

Project Description:

3402 CROCKER AVE. IN SHEBOYGAN WI. IS AN EXISTING FACILITY WITH "F1" FACTORY OCCUPANCY AND SUBSEQUENT OCCUPANCIES WITHIN OF TYPE "B" BUSINESS AND "S1" STORAGE. OLD WISCONSIN SAUSAGE HAS PURCHASED THE PROPERTY AND IS MODIFYING THE INTERIOR SPACE TO SUIT THEIR PRODUCTION REQUIREMENTS. THE PROJECT INCLUDES THE FOLLOWING DEPARTMENTS: FORMULATION, STUFFING, OVEN, COOLERS, BLAST FREEZERS, EMPLOYEE LOCKERS/RESTROOMS, LUNCHROOM, EXISTING MODIFIED DOCK AREA AT THE WEST END OF THE BUILDING AND NEW DOCKS ON THE EAST END. THREE NEW ELECTRICAL MEZZANINES WILL BE ADDED ABOVE NEW DEPARTMENT OFFICES WITHIN THE FACTORY SPACE. EXISTING OFFICE SPACE TO HAVE MINOR CHANGES. THIS WORK IS PART OF **PHASE 1** AND THERE WILL BE SUBSEQUENT PHASES TO FOLLOW THAT ARE SUBMITTED SEPARATELY.

NEW INTERIOR FACTORY WALLS AND CEILINGS TO BE NON-COMBUSTIBLE IMP PANELS. CONCRETE FACTORY FLOORS TO BE REMOVED AND REPLACED WITH NEW PLUMBING AND ELECTRICAL BELOW FLOOR AND 6 INCH CONCRETE SLAB WITH A THICKENED SLAB AT SPECIALTY EQUIPMENT.

ARCHITECTURAL AND STRUCTURAL EXTERIOR WORK ON THE BUILDING IS LIMITED TO REVISED DOCK AREA TO ADD (3) NEW DOCKS/COMPACTOR AREAS AT THE EXISTING DOCK AT THE SOUTHWEST END OF THE FACILITY, AND (6) NEW DOCKS/COMPACTORS AT THE SOUTHEAST END OF THE FACILITY.

CIVIL WORK TO INCLUDE NEW ACCESS POINTS FROM CROCKER AVE, PARKING, DOCK AREAS AND ACCESSIBLE PATH OF TRAVEL UPGRADES AS REQUIRED TO ACCESSIBLE PARKING.

A 4th ACCESS POINT FROM CROCKER AVE. HAS BEEN ADDED BECAUSE OF THE NEED TO KEEP THE (RAW) FORMULATION / STUFFING/OVEN EMPLOYEES AND THEIR WELFARE AREAS I.E., (RESTROOMS, LOCKERS & FROCKING) ON THE WEST SIDE SEPARATE PER USDA AND FOOD MANUFACTURING REQUIREMENTS FROM THE (RTE) OR "READY TO EAT" EMPLOYEES AND THEIR NEW DOCK ON THE EAST SIDE.