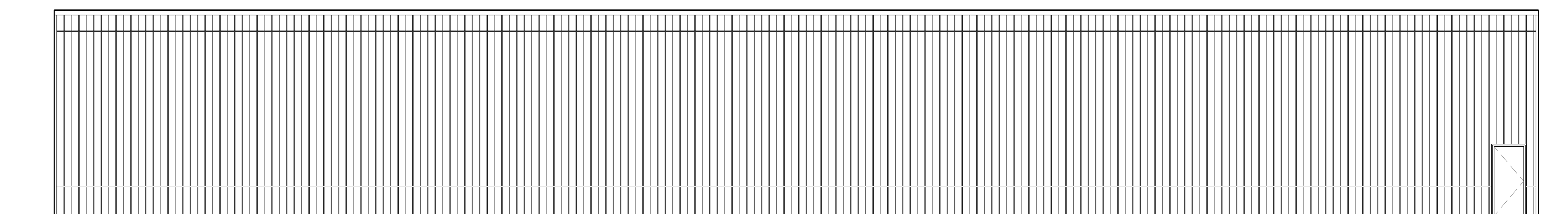
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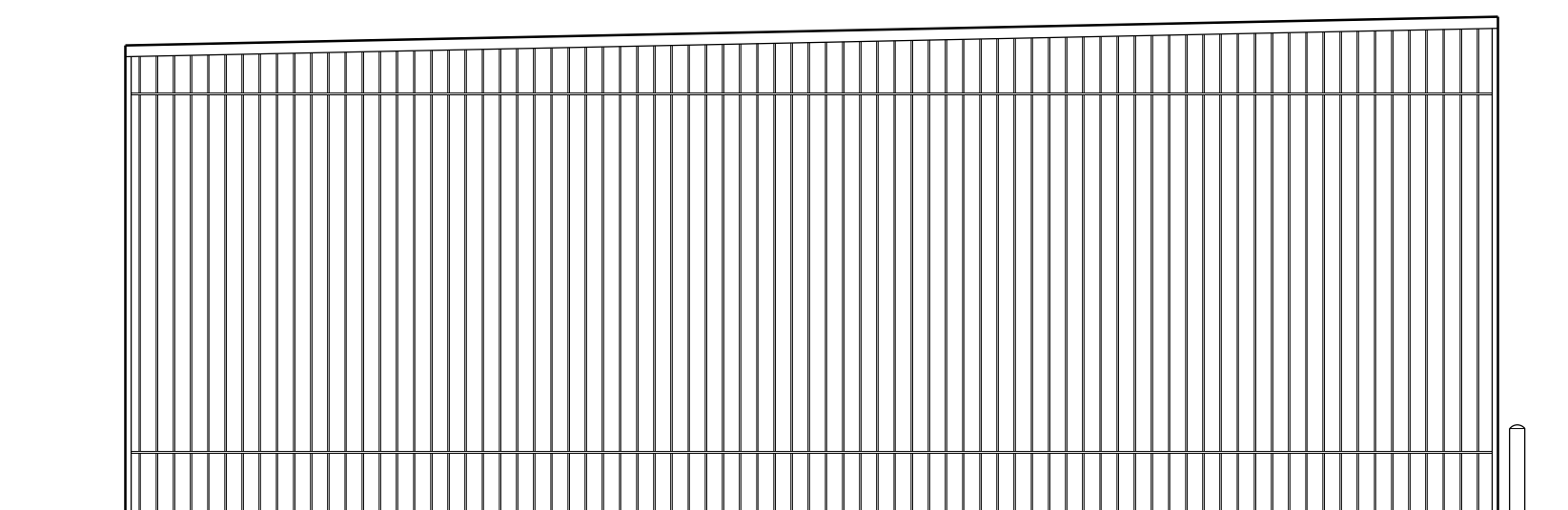
Proposed South Elevation - Fire Hall

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



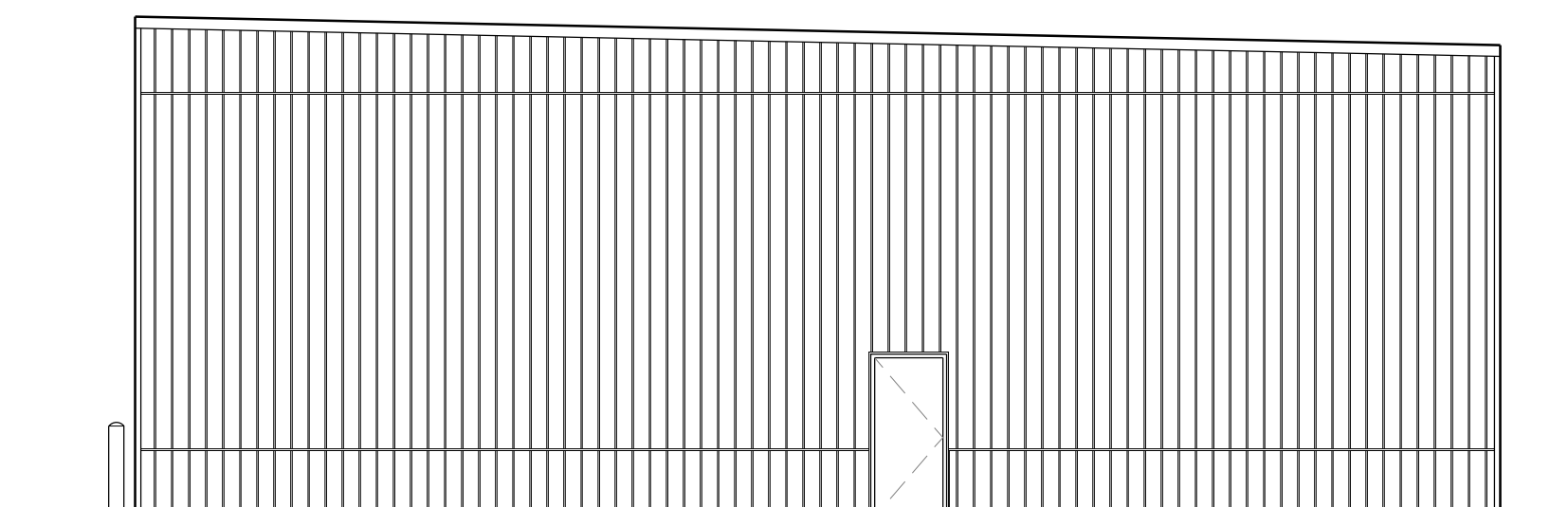
Proposed North Elevation - Fire Hall

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



Proposed West Elevation - Fire Hall

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



Proposed East Elevation - Fire Hall

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

Feasibility Study
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Hayward, Wisconsin

Project Number	1902
Date	04-09-2019
Drawn By	DJC
Checked By	DJC

Proposed Fire Hall
Exterior Elevations

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Opinion of Probable Project Costs

Phase 2

Proposed New Town Hall and Police Department Facility

This phase includes the construction of a slab-on-grade with poured concrete frost footings and foundation wall, wood frame structure. Mechanical/Electrical work to include plumbing fixtures, equipment, specialties, and piping; high efficiency HVAC systems including furnaces and energy recovery units; and electrical power distribution, outlets, and high efficiency LED lighting.

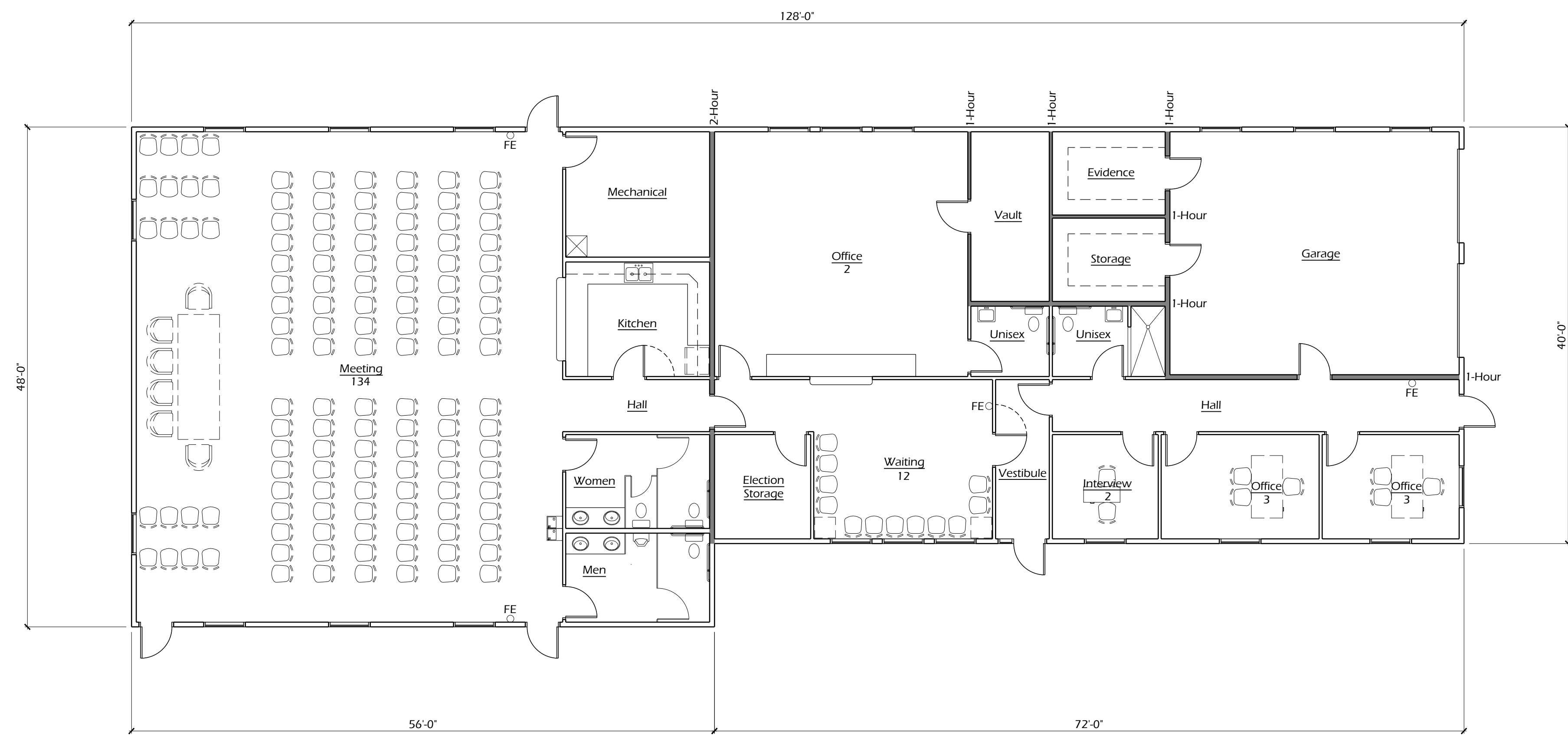
Site Costs (Earthwork, Paving, etc.)	\$75,000
Utility Costs (Water, Sewer, Gas, Electric, Phone and Data)	\$50,000
Soil Testing	\$6,000
Permits and Approvals	\$5,000
Building and Building Related Costs (5,568 sq. ft. at \$200/sq. ft.)	\$1,113,600
Architectural & Engineering Fees	<u>\$112,000</u>
Subtotal	\$1,361,600

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Proposed Town Hall & PD Floor Plan →

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

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Hayward, Wisconsin

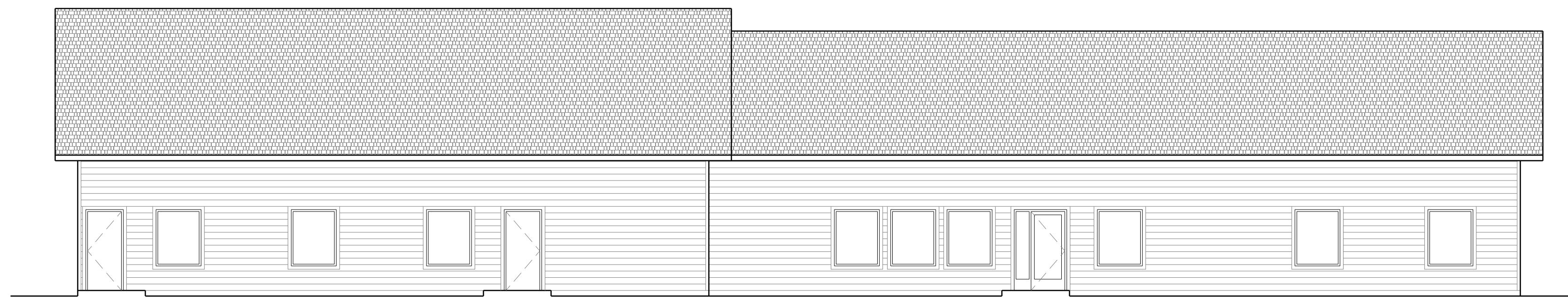
Project Number	1902
Date	04-09-2019
Drawn By	DJC
Checked By	DJC

Proposed
Town Hall & Police
Department

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Construction

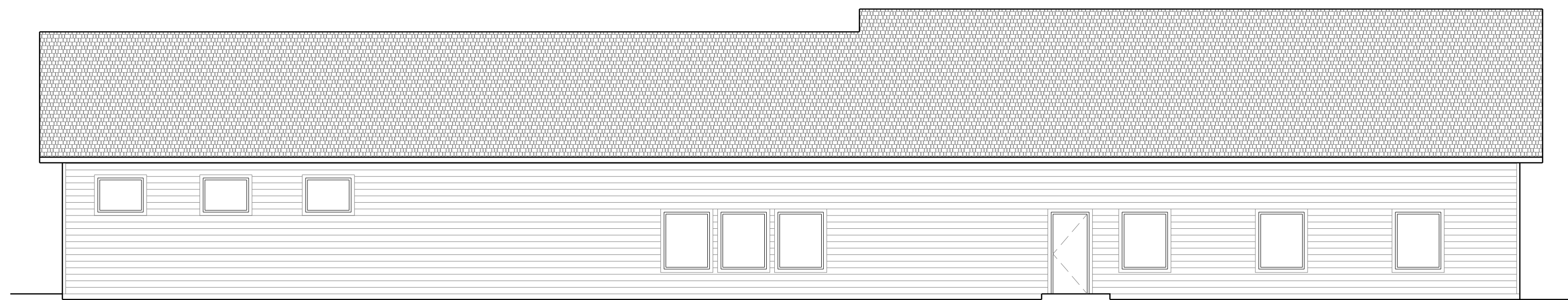
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Proposed East Elevation

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



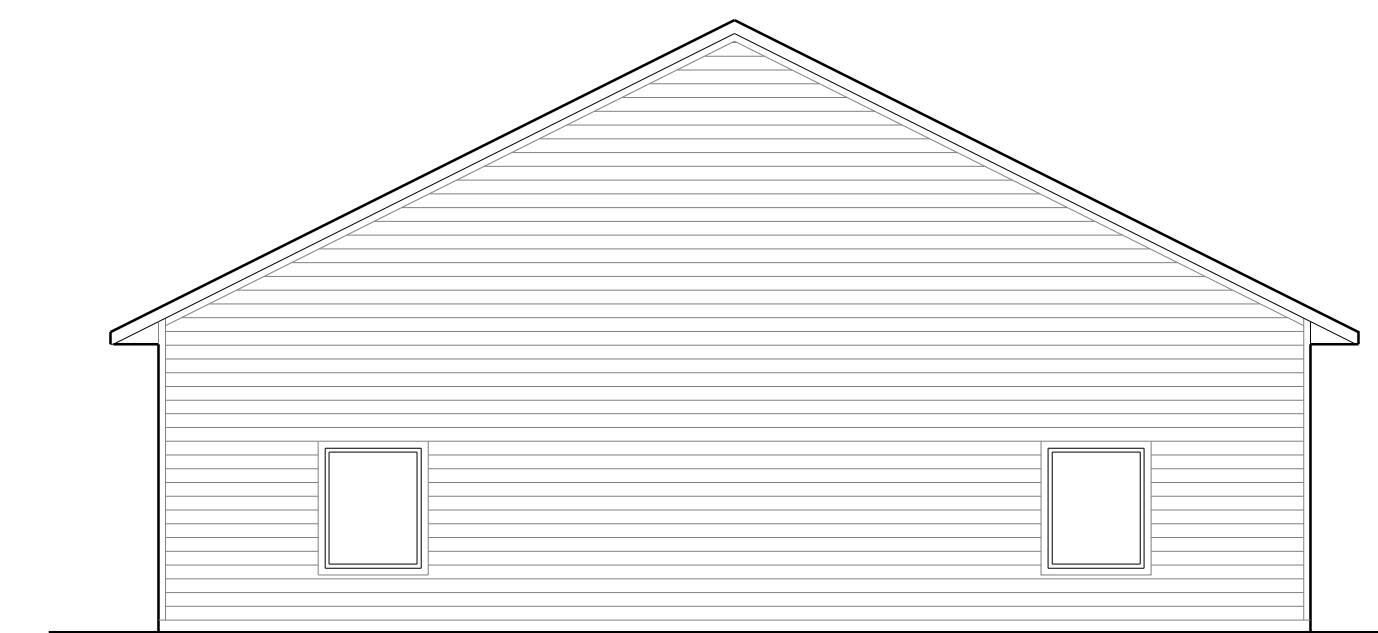
Proposed East Elevation

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



Proposed North Elevation

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



Proposed South Elevation

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

Feasibility Study
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Proposed Town Hall
& Police Department
Exterior Elevations

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Opinion of Probable Project Costs

Phase 3-A

Proposed Alterations to Existing Facility

This phase includes alterations that include repair to structural items, replace concrete floors to accommodate proper drainage, new overhead doors to accommodate large vehicles, handicap toilet room and Building Code upgrades. Mechanical/Electrical work to include replacing water heater, providing garage floor wastewater treatment, upgrading HVAC equipment, replacing power distribution equipment, and upgrading lighting with high efficiency LED lighting. This phase assumes that Phase 1, at a minimum, will be completed.

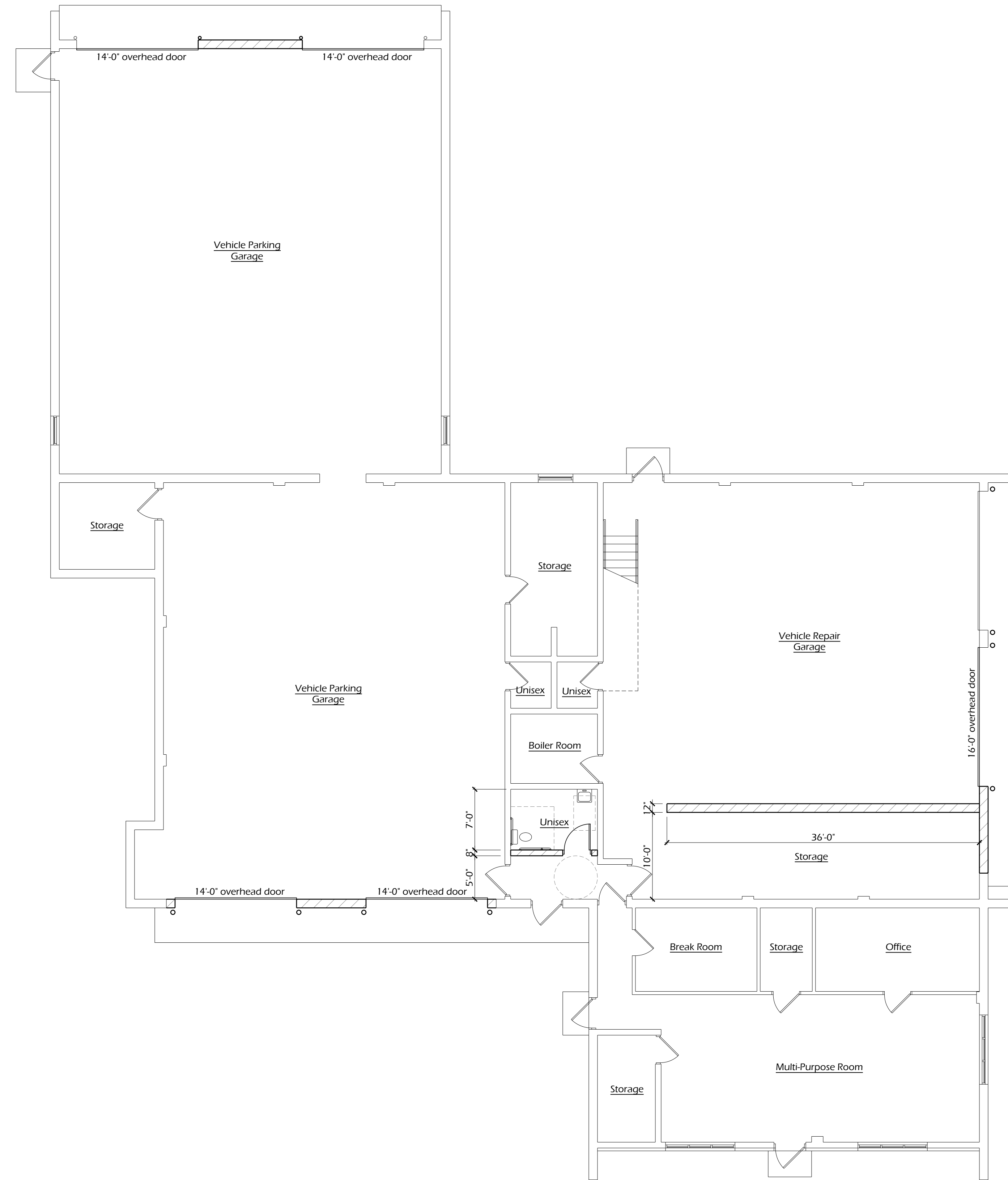
Site Costs (Earthwork, Paving, etc.)	\$80,000
Utility Costs (Water, Sewer, Gas, Electric, Phone and Data)	\$50,000
Soil Testing	\$5,000
Material Testing for Demolition	\$5,000
Permits and Approvals	\$5,000
Building and Building Related Costs (8,565 sq. ft. at \$80/sq. ft.)	\$685,200
Architectural & Engineering Fees	<u>\$83,000</u>
Subtotal	\$913,200

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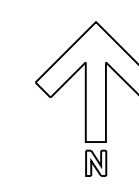
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Proposed Alterations - Existing Building

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



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Proposed Alterations
Existing Building

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Opinion of Probable Project Costs

Phase 3-B

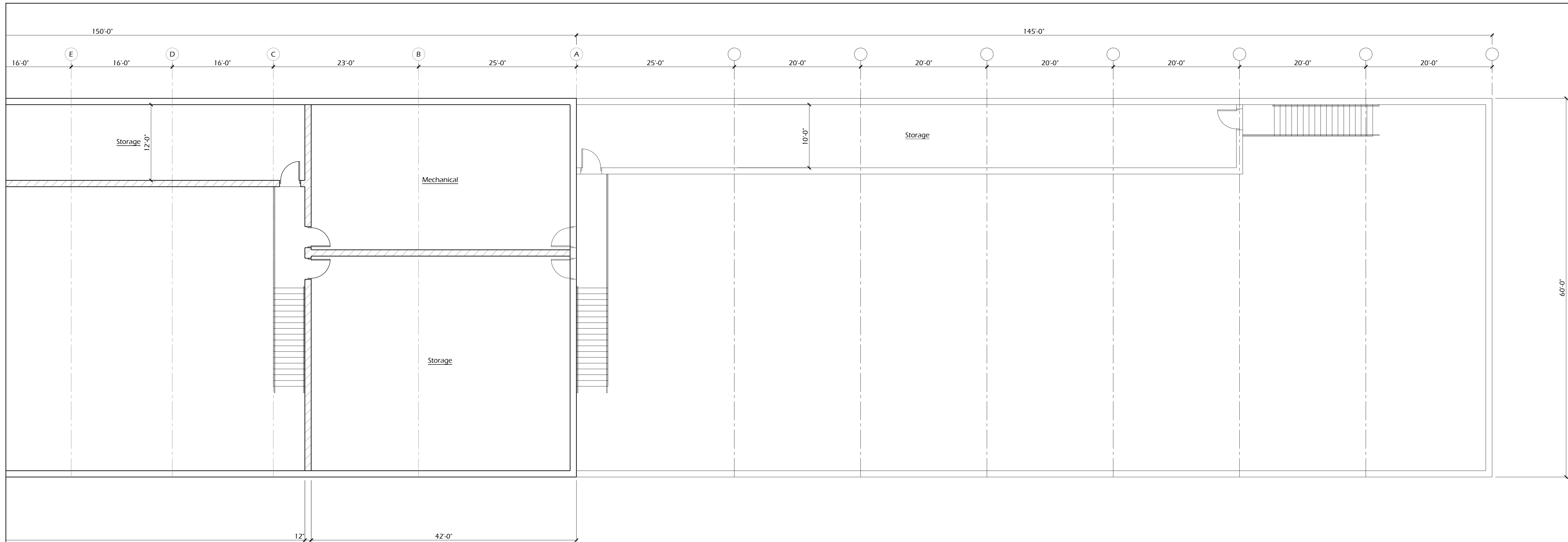
Proposed Highway Department Facility

This phase includes the construction of a slab-on-grade with poured concrete frost footings and foundation wall, engineered metal building structure.

Mechanical/Electrical work to include NFPA 13 fire suppression system; plumbing fixtures, equipment, specialties, and piping; high efficiency HVAC systems including furnaces and radiant floor heating; and electrical power distribution, outlets, and high efficiency LED lighting. This would be an addition to Fire Department facility in lieu of Phase 3-A.

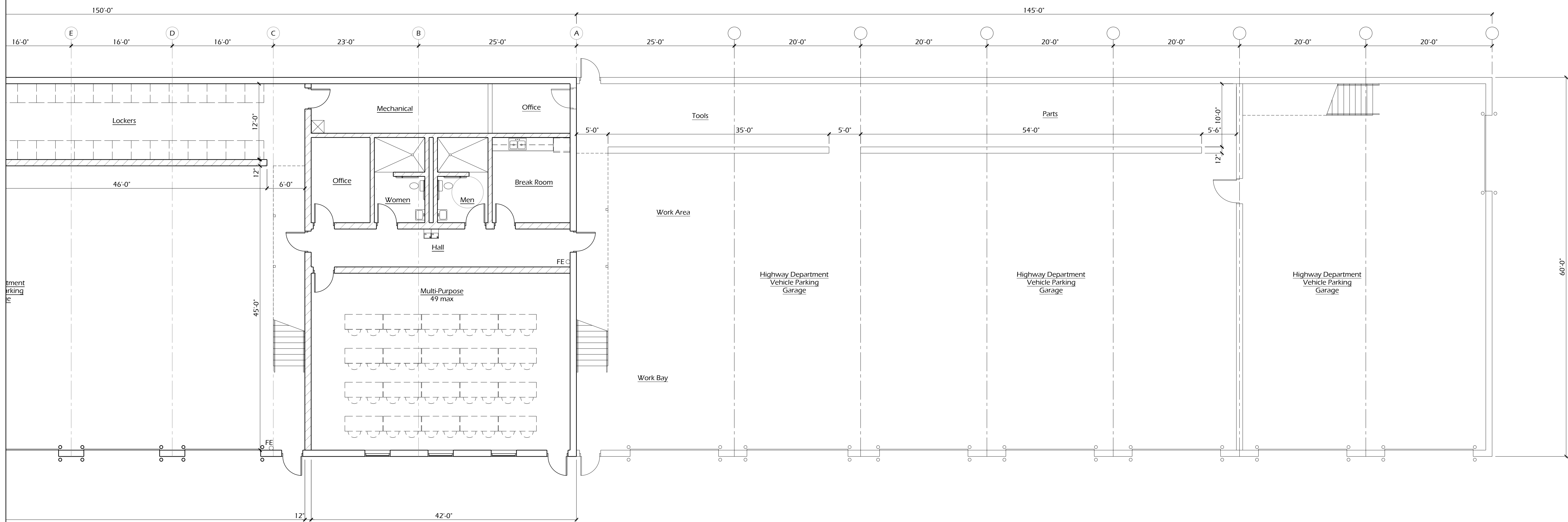
Site Costs (Earthwork, Paving, Demolition of Existing Buildings, etc.)	\$ 100,000
Utility Costs (Water, Sewer, Gas, Electric, Phone and Data)	\$ 30,000
Soil Testing	\$ 6,000
Permits and Approvals	\$ 7,000
Building and Building Related Costs (8,700 sq. ft. at \$ 150/sq. ft.)	\$ 1,305,000
Architectural & Engineering Fees	<u>\$ 130,000</u>
Subtotal	\$ 1,578,000

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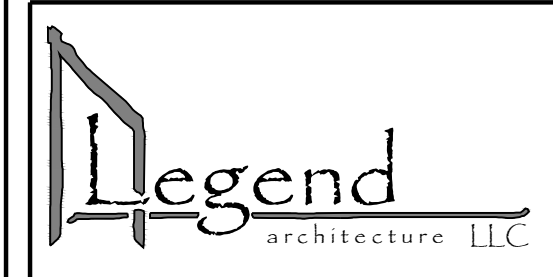
Proposed Mezzanine Floor Plan ↑

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



Proposed First Floor Plan ↑

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



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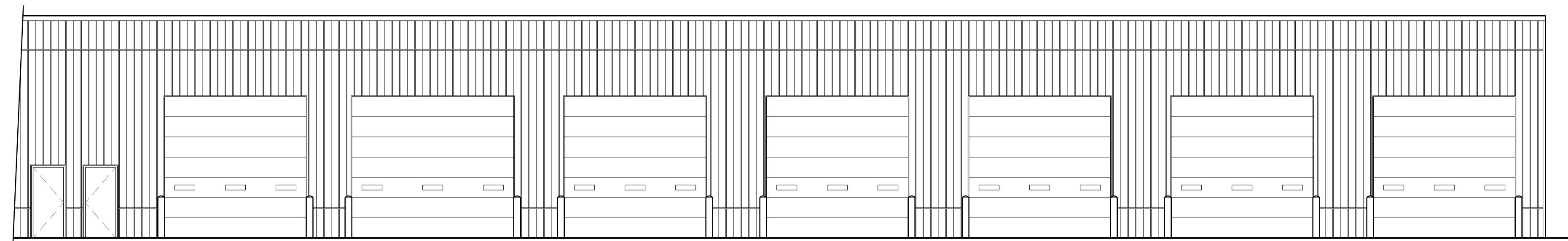
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Proposed Highway
Department Shop

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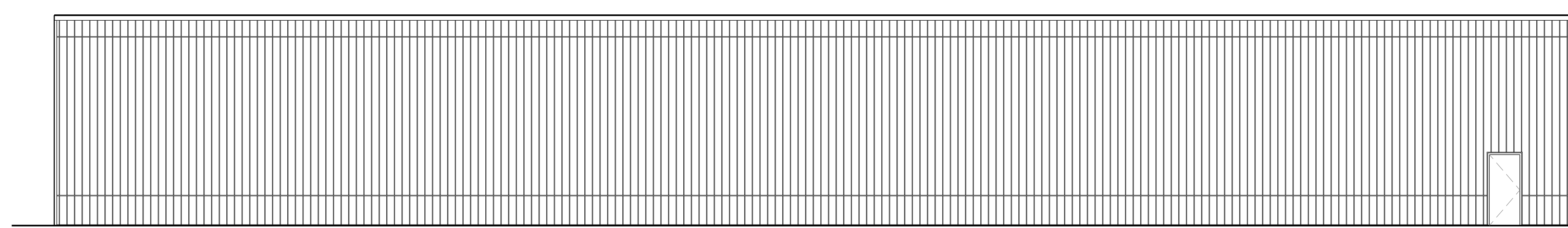
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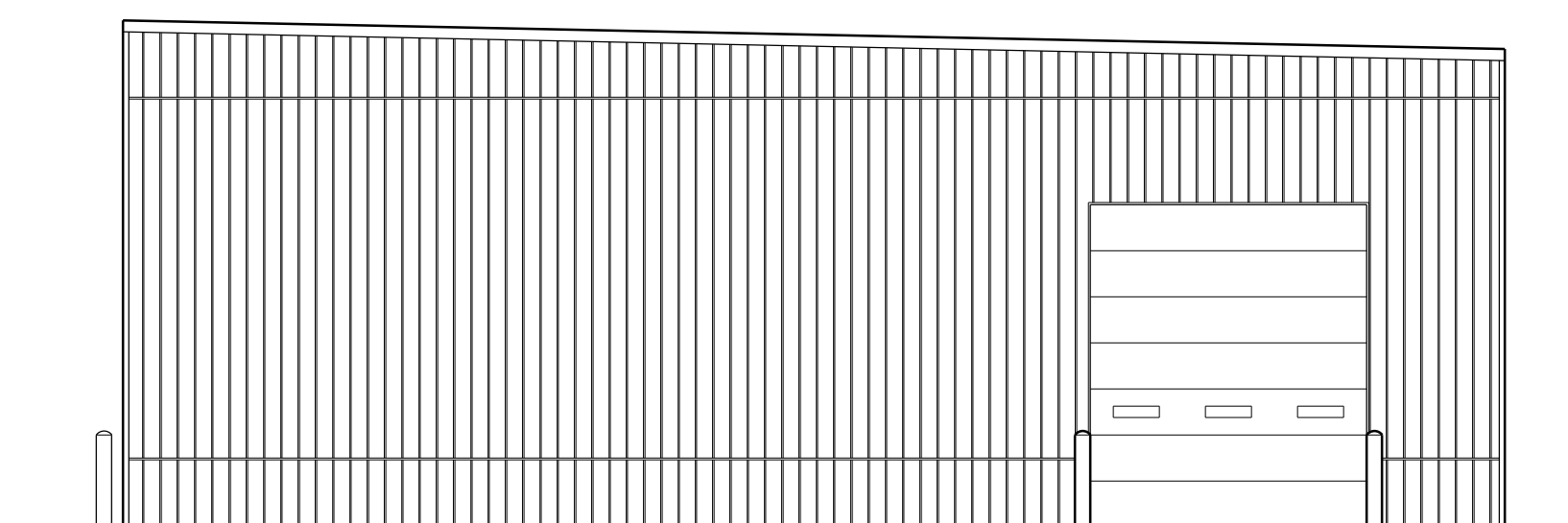
Proposed South Elevation - Highway Dept.

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



Proposed North Elevation - Highway Dept.

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



Proposed East Elevation - Highway Dept.

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

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Proposed Highway
Department Shop
Exterior Elevations

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Opinion of Probable Project Costs

Phase 4

Proposed New Salt Storage Facility

This phase includes the construction of an asphalt-paved floor with poured concrete frost footings and foundation wall, concrete and metal frame structure, with associated electrical as needed.

Site Costs (Earthwork, Paving, Demolition of Existing Building, etc.)	\$80,000
Utility Costs	\$2,000
Soil Testing	\$5,000
Permits and Approvals	\$3,000
Building and Building Related Costs (5,000 sq. ft. at \$65/sq. ft.)	\$325,000
Architectural & Engineering Fees	\$45,000
Subtotal	\$460,000

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Opinion of Probable Project Costs

Summary

Total costs of all phases for proposed construction range from **\$2,565,700** (Phase 1 & Phase 3A) up to **\$5,052,100** (Phase 1, Phase 2, Phase 3B and Phase 4).

Ongoing monthly to annual costs that will need to be budgeted are as follows:

- Municipal Water and Sewer from City of Hayward.
- Additional phone/data for sprinkler system monitoring.
- Sprinkler system inspection/certification.
- HVAC equipment maintenance.

The above list is not included in opinion of probable costs.

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