

14



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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2007-0756      Communication      In Committee

Communication from the Director of Public Works requesting permission to initiate the bidding process for a 5530 square foot vehicle storage addition to the existing Police/Court Center with an estimated construction cost of \$928,572.

Introduced: 12/18/2007

Controlling Body: Public Works Committee

*Administration + Finance*

COMMITTEE RECOMMENDATION APPROVE

ACTION DATE:	MOVER	SECONDER		AYE	AYE A/F	NO	PRESENT	EXCUSED
<u>12-18-07</u>	<input checked="" type="checkbox"/>		Barczak		X			
			Czaplewski		X			
			Dobrowski	✓				
			Kopplin	✓				
			Lajsic		X			
			Narlock	✓				
			Reinke		X			
			Sengstock	✓				
			Vitale	✓				
			Weigel		X			
			TOTAL					

SIGNATURE OF COMMITTEE MEMBER

*[Signature]*      Chair      Vice-Chair      Member

COMMON COUNCIL ACTION **APPROVAL**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>DEC 18 2007</u>	<input checked="" type="checkbox"/>		Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Sengstock	✓			
			Vitale	✓			
			Weigel	✓			
			TOTAL	<u>10</u>			

**STANDING COMMITTEES OF THE  
CITY OF WEST ALLIS COMMON COUNCIL  
2004**

**ADMINISTRATION & FINANCE**

Chair: Michael J. Czaplewski  
Vice-Chair: Martin J. Weigel  
Gary T. Barczak  
Thomas G. Lajsic  
Rosalie L. Reinke

**PUBLIC WORKS**

Chair: Richard F. Narlock  
Vice-Chair: Linda A. Dobrowski  
Kurt E. Kopplin  
Vincent Vitale  
James W. Sengstock

**SAFETY & DEVELOPMENT**

Chair: Thomas G. Lajsic  
Vice-Chair: Vincent Vitale  
Gary T. Barczak  
Martin J. Weigel  
Rosalie L. Reinke

**LICENSE & HEALTH**

Chair: Kurt E. Kopplin  
Vice-Chair: James W. Sengstock  
Linda A. Dobrowski  
Richard F. Narlock  
Michael J. Czaplewski

**ADVISORY**

Chair: Rosalie L. Reinke  
Vice-Chair: Gary T. Barczak  
Linda A. Dobrowski  
Vincent Vitale  
Martin J. Weigel





**DEPARTMENT OF PUBLIC WORKS**

**Michael Pertmer**  
*Director*

414/302-8888  
414/302-8889 (Fax)

Municipal Yards  
6300 West McGeoch Avenue  
West Allis, Wisconsin 53219

[www.ci.west-allis.wi.us](http://www.ci.west-allis.wi.us)

December 12, 2007

Mayor Bell and Members of the Common Council  
7525 West Greenfield Avenue  
West Allis, WI 53214

Honorable Mayor and Council Members:

The West Allis Police Department building requires additional internal parking for its fleet and other vehicles. On July 3, 2007 the Council approved the retention of Zimmerman Architectural Studios for the purpose of developing plans and specifications for this addition. After various meetings with the Police, Public Works and Engineering Departmental staff, Zimmerman has completed the design for the addition and provided the City with an estimated cost for construction.

The building addition, which will be attached to the southeast side of the existing structure, will place approximately 5530 additional feet under cover. This area, attached to the garage, will be used exclusively for the parking of the Police Department's fleet as well as vehicles that may have been involved in accidents or Police investigations. Zimmerman has estimated the cost of this construction, with contingencies, to be \$928,572. A breakdown of estimated costs associated with the project is attached.

The Department respectfully requests permission to initiate the bidding process for the garage addition. If this request is approved and subsequently a bid is also approved, it is anticipated that construction will begin sometime in March of 2008 with completion approximately four months after the start of construction.

Should you have any questions regarding this proposed project, please contact either Chief Puschnig or myself.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michael F. Pertmer".

Michael F. Pertmer  
Director of Public Works

**CITY of WEST ALLIS**  
**Garage Addition**  
**Estimate of Probable Construction Cost**  
**Construction Document Phase - December 10, 2007**

DESCRIPTION	QUAN.	UNIT	UNIT COST	SUBTOTALS	TOTALS
<b>02000 Site Work &amp; Demolition</b>					
Excavation	1	LS	\$5,750	\$5,750	
Backfill	1	LS	\$4,048	\$4,048	
12" Stone Under Slab	204	CY	\$18.75	\$3,825	
Demolition	1	LS	\$15,760	\$15,760	
Site Utilities - Water				\$0	
Site Utilities - Storm				\$0	
Site Utilities - Sanitary				\$0	
Sidewalk	0	SF	\$6.50	\$0	
Sidewalk patch	0	LS	\$1,500	\$0	
Concrete Aprons & Curbs (site)				\$0	
Asphalt Paving - Roadway				\$0	
Asphalt Paving				\$0	
Exterior Signage	allowance			\$0	
Civil	1	LS	\$27,900	\$27,900	attached
Landscaping	1	unit	\$1,000	\$1,000	
Site electrical	0	unit	\$2,500	\$0	
Retaining walls	0	LF	\$14.00	\$0	
Flagpole 35'	0	unit	\$3,750	\$0	
Flagpole 25'	0	unit	\$3,250	\$0	
					\$58,283
<b>03000 Concrete</b>					
5" Slab-on-Grade	5,520	SF	\$5.64	\$31,133	
5" Slab-on-Grade - Patch	0	SF	\$8.25	\$0	
Footings	55	CY	\$352.00	\$19,360	
Column Piers	0	CY	\$347.00	\$0	
Foundation Wall	1,485	SF	\$28.95	\$40,021	
Concrete Topping	0	SF	\$2.93	\$0	
Vapor Barrier	5,520	SF	\$2.09	\$11,537	
Geopiers	1	LS	\$50,000	\$50,000	
Precast Concrete Plank	0	SF	\$9.55	\$0	
					\$152,050
<b>04000 Masonry</b>					
8" Concrete Block	4,478	SF	\$12.75	\$57,095	
Grout Solid	80	LF	\$35.23	\$2,818	
12" Concrete Block	0	SF	\$13.98	\$0	
Grout Solid	0	LF	\$33.00	\$0	
16" Concrete Block	0	SF	\$16.00	\$0	
Grout Solid	0	LF	\$38.00	\$0	
Reinforcing		Allow		\$10,000	
4" Concrete Block - Split/Ground Fac	2,903	SF	\$13.65	\$39,626	
Face Brick	1,350	SF	\$22.00	\$29,700	
Architectural Precast Banding	225	SF	\$40.00	\$9,000	
					\$148,239
<b>05000 Steel</b>					
Steel Lintels	500	LB	\$5.75	\$2,875	
Steel Stairs	0	Per Flight	\$6,350	\$0	
Struct Reinf @ Piers	700	LB	\$6.75	\$4,725	
Misc Plates, Embeds and Anchors		Allow		\$2,500	
Misc Metals - boltards, pipe rail		Allow		\$7,500	
Structural Steel	12,675	LB	\$2.55	\$32,321	
Structural Steel - Miscellaneous	0	LB	\$3.00	\$0	
Structural Steel - deck	2,985	LB	\$4.23	\$12,627	
					\$62,548
<b>06000 Carpentry</b>					
Gallery Base Cabinets	0	LF	\$275.00	\$0	
Gallery Countertop	0	LF	\$250.00	\$0	
Lounge Base	0	LF	\$225.00	\$0	
Lounge Upper	0	LF	\$135.00	\$0	
Lounge Countertop	0	LF	\$250.00	\$0	
Conference Bookcase	0	LF	\$455.00	\$0	
Open Office Base	0	LF	\$255.00	\$0	
Open Office Wall	0	LF	\$255.00	\$0	
Open Office Countertop	0	LF	\$250.00	\$0	
Misc Shelves on brackets/stds	0	LF	\$155.00	\$0	
3/4" Sheathing - patch	0	SF	\$2.25	\$0	
Miscellaneous Blocking	339	LF	\$21.00	\$7,119	
Miscellaneous Furring		Allow		\$0	
Patch Walls		Allow		\$0	
Interior Window Sills	0	LF	\$75.00	\$0	
					\$7,119

CITY of WEST ALLIS  
 Garage Addition  
 Estimate of Probable Construction Cost  
 Construction Document Phase - December 10, 2007

DESCRIPTION	QUAN.	UNIT	UNIT COST	SUBTOTALS	TOTALS
<b>07000 Thermal / Moisture Protection</b>					
Perimeter Foud/Underlab Insul	1,800	SF	\$2.95	\$5,310	
Perimeter Waterproof	1,485	SF	\$2.67	\$3,965	
2" Cavity Insulation mastic apply	4,478	SF	\$2.55	\$11,419	
6" Batt insulation	0	SF	\$2.37	\$0	
Caulking & Sealant	5,530	SF	\$1.55	\$8,572	
EPDM Roofing	5,530	SF	\$9.90	\$54,747	
Valley Flashing	0	LF	\$12.45	\$0	
4" Poly Iso Insulation	5,530	SF	\$3.12	\$17,254	
1" Perlite for rating	5,530	SF	\$1.38	\$7,521	
Membrane Flashing	245	LF	\$8.90	\$2,181	
Air Infiltration barrier	0	SF	\$2.65	\$0	
EIFS and Backing system	0	LF	\$67.88	\$0	
Gutters w cover	0	LF	\$12.00	\$0	
Membrane Flashing @ Roof	245	LF	\$11.00	\$2,695	
Expansion Joint	95	LF	\$25.00	\$2,375	
Metal Flashing	245	LF	\$22.65	\$5,549	
Metal Coping	245	LF	\$27.90	\$6,838	
					\$128,422
<b>08000 Doors Windows</b>					
Wood Doors	0	EA	\$620.00	\$0	
Aluminum Doors	0	EA	\$2,345.00	\$0	
Hollow Metal Doors	2	EA	\$645.00	\$1,290	
Hollow Metal Frames	2	EA	\$390.00	\$780	
Aluminum Storefront	0	EA	\$4,000.00	\$0	
Glass	1	Allow	\$500	\$500	
Overhead Doors	2	EA	\$7,500	\$15,000	
Mesh Partition	0	SF	\$22.00	\$0	
Hardware	2	EA	\$635.00	\$1,270	
Access Control	1	Allow	\$3,000	\$3,000	
Power Assist Door	0	Unit	\$4,000	\$0	
Insulated Translucent window syst	0	Allow	\$37.50	\$0	
Louvers	1	Allow	\$2,500	\$2,500	
Aluminum Windows	0	SF	\$47.98	\$0	
Aluminum Break Metal covers		allow		\$0	
Aluminum Windows Alternative	0	SF	\$47.98	\$0	
Aluminum Break Metal covers Alt		allow		\$0	
Alum Windows Break Metal + Insul	0	SF	\$22.00	\$0	
Overhead Doors - Reposition	1	EA	\$3,000	\$3,000	
					\$24,340
<b>09000 Finishes</b>					
Sealed Concrete	5,520	SF	\$0.74	\$4,085	
Architectural Paver Tile	0	SF	\$9.42	\$0	
Architectural Paver Tile Base	0	LF	\$6.87	\$0	
VCT Flooring	0	SF	\$2.35	\$0	
Rubber Flooring (treads/Risers)	0	SF	\$25.98	\$0	
Vinyl Base	0	LF	\$2.10	\$0	
Carpeting	0	SY	\$31.50	\$0	
Ceramic Tile Floor	0	SF	\$9.98	\$0	
Ceramic Tile Base	0	SF	\$8.56	\$0	
Epoxy Floor and Base	0	SF	\$10.00	\$0	
Ceramic Tile Wall	0	SF	\$9.34	\$0	
Paint Walls incl volume and gyp clg	10,070	SF	\$1.95	\$19,637	
Acoustical Ceiling Tile	0	SF	\$2.64	\$0	
Perimeter Drywall and finishing	0	SF	\$4.00	\$0	
Partition Drywall and finishing	0	SF	\$4.00	\$0	
5/8" GYP Board Ceilings	0	SF	\$5.23	\$0	
5/8" GYP Board Soffits	0	LF	\$13.65	\$0	
Paint and Stain exterior		allow		\$5,000	
Wood Base Chair rail and wainscot	0		\$6.75	\$0	
					\$28,721

**CITY of WEST ALLIS**  
**Garage Addition**  
**Estimate of Probable Construction Cost**  
**Construction Document Phase - December 10, 2007**

DESCRIPTION	QUAN.	UNIT	UNIT COST	SUBTOTALS	TOTALS
<b>10000 Specialties</b>					
Window Blinds	0	allow	\$7,000.00	\$0	
Misc Toilet Accessories	0	allow	\$1,000.00	\$0	
Grab Bars	0	EA	\$160.00	\$0	
Mirrors	0	EA	\$225.00	\$0	\$0
<b>15000C Plumbing</b>					
Plumbing	1	LS	\$32,500.00	\$32,500	\$32,500
<b>15000B Mechanical</b>					
HVAC	1	LS	\$39,750.00	\$39,750	\$39,750
<b>15000C Fire Protection</b>					
	5,520	SF	\$2.45	\$13,524	\$13,524
<b>16000A Electrical</b>					
Electrical	1	LS	\$56,500.00	\$56,500	\$56,500
<b>16000B Communication</b>					
Comm Modifications by owner Allowance	1	LS	\$0.00	\$0	\$0
<b>Subtotal</b>					<b>\$751,998</b>
<b>Division 01</b>					
General Conditions	4	MONTHS	\$8,000	\$32,000	
Overhead and Profit	751,998	%	\$0.08	\$60,160	\$92,160
				11%	

**Total Building Construction Costs**

**\$844,156**  
 SF  
 5,530  
 cost/sf  
**\$153**

Construction	
Division 01 - General Conditions	\$92,160
Division 02 - Site Work	\$58,283
Division 03 - Concrete	\$152,050
Division 04 - Masonry	\$148,239
Division 05 - Steel	\$62,548
Division 06 Carpentry	\$7,119
Division 07 - Thermal / Moisture	\$128,422
Division 08 - Doors/Windows	\$24,340
Division 09 - Finishes	\$28,721
Division 10 - Specialties	\$0
Division 11 - Equipment	\$0
Division 14 - Conveying Systems	\$0
Division 15A - Plumbing	\$32,500
Division 15B - HVAC	\$39,750
Division 15C - Fire Protection	\$13,524
Division 16A - Electrical	\$56,500
Division 16B Communications	\$0
<b>\$844,156</b>	

**Construction Contingency**      \$84,416      10%

**Construction Budget**      **\$928,572**

Summary of Current Civil and Site Development Costs						Revised 12-07-07 by TBO	
Item	Qty.	Unit	Low Cost	Ave. Cost	High Cost	Project Cost	
<b>Utilities</b>							
6" Watermain Service (PVC)		LF					
8" Watermain (PVC)		LF					
Fire Hydrant with auxiliary valve		EA					
8" Gate valve		EA					
Watermain testing		LS					
6" Sanitary Sewer Service (PVC)		LF					
8" Sanitary Sewer main (PVC)		LF					
Sanitary Manhole (48")		EA					
Sanitary testing		LS					
<b>Grading and Restoration</b>							
Item	Qty.	Unit			Cost		
Topsoil Stripping (Assumed 11" depth over 6.2 ac.)	150	CY	1.70		\$4.00	\$600.00	
Construction Entrance		EA					
Cut/Fill Onsite		CY					
Cut Material and Export offsite		CY					
Import Fill (structural)	200	CY	14.00	25.00	30.00	\$5,000.00	
Import Fill (common fill)		CY					
Export Excess Fill		CY					
Export Material (topsoil only)	120	CY	10.00	12.00	15.00	\$1,800.00	
Fine Grading (subgrade)		SY					
Topsoil Replacement		CY					
<b>Stormwater and Drainage</b>							
Item	Qty.	Unit			Cost		
6" Perforated Storm Sewer		LF					
10" Storm Sewer (PVC)	30	LF		34.00	35.00	\$1,050.00	
12" Storm Sewer (PVC)		LF					
15" Storm Sewer (PVC)		LF					
18" Storm Sewer (PVC)		LF					
15" Flared End Section (PVC)		EA					
15" Flared End Section (RCP)		EA					
Catch Basin	1	EA	1400.00	2500.00	3,200.00	\$3,200.00	
Inlet	1	EA	1400.00	1800.00	2,500.00	\$2,500.00	
Storm Manhole		EA					
Rip Rap (light)		SY					
Rip Rap (medium)		SY					
Water Quality Unit (Stormceptor or equal)		EA					
Silt Fence	250	LF	1.50		2.00	\$500.00	
Erosion Control Matting (Class 1; Type A)		SY					
Erosion Control Matting (Permanent)		SY					
Ditch Checks		EA					
Inlet Sediment Guards		EA					
<b>Paving and Roadway</b>							
Item	Qty.	Unit			Cost		
Asphalt - Regular Pavement Section (3.25")	80	Ton			\$50.00	\$4,000.00	
Asphalt-Heavy Duty Pavement Section (4.5")		Ton					
Aggregate Base Course (installed)	175	Ton	15.00		22.00	\$3,850.00	
Aggregate Base Course (delivered-not installed)		Ton					
8' Pathway - Asphalt (3")		Ton					
8' Pathway - Base Course (6")		Ton					
Paved Play Area Asphalt (2.5")		Ton					
Paved Play Area Base Course (6")		Ton					
Asphalt Pavement		SY					
Roadway Cost		LF					
Pervious Pavement (4" surface, 2" leveling course, 24" stone, fabric and Perforated Drain Pipe)		SY					
18" Concrete Curb and Gutter		LF					
18" Concrete Curb and Gutter- Remove and replace	270	LF			20.00	\$5,400.00	
Concrete Walkways		SF					
Aggregate Base Course for Walkways		Ton					
Handicap Signs		EA					
Other Signs		EA					
Striping		LF					
<b>Other Items</b>							
Soil Borings		VF					
Civil Engineering Fee (Typical % based on construction cost)		%					
Clearing and Grubbing (varies per site size)		LS					
<b>Total Estimated Civil Improvements =</b>						<b>\$27,900.00</b>	