

SHEBOYGAN PUBLIC SAFETY DEPARTMENTS:

SCHEMATIC DESIGN PROGRESS UPDATE

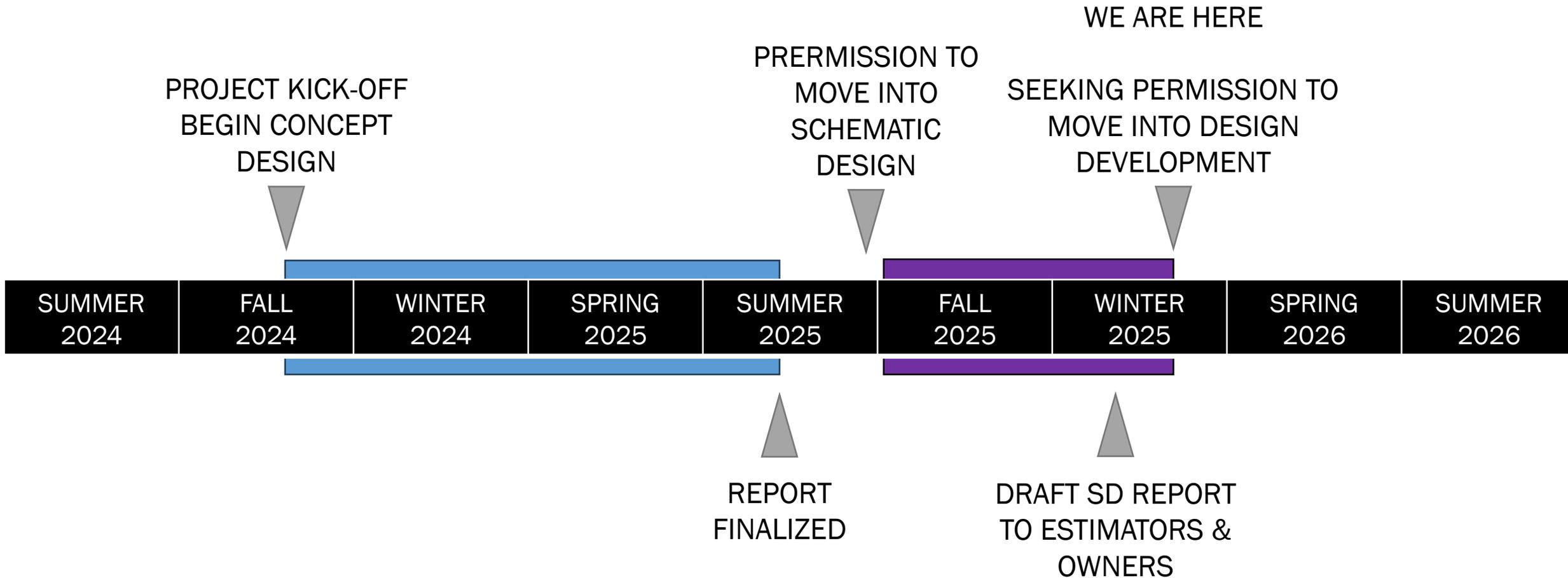
MARCH 10, 2026



PRESENTATION OUTLINE

- Project to-date
- Schematic Design Plans
 - Fire Station 3
 - Training:
 - Live Fire Burn Building
 - “Dirty Classroom” and Firing Range
 - Police Expansion
 - Fire Station 2
- What’s Next?

PROJECT TO-DATE



PROJECT TO-DATE

WHAT WAS COVERED: BIG PICTURE ITEMS

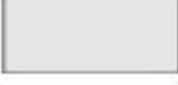
- Architecture:
 - Move concepts into floor plans
 - Several review of plans
 - Began to develop massing & exterior elevations
 - Station 3
 - Station 2
 - Determined Construction Types for each building
 - Interior Benchmarking
 - Began to review flooring types
- Systems Engineering:
 - Determined mechanical systems
 - Zoning
 - Electrical Requirements
 - Plumbing & Fire protection
- Civil / Site
 - Began to develop site plans
- Specialty Design:
 - Training Tower site development
 - Firing Range
- Geotechnical borings complete

SCHEMATIC DESIGN



SCHEMATIC DESIGN

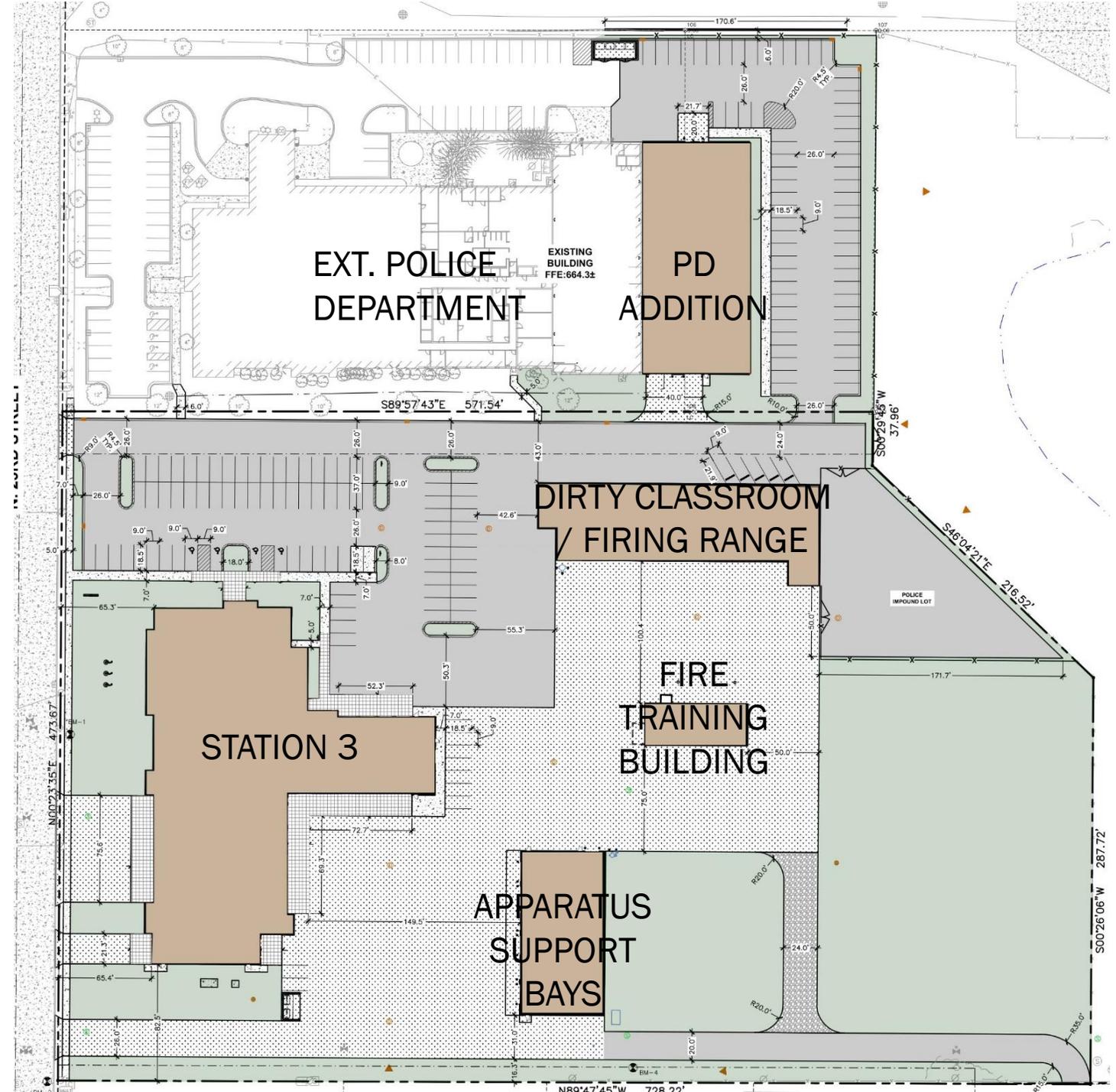
- Plans are drawn to a 20% level
- Check Set
- Walls, windows, doors
- Beginning to determine:
 - Casework
 - Equipment
- Focusing on flow & basic function

	ADMINISTRATION
	TRAINING
	APPARATUS SUPPORT
	APPARATUS BAYS
	LIVING QUARTERS
	CIRCULATION
	MECHANICAL

SCHEMATIC DESIGN:

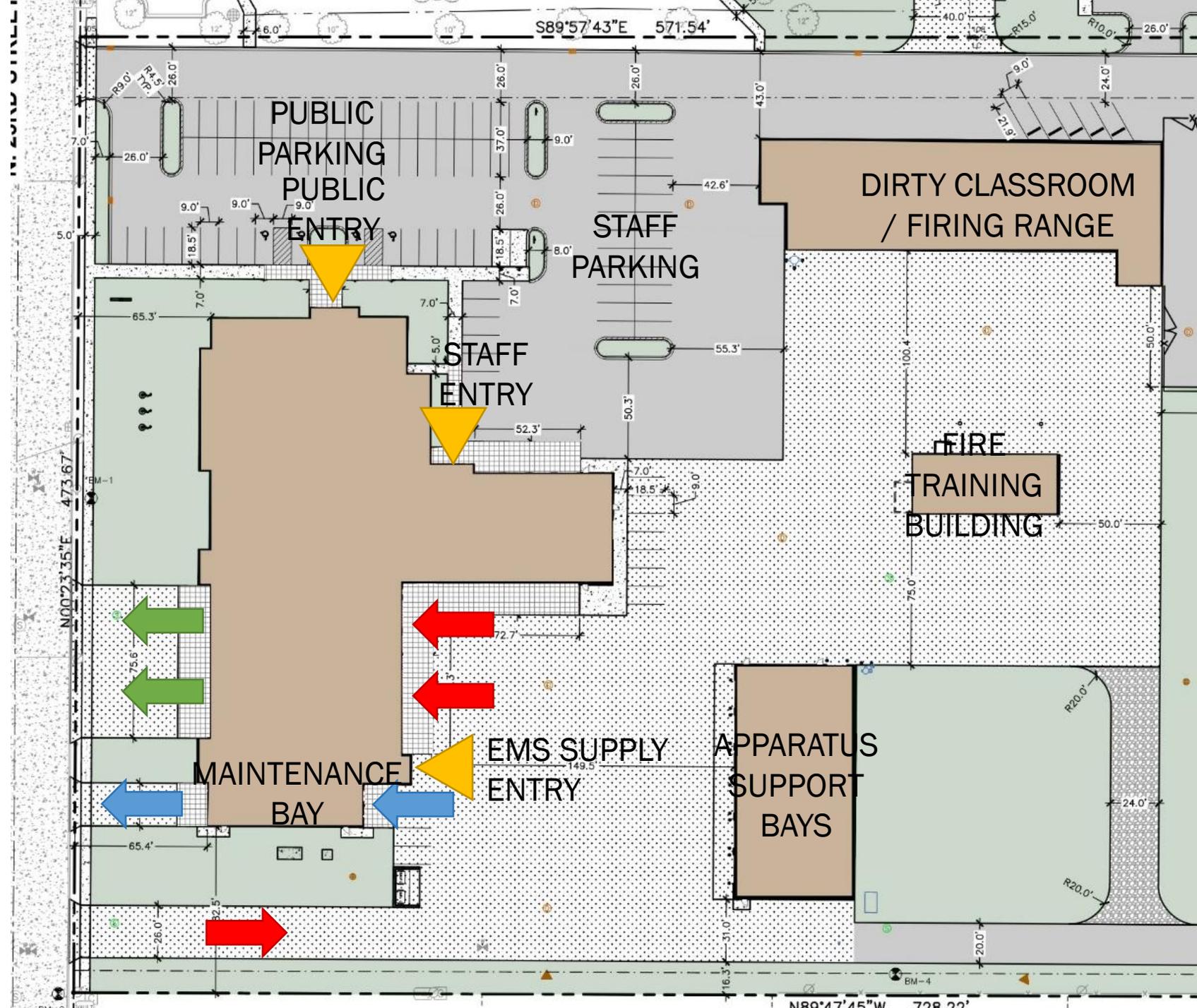
PUBLIC SAFETY COMPLEX

- Building A: Station 3
- Building B: Apparatus Support Bays
- Building C: Fire Training Building
- Building D: Dirty Classroom Firing Range
- Building E: PD Expansion



SCHEMATIC DESIGN:

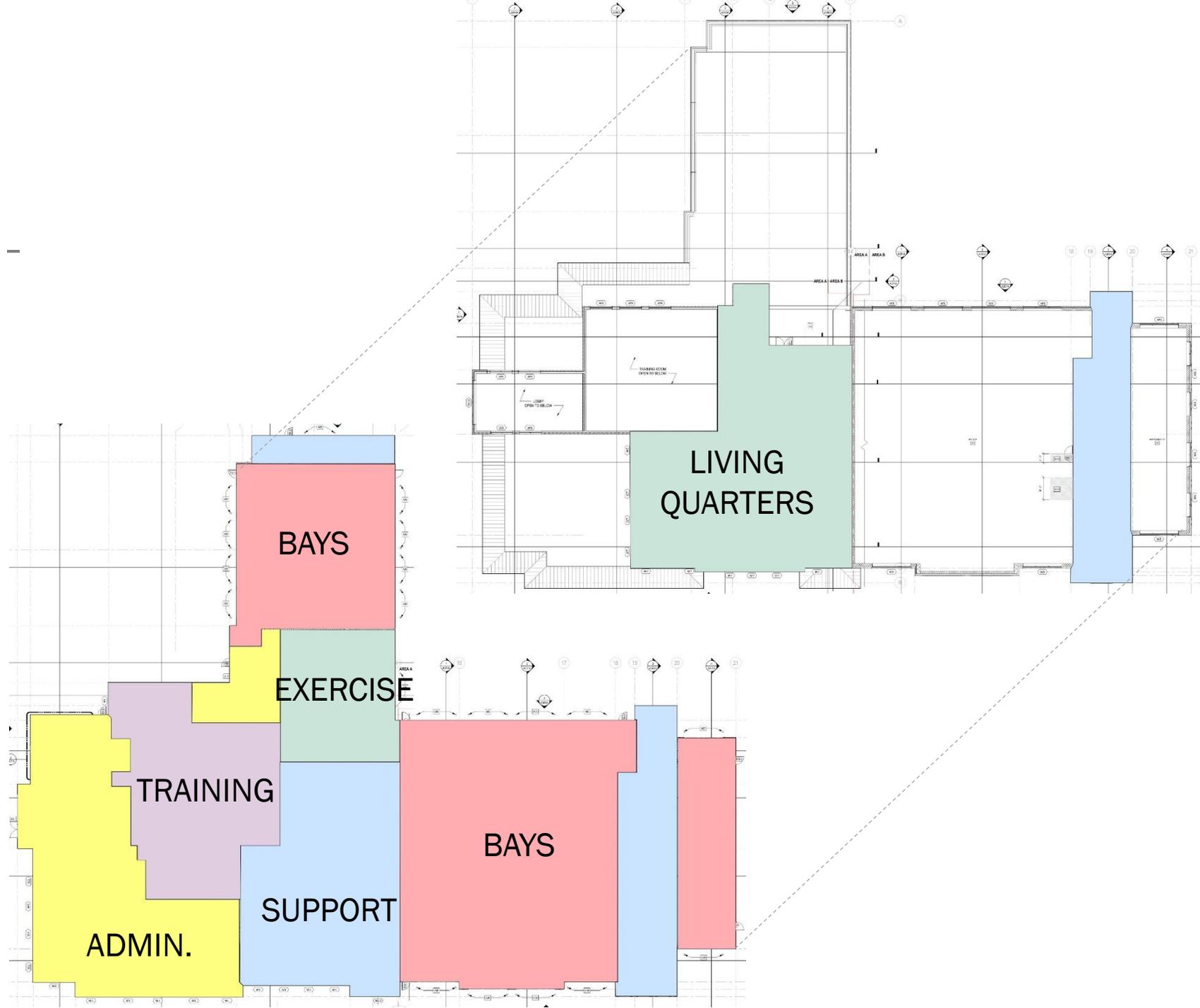
PUBLIC SAFETY COMPLEX



SCHEMATIC DESIGN:

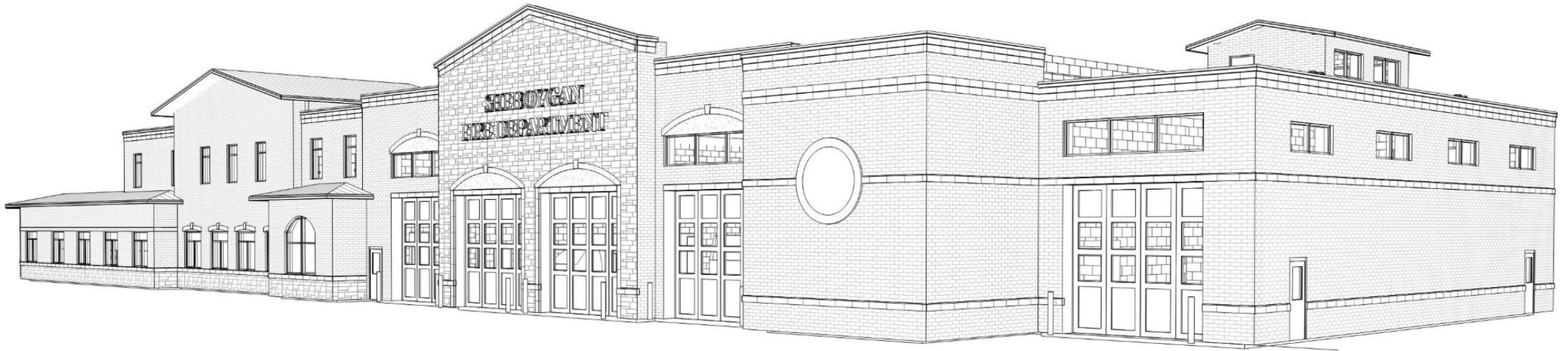
PUBLIC SAFETY COMPLEX - STATION 3 PLAN

- 2-Stories
- 37,858 SF
- Key features:
 - Training room:
 - EOC
 - Voting
 - PD can share exercise
 - Department maintenance bay



SCHEMATIC DESIGN:

PUBLIC SAFETY COMPLEX - STATION 3 PLAN

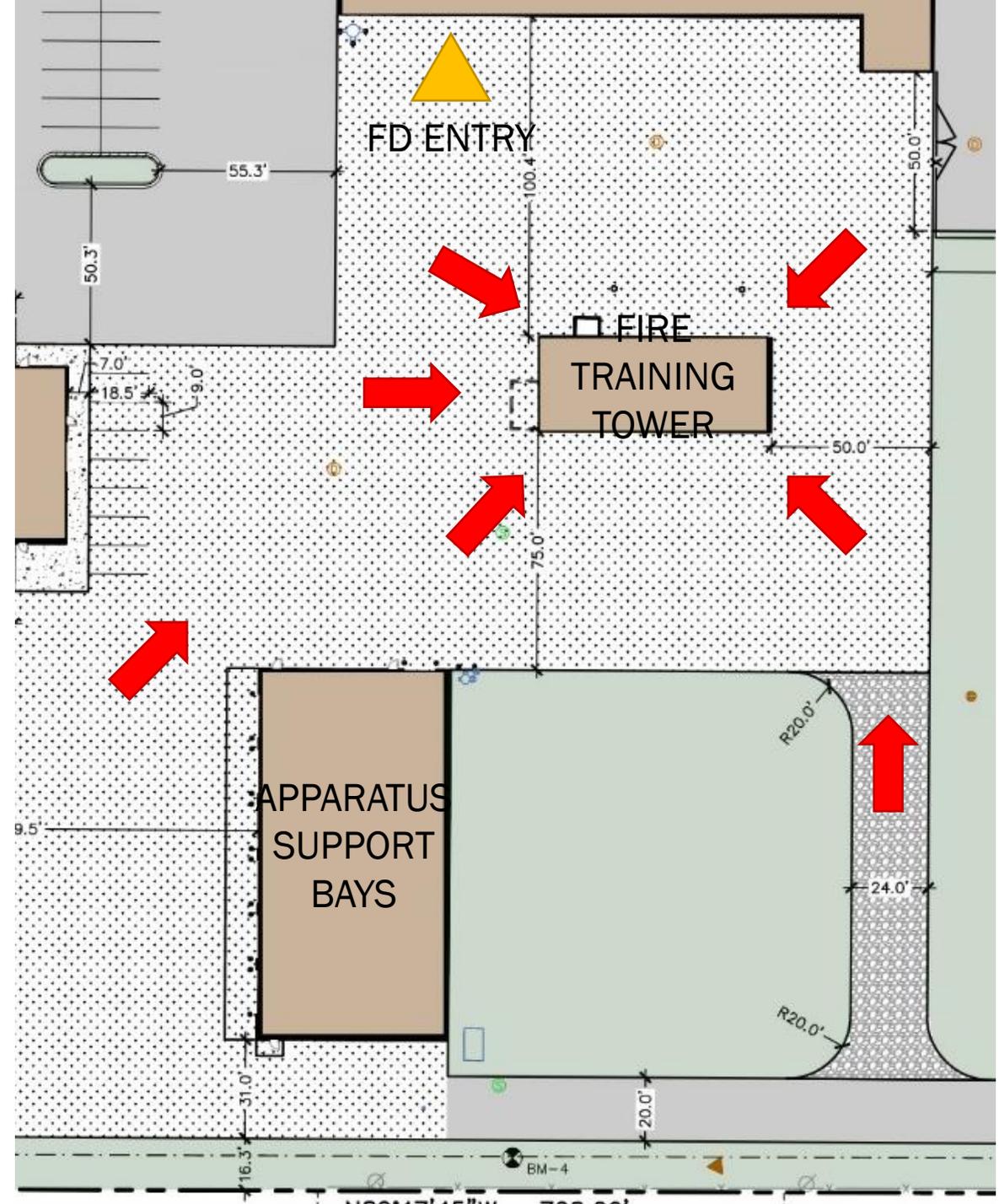


**Exterior elevations are at a preliminary level of design. Materials and features are subject to change throughout the remainder of the design process.*

SCHEMATIC DESIGN:

PUBLIC SAFETY COMPLEX - FIRE TRAINING TOWER

- Will use Station 3 Parking
- To be used by FD, PD, and DPW
- Space for additional training props in the future



SCHEMATIC DESIGN:

PUBLIC SAFETY COMPLEX - FIRE TRAINING TOWER

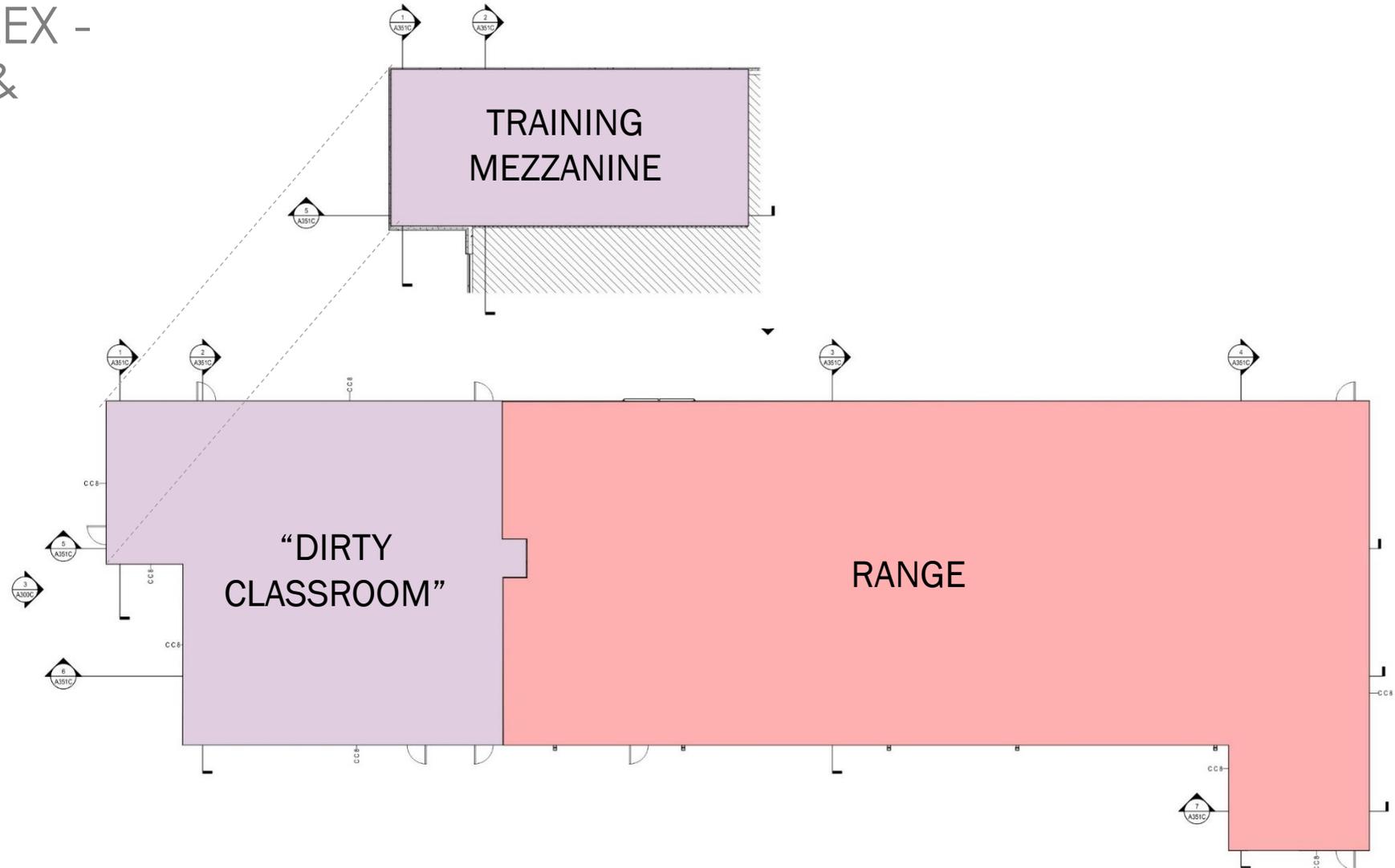
- 5-Stories
- Live-fire training
- Can be used by:
 - Fire
 - Public Works
 - Trench Rescue Training



SCHEMATIC DESIGN:

PUBLIC SAFETY COMPLEX - “DIRTY CLASSROOM” & FIRING RANGE

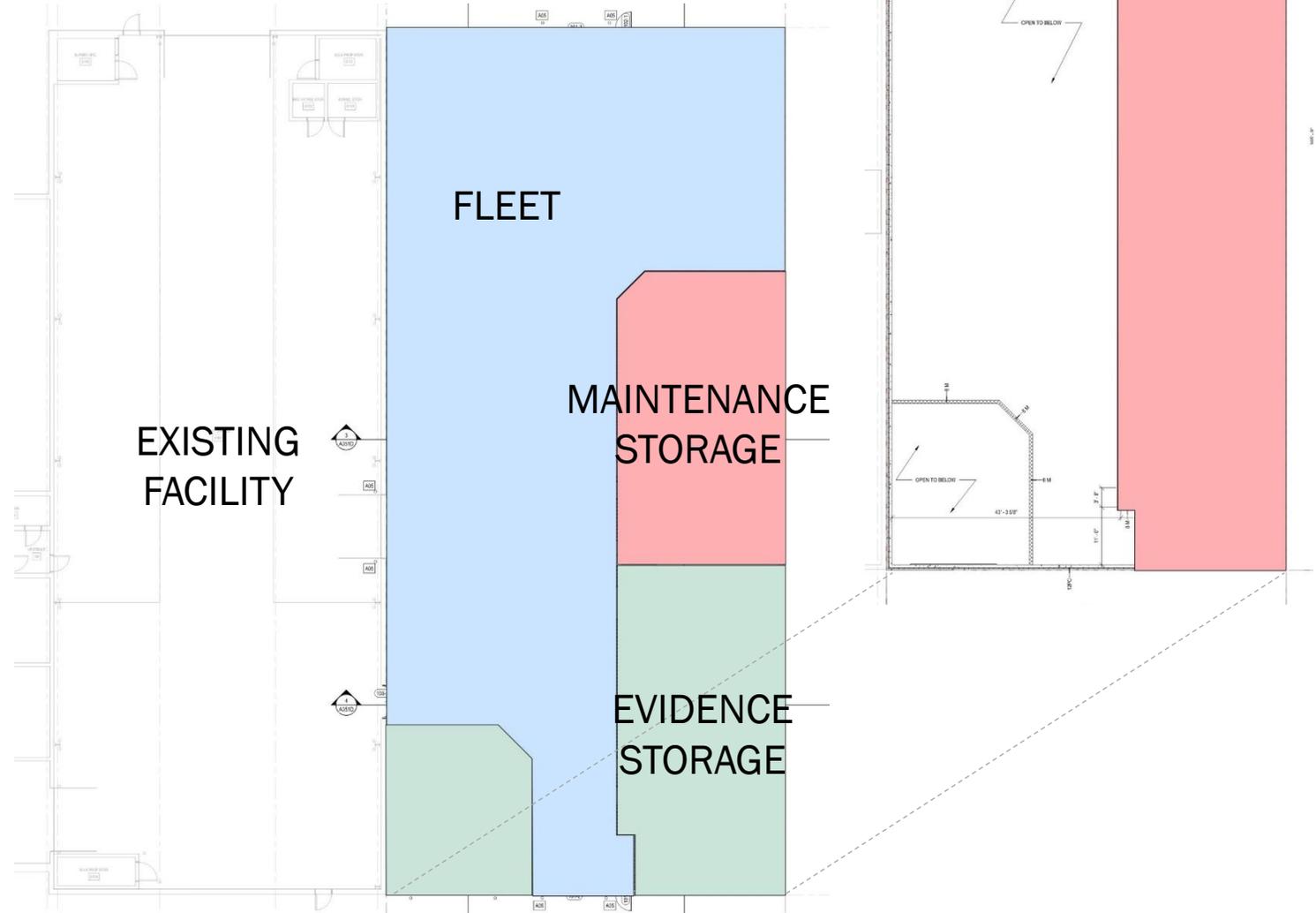
- Single-story
 - Training mezzanine
- “Dirty Classroom”
 - Used by:
 - PD
 - FD
 - Public Works
- Decon for FD
- Live-Fire Range



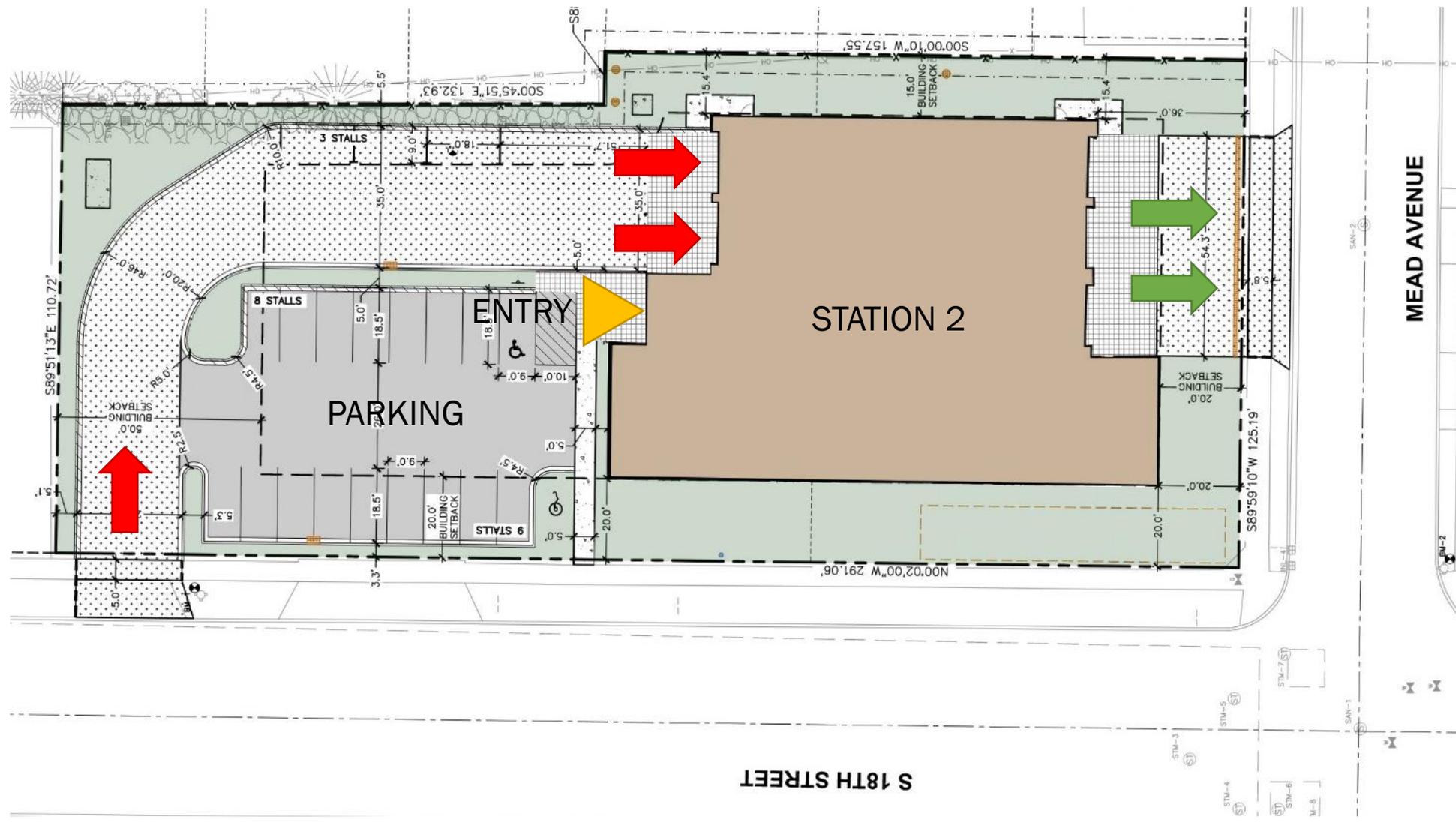
SCHEMATIC DESIGN:

PUBLIC SAFETY COMPLEX - POLICE EXPANSION

- Single-story
 - Mezzanine
- Fleet Storage
- Evidence Storage
- Maintenance Storage



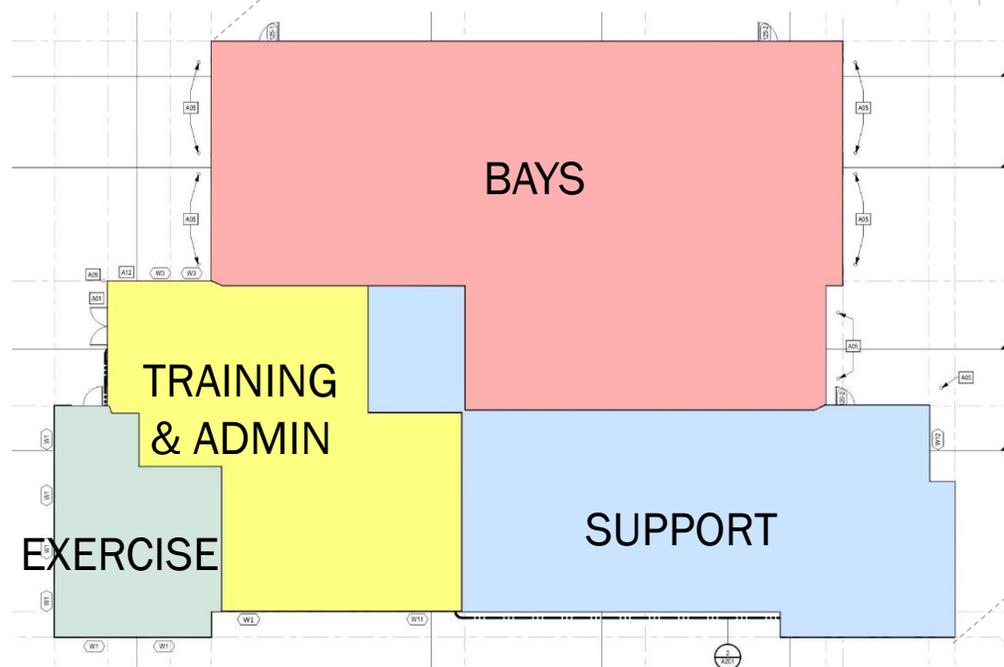
SCHEMATIC DESIGN: STATION 2 SITE



SCHEMATIC DESIGN:

STATION 2

- 2-Stories
- 15,355 SF
- Key features:
 - Conference room:
 - Voting



SCHEMATIC DESIGN:

STATION 2



**Exterior elevations are at a preliminary level of design. Materials and features are subject to change throughout the remainder of the design process.*

SPACE NEEDS ANALYSIS vs CONCEPT

SPACE	PROGRAMMED	CONCEPT	DESIGNED
STATION 3	50,920 SF	42,480 SF	37,585 SF
“DIRTY” CLASSROOM & FIRING RANGE	10,801 SF	12,605 SF	12,165 SF
PD EXPANSION	11,110 SF	15,285 SF	12,483 SF
STATION 2	13,225 SF	14,020 SF	15,355 SF

WHAT'S NEXT?



WHAT'S NEXT?:

We Are Here:



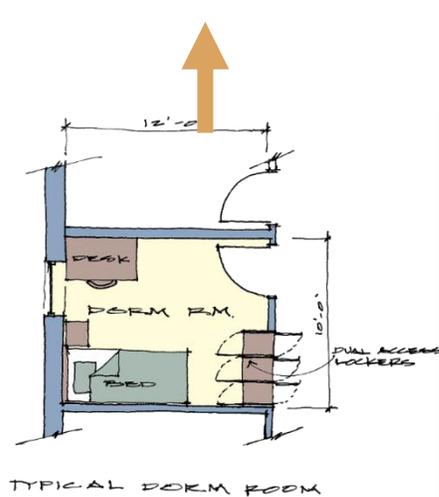
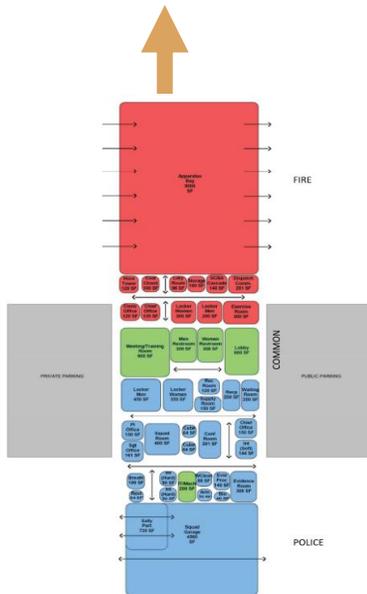
Concepts
(Estimate)

Schematic
Designs
(Estimate)

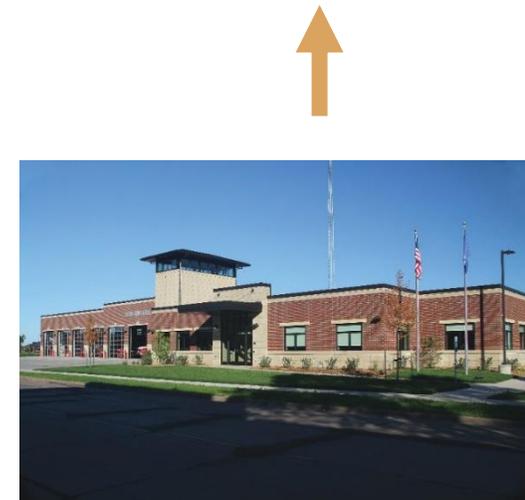
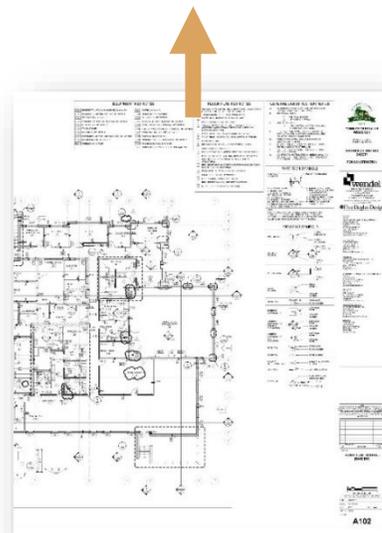
Design
Development
(Estimate)

Construction
Documents

Bidding
Construction
Occupancy



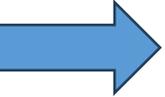
TYPICAL DORM ROOM



WHAT'S NEXT?:

SCHEMATIC DESIGN:

- Big picture items
- Confirming size, massing, general systems



DESIGN DEVELOPMENT:

- Details of design
- Specifics of systems, features, materials

CONSTRUCTION DOCUMENTS:

- Details of construction

WE WILL WORK THROUGH:

- Mechanical, Electrical, Plumbing:
 - Complete systems review
 - Selected fixtures
 - IT
- Site:
 - Site layout
 - Parking
 - Landscaping
- Architecture:
 - Training
 - Room by room – Interior elevations
 - Door hardware
 - Interior finishes

PROPOSED SCHEDULE



SD LEVEL ESTIMATE

SCHEMATIC DESIGN ESTIMATE

	INITIAL CONCEPT ESTIMATES (NOV. 2024)	REDUCED CONCEPT ESTIMATE (AUG. 2025)	SCHEMATIC DESIGN (20%) ESTIMATE
STATION 3	\$24,635,114	\$27,638,215	\$26,071,044
FIRE TRAINING FACILITY	\$40,000,000	\$1,721,763	\$3,271,752
DIRTY CLASSROOM & FIRING RANGE		\$10,593,253	\$9,373,852
POLICE EXPANSION	N/A	\$8,271,773	\$5,124,075
STATION 2	\$8,476,225	\$8,525,785	\$9,724,820
TOTAL	\$73,111,339	\$56,750,789	\$53,565,542

SCHEMATIC DESIGN ESTIMATE

STATION 3	
HARD COSTS (COST OF WORK)	\$20,147,818
SOFT COSTS	\$3,706,965
SUBTOTAL	\$23,854,784
5% DESIGN CONTINGENCY (COST OF WORK)	\$1,007,391
6% ESCALATION TO END OF 2027	\$1,208,869
TOTAL PROJECT COST	\$26,071,044

SCHEMATIC DESIGN ESTIMATE

FIRE TRAINING FACILITY	
HARD COSTS (COST OF WORK)	\$2,658,573
SOFT COSTS	\$320,736
SUBTOTAL	\$2,979,309
5% DESIGN CONTINGENCY (COST OF WORK)	\$132,929
6% ESCALATION TO END OF 2027	\$159,514
TOTAL PROJECT COST	\$3,271,752

SCHEMATIC DESIGN ESTIMATE

DIRTY CLASSROOM & FIRING RANGE

HARD COSTS (COST OF WORK)	\$7,409,512
SOFT COSTS	\$1,149,294
SUBTOTAL	\$8,558,806
5% DESIGN CONTINGENCY (COST OF WORK)	\$370,476
6% ESCALATION TO END OF 2027	\$444,571
TOTAL PROJECT COST	\$9,373,852

SCHEMATIC DESIGN ESTIMATE

POLICE EXPANSION	
HARD COSTS (COST OF WORK)	\$3,919,333
SOFT COSTS	\$773,615
SUBTOTAL	\$4,692,948
5% DESIGN CONTINGENCY (COST OF WORK)	\$195,967
6% ESCALATION TO END OF 2027	\$235,160
TOTAL PROJECT COST	\$5,124,075

SCHEMATIC DESIGN ESTIMATE

STATION 2	
HARD COSTS (COST OF WORK)	\$7,379,818
SOFT COSTS	\$1,533,222
SUBTOTAL	\$8,913,040
5% DESIGN CONTINGENCY (COST OF WORK)	\$368,991
6% ESCALATION TO END OF 2027	\$442,789
TOTAL PROJECT COST	\$9,724,820

SCHEMATIC DESIGN ESTIMATE

	INITIAL CONCEPT ESTIMATES (NOV. 2024)	REDUCED CONCEPT ESTIMATE (AUG. 2025)	SCHEMATIC DESIGN (20%) ESTIMATE
STATION 3	\$24,635,114	\$27,638,215	\$26,071,044
FIRE TRAINING FACILITY	\$40,000,000	\$1,721,763	\$3,271,752
DIRTY CLASSROOM & FIRING RANGE		\$10,593,253	\$9,373,852
POLICE EXPANSION	N/A	\$8,271,773	\$5,124,075
STATION 2	\$8,476,225	\$8,525,785	\$9,724,820
TOTAL	\$73,111,339	\$56,750,789	\$53,565,542

QUESTIONS?



Thank you.



 **wendel**
Home of the Award Winning

 **Five Bugles Design** +  **Mitchell Associates Architects**

