City of Whitewater

Department of Public Works Facility

Space Needs Assessment & Master Planning Study

Kueny Architects, LLC

November 05, 2020

Final Report

	Executive Summary	1 - 3
	Background & Methodology	4
I.	TASK I. FACILITIES CONDITION ASSESSMENT	5-9
	Facility Condition Assessment Overview	5
	DPW/Public Works MEP Systems and Structural Evaluations	5 - 10
II.	TASK II. SPACE NEEDS ASSESSMENT	10 - 13
	Space Needs Overview	10
	DPW/Public Works 150 E. Starin Road	10
	Building & Site General	10
	Administration	11
	Amenities	11
	Vehicle Maintenance	11
	Vehicle Storage	12
	Departmental Shops	12
	Wash Bay	12
	Spatial Condition Summary	13
III.	TASK III. CONCEPT, MASTER PLAN DEVELOPMENT & COST ANALYSIS	14 - 82
	Chart – Construction Cost Estimate	15
	Chart – Spatial Worksheet	16 - 17
	Chart - Fixed Assets Schedule	18 - 22
	Chart - Inventory Analysis & Proposed Storage	23 - 28
	Chart – Facility Condition Assessment	29 - 30
	Drawings –Site Plans	31 - 32
	Drawings - Existing Floor Plans	33 - 34
	Drawings -Floors Plans	35 - 36
	Drawings – Program Plans	37 - 52
	Photos – Existing Sites and Buildings	53 - 82

EXECUTIVE SUMMARY

Kueny Architects, L.L.C was selected by the City of Whitewater, Wisconsin to conduct a systems and space needs assessment of its Department of Public Works (DPW) Buildings primarily located at 150 E. Starin Road. Our review also included a review of the Old Barn Building located at N9601 Howard Road. Our objective was to determine the current condition and deficiencies of the facilities and provide alternative new construction or renovation solutions in order to meet the City's spatial needs for the next 30 years.

The tasks completed to date have focused on data gathering, preliminary design and estimated costs for a possible new/renovated DPW Facility housed at its current location. Public Works Departments reviewed include Streets, Parks, Forestry, City Garage, Storm water and Signs. With a current population of 14,929 residents, the City has grown modestly adding nearly 2,900 (24%) residents since DPW began using the former Wastewater Treatment plant in the early 1980's. The growing staff requires more operating space for offices, vehicle parking spaces and vehicle maintenance.

DPW SITE

150 E. Starin Road

The site consists of approximately 8 acres. The site is bordered by the Whitewater Creek on the west edge, E. Starin Road to the south, a salvage yard to the east and dense vegetation to the north. Improvements include numerous outbuildings and a fuel island with (1) above-ground 500-gallon diesel tank and (1) 1,000-gallon unleaded.

Reference SHEET A101 – Existing Site Plan for building locations.

DPW SITE - CONCLUSIONS AND RECOMMENDATIONS

The existing site is adequate for the recommended building program contained in this report. If adjacent property to the north or east becomes available, we recommend that this property be purchased for future growth.

DPW FACILITY

150 E. Starin Road – DPW FACILITY (Buildings 1 & 2)

This building was originally built for the City's Wastewater Treatment facility. In 1980 they moved their operation, leaving the facility to the DPW. The original building consists of 4 maintenance bays. An addition to the main facility was constructed in late 80's and is home to vehicle repair, offices, lunch room, restrooms, wash and a fabrication bay. The building suffers from the following deficiencies:

- All administrative offices and service reception areas are undersized and poorly secured. Two offices should be added to the Master Plan.
- The building does not comply with the American with Disabilities Act of 1990 (ADA). The primary deficiencies include a non-existent "path of travel" for anyone in a wheelchair. This would include a designated handicap accessible parking space and compliant entry/egress with code mandated clear space, signage, restrooms, and accessible service counter.
- The mechanical systems and equipment are outdated, inefficient, non-commercial grade, and are not code compliant.
- The electrical and especially the plumbing systems are aging, inadequate, and are not code compliant.
- Roofs need to be repaired and/or replaced immediately.

- There is insufficient administrative, meeting and storage space especially for the extra 80 pieces of large and small response pieces of equipment. Amenity spaces such as restrooms are original to the building and non-compliant.

DPW FACILITY - CONCLUSIONS AND RECOMMENDATIONS

Due to the extensive number of upgrades needed to bring these facilities up to current standards, *we do not recommend* spending additional funds on main building and most of the outbuildings. These facilities have outlived their expected life cycle. We do recommend that the northern main vehicle storage facility that was built in early 2000's be kept and designing the new building footprint around that facility. The current position of the main vehicle storage facility building provides some challenges for an expansion. We feel through multiple case studies a master plan site plan has been achieved to give the City a layout that uses the site to a maximum efficiency.

The cost for a new 60,800 square foot facility is estimated at $8.5-9.9 million. The DPW Facility *may* also need to undergo a comprehensive EPA environmental test in order to assess any potential asbestos containing materials and lead paint exposure in the building. Additionally if the City decides not to implement the proposed improvements within the next several years, they should consider an ADA Transition Plan to address the accessibility deficiencies. The plan should break out each improvement and when each item will be corrected.

OUTBUILDINGS

150 E. Starin Road – Heated Storage Building (Building 5):

The Heated Vehicle Storage Building currently can house 20-24 vehicles along with various small equipment, materials and brine equipment. This structure has a functional layout and still has life cycle left if designed properly with additions around it. The thermal envelope of the structure would be upgraded once the master plan structure is built.

150 E. Starin Road – Salt Storage Building (Building 4):

The current 500 ton salt storage building can store 250 tons of salt on one side and 250 tons of salt/sand mix on the other. This structure is under sized and has exceeded its maximum life cycle.

150 E. Starin Road – Shop and Small Equipment Storage (Building 3):

This 3,320 s.f. building just east of the main facility is used as a carpentry shop and storage. This structure is inefficient and outdated.

150 E. Starin Road – (4) Garage Storage Sheds (Buildings 6-9):

These four buildings with a total approximately area of 7,000 s.f. are used for cold storage of smaller equipment, trailers, materials signs and barricades. These buildings are up to 70 years old and are very inefficient for current operations. The structures have also exceeded their maximum life cycle with the exception of Building 8. We recommend Building 8 be relocated as part of the new master plan.

150 E. Starin Road – (1) Police Impound Building & Secured Yard (Building 4a):

The current facility is an old residential garage structure and is no more than a storage area out of the elements and does not have a high level of security. We recommend 100 feet x 150 feet impound building be constructed on the north side of the site.

OUTBUILDING CONCLUSIONS AND RECOMMENDATIONS

The majority of the outbuildings including the Old Salt Building and smaller garages used to park various pieces of equipment, i.e. chipper, barricades etc. have exceeded their maximum life cycle. It would be cost prohibitive to spend additional dollars to upgrade any of these structures. The metal pre-engineered DPW Storage Building (Building 8) could be relocated for seasonal cold storage for DPW.

OLD BARN BUILDING

N9601 Howard Road

DPW stores materials in this building and intends to relocate its contents to the Starin Road site because the Barn is located in the Business Park on a developable lot.

OLD BARN BUILDING – CONCLUSIONS AND RECOMMENDATIONS

We recommend this structure be repurposed for a different use or long term seasonal use.

MASTER PLAN RECOMMENDATIONS

A proposed new DPW Facility is estimated to cost between $8.5-9.9 million, if designed and constructed at *the current Starin Road site.* For this study we have presented a one-phase approach, which address the current and future priorities of the operation. This study provides insight into how much space should be provided by the City in order to adequately deliver its services for years to come. A specific cost analysis is provided in Task III.

BACKGROUND & METHODOLOGY

Kueny Architects, L.L.C was selected by the City of Whitewater, Wisconsin to conduct a condition and space needs assessment of its DPW Facility located at 150 E. Starin Road. Additionally we toured the City's off-site Barn Building located at N9601 Howard Road. The Public Works Committee and Common Council will eventually use our findings, recommendations, conceptual plans, and estimated costs to determine the most cost effective solution to meet its current and future spatial constraints.

Root Engineering Services was engaged to evaluate mechanical, electrical and plumbing systems of the buildings located at 150 E. Starin Road.

GOALS & OBJECTIVES

The tasks completed to date have focused on gathering data, preliminary design, and estimated costs for a new or renovated DPW Facility. Specifically our scope of work includes the following three tasks:

Task 1 Facilities Condition Analysis

Task 2 Space Needs Assessment

Task 3 Concept, Master Plan Development & Cost Analysis

TASK I. FACILITIES CONDITION ASSESSMENT

FACILITY CONDITION ASSESSMENT OVERVIEW

The goal of Task 1 is to define the current inadequacies of the buildings and to estimate the replacement needs in order to continue operations well into the future. HVAC, electrical, plumbing, security systems, ADA compliance, structural analyses, space needs, parking, security and police storage were reviewed in terms of their current condition and adequacy, projected useful life, and any corrective action required along with the projected cost.

From this data, base site and facility floor plans have been generated from existing documents and/or measurements done on site. Also, any service records have been reviewed during the interview process in order to establish prior repairs and planned improvements. Deliverables includes a written document defining each system condition, deficiency and recommended repair. Once the deficiencies are identified we have formulated recommendations and costs to bring the systems up to current standards as a new facility plan.

The following tasks were completed by Kueny Architects in order to evaluate the various building systems and recommendations at the Starin Road location.

- Conducted interviews with selected employees and supervisory staff regarding known equipment installation and any dates maintenance was performed.
- Conducted an inventory of known systems.
- Conducted a structural analysis and engineering inspection of mechanicals, electrical, plumbing, and fire inspection.
- Reviewed findings with key personnel.

The purpose of this Task is to determine the necessary long term maintenance and replacement needs. The tasks include specifically:

DPW/Public Works MEP Systems and Structural Evaluations

As part of the assessment, a review of the existing building mechanical systems and structures at the Starin Road site was done. The facilities examined were:

- Building 1, Original DPW/Public Works Facility, 4-bay Mechanic Shop, Amenities and Office/Conference Room, 4,640 SF
- Building 2, Addition onto DPW, primarily used for Vehicle Storage, 5,375 SF
- Building 3, Stand-alone building, primarily used for Small Equipment Storage, Tire Storage and a Carpentry Shop, 3,320 SF
- Building 4, Salt/Sand Shed, 1,240 + 430 = 1,385 SF
- Building 5, Main Vehicle Storage Garage, 17,005 SF
- Building 6, Paint Shop, 520 SF
- Building 7, Sign Shop, 1,900 SF on two levels
- Building 8, Seasonal Equipment Storage, 3,397 SF
- Building 9, Storage, 860 SF

Total Area of Buildings 1-9 = 38,402 SF

Buildings 1 and 2

Buildings 1 and 2 are older multi-purpose buildings with repair bays, shops, wash bay, and limited office space. Reference SHEET A200

Lighting

Most interior lighting observed had either relatively new LED fixtures, or older fixtures retrofitted with LED lamps. Manual (not automatic) switching appeared typical. Light levels were acceptable. The vehicle area in building 2 had older low bay HID lighting. We did not observe any emergency lighting, but some exit lights were in place. Effectively no exterior lighting was installed on this building.

Electrical Distribution Systems

This building has a 120/240v single phase 200a residential service. The main panel was a residential load center with 200a main circuit breaker in apparently poor condition, with a 100a subpanel panelboard in the wood shop. No backup generator system is in place.

Fire Alarm/Fire Protection

This building is not sprinklered and did not have a fire alarm.

Plumbing

Locker room and restroom fixtures were observed and were quite dated and worn and not compliant with ADA standards.

Water Service: A 2” water service, immediately necked down to a ¾” meter was observed. No backflow preventer was in place. Copper pipe was typical downstream of the meter, but mostly uninsulated. A 40gallon residential gas water heater was observed on a platform above.

Drainage: Two catch basins were observed; one in building 1 repair bay, and one in building 2 wash bay. Several small floor drains, which presumably drain to the catch basins, were also observed. The vehicle area of building 2 had only small floor drains; we suspect the small floor drains are prone to clogging. No oil interceptor was in place. As this is an older building, we suspect the sanitary sewer may have humps, breaks, or other issues.

Mechanical

Heat: Recently installed tube radiant heaters were observed. Also, in place were older gas fired unit heaters which we were told were no longer used. Of particular note was two older unit heaters that had the back of their chassis ducted to an outside air louver; perhaps a homemade version of a makeup air unit; as unit heaters are not designed for very cold outside air, we suspect its heat exchangers will corrode away quickly if operated extensively in this configuration in winter months, and we believe this modification constitutes a serious code violation. This building does have a larger gas service placed on the back wall.

Air Conditioning: Two older window air conditioning units for office and breakroom were observed which are in questionable condition. Code ventilation for this space is not met with this equipment.

Repair Bay Ventilation: Both building 1 and building 2 had older roof exhaust systems in questionable condition which originally drew ducted air from near the floor. These systems have been modified, removing the lowest sections of exhaust duct, presumably to create more working floor space. In building 2, we note that a wall to create the wash bay has apparently been built, that cuts off the exhaust from the remainder of the vehicle area. This system with its modifications does not comply with current Wisconsin code.

Structural

The original building (Building #1) has concrete masonry walls and a wood barrel vault truss roof system. While there are no major structural issues with the building, for reasons described elsewhere in the report, the structure is not recommended for reuse. Building #2 is a primarily a pre-engineered steel building with some concrete masonry walls. This building exhibits some rust and deterioration at the floor line.

Building 3

Building 3 is an older wood frame storage facility. Reference SHEET A200

Electrical

Observed was a 60A single phase residential load center sub fed from unknown. Lighting fixtures were older, most of which have had LED lamps retrofitted. No fire alarms. One light pole with an older ‘cobra head’ area light was observed.

Plumbing

No water or drainage was observed in this building.

Mechanical

Heating and Ventilation. A portion of the building is heated with gas fired unit heaters; the remainder is unheated. No ventilating system was observed.

Structural

This building is a wood frame structure with wood clapboard siding and an asphalt shingle roof. The entire structure is showing signs of rot and wear.

Buildings 4 and 4a

Building 4 is an older wood structure salt storage building. Building 4a is a small residential type garage for police evidence storage.

Electrical, Plumbing, Mechanical

Both are unheated, and had very limited lighting. There was one older wall pack area light observed on the salt building.

Structural

Building 4 is a wood framed and sided structure. While not in as bad of condition as Building #3, the structure will continue to deteriorate and is undersized and not in a good location for the overall master plan. Building 4a is a residential garage not suited for the intended use beyond keeping items out of the elements.

Building 5

Building 5 is a newer pre-engineered metal building for vehicle storage. Reference SHEET A200.1

Lighting

Low bay LED turret fixtures were installed with manual wall switch control. Light levels were dim. No emergency lighting was observed although exit lights were in place. Outdoor lighting was limited to very small building mounted wall packs.

Electrical Distribution Systems

A 200A 240V single phase service with residential load center is in place.

Fire Alarm/Fire Protection

This building is not sprinklered and did not have a fire alarm.

Plumbing Fixtures

No restroom facilities; however there is a brine mixing operation set up in one section of the building.

Water service/distribution: The brine operation has a 2” water service which includes a backflow preventer.

Drainage: One central catch basing is in place. Also observed were very small floor drains which presumably flow to the catch basin.

Compressed Air: A 5hp single phase, single stage compressor is in place for the brine operation.

Mechanical

Heat: Gas fired unit heaters were observed.

Ventilation: None observed. The lack of exhaust / make up air in a heated vehicle storage building is a significant code issue.

Structural

This building is a standard pre-engineered steel building that has been maintained in good condition. The structure is suitable for including in the master plan.

Buildings 6 and 7

These buildings were originally constructed for waste water treatment process. Building 6 is single level, currently functioning as a paint shop. Building 7 is ground floor with a basement functioning as a sign shop. Both had extensive systems left over from previous use which is now (to our understanding) abandoned.

Lighting

Installed fixtures were older vapor tight fixtures with compact fluorescent lamps and strip fixtures with retrofitted LED lamps. All with manual wall switch control. Light levels were dim. No emergency lighting was observed.

Electrical Distribution Systems

A 100A 240V single phase service with residential load center was observed in building 7 while a 60A subpanel was in place at building 6.

Plumbing Fixtures

No restroom fixtures or sinks in these buildings.

Water service/distribution: Building 7 had extremely large water main observable in the basement, clearly left over from its previous utility function. Whether this main is active or not is unknown.

Drainage: Both buildings have significant drainage from their original design.

Mechanical

Heat: Gas fired unit heaters were observed.

Ventilation: Both buildings had older exhaust systems which were likely left over from their previous WWTP use, but are now likely in disrepair and not used.

Structural

Both buildings are concrete masonry with face brick and a precast concrete floor and roof deck. While there are no major structural issues with these buildings, for reasons described elsewhere in the report, the structure is not recommended for reuse.

Building 8

Building 8 is a pole barn for storage of vehicles and seasonal items. Reference SHEET A200.1

Electrical, Plumbing, Mechanical

The building is unheated, unventilated and has no drainage. Lighting is by older low bay HID fixtures on manual switches. A 60A single phase residential subpanel was observed which is fed from unknown.

Structural

This structure is a fairly new pole barn with metal siding. This building is in good condition and is planned for relocation as part of the master plan.

Building 9

Building 9 is a wood frame building for storage and vehicles.

Electrical, Plumbing, Mechanical

Natural gas has been piped to the building, which has a very dated unit heater. It is unventilated and has no drainage. Lighting is by older fixtures on manual switches. A 60A single phase residential subpanel was observed which is fed from unknown. All systems in this building appear to be in poor condition.

Structural

Similar to other buildings on this site, this building is a wood frame structure with wood clapboard siding and an asphalt shingle roof. The entire structure is showing signs of rot and wear.

CONCLUSION

From an MEP systems perspective, the Whitewater Public Works complex is a very limited facility, very dated and worn. With the exception of recent LED lamp retrofits, all systems need replacement or thorough upgrade to operate at a modern standard. Most systems are well below current code standard. With the exception of building 5, we recommend pursuing replacement of all public works structures.

From a structural perspective, Buildings 5 and 8 are serviceable and can be a part of the master plan for this site. The remaining structures are not worth saving or investing any resources in repairs or upgrades.

TASK II. SPACE NEEDS ASSESSMENT

SPACE NEEDS OVERVIEW

Task II assesses the current spatial limitations posed by the aging facilities. Our space needs review and recommendations are the product of several on-site interview sessions and observation of activities, employees, and equipment on any given day. These observations, along with our years of experience in municipal planning are the basis for our recommendations and validation of findings in the following improvement areas.
Reference SPATIAL WORKSHEET; Option 1 Proposed Improvements (In Blue)

The following tasks were completed by Kueny Architects in order to evaluate and recommend various need requirements.

- Conducted interviews with selected employees and supervisory staff to understand current and future needs.
- Observed field operations.
- Conducted an inventory of vehicles, equipment, parts, materials and shop needs.
  Reference FIXED ASSETS SCHEDULE
  Reference INVENTORY ANALYSIS & PROPOSED STORAGE
- Reviewed existing operations so as to determine future needs, including:
  - o Staffing Levels out to 2050
  - o Administrative functions, amenity and archival requirements.
  - o Vehicle storage and equipment requirements.
  - o Current facility and site conditions.
  - o Reviewed findings with key personnel and provided recommendations.

#1 DPW/Public Works *150 E. Starin Road*

All DPW Administrative and Fleet Maintenance operations are housed on an approximate 8 acre parcel located at 150 E. Starin Road in the City of Whitewater. The original masonry structure was constructed in the early 1950's with a Vehicle Storage and office addition completed in the 1970's. Since the original construction, the community has doubled in size to nearly 15,000 residents. With such growth, the number of service miles, plow routes and street/sewer maintenance requirements have also grown resulting in a significant growth of the fleet size. Currently approximately 15 light utility pickups are stored outside.

Building and Site (General)

The 150 E. Starin Road location with its eight acres along the Whitewater Creek is sufficient in size to accommodate a new or renovated plan. Since operations must remain ongoing, a sequenced demolition and new construction plan will need to be provided. Needed site improvements include:

- Emergency Power generation at this location by way of a standby generator.
- For the parking lot, 24 stalls should be provided including one with van loading space for ADA compliance.
- The site is poorly lit with limited security. New site improvements should include adequate lighting, perimeter fencing, cameras and an automatic gate.

Reference SHEET A102

Administration

The Public Works Director has an office at City Hall and does not require space at this location. The staff consists of ten full-time employees (FTE's), with up to 15 seasonal working at various periods throughout the year. This includes (1) Superintendent, (1) Foreman, (1) Mechanic and (7) Field Technicians. Of the 9,352 current square feet, 404 sf. is used for Administration including (1) office for the DPW Superintendent and (1) office shared by the Foreman and Mechanic. The (3) Crew Leaders do not require office space. ***We recommend*** planning for a future staff of 12 with up to 15 seasonal employees.

Administratively, we noted the following deficiencies:

- The (2) DPW building offices are undersized. ***We recommend*** increasing sizes to 203 SF for the DPW Superintendent and 171 SF for the Foreman/Mechanic. An Open Office with workstations consisting of 444 SF ***is recommended*** for the various Field Technicians. Lastly 56 SF ***is recommended*** as an IT/ storage/workstation
- There exist 178 SF of conference area, which is alongside of the break room. The same size is adequate for future operations. ***We recommend*** 173 SF be provided.
- Currently there exists no lobby. A small 1-2 seat reception space at 140 SF ***is recommended.***
- The Multi-Purpose Break/Training Room is undersized at approximately 347 SF. A new larger Multi-Purpose Break/Training Room @ 1,377 SF with a 188 SF Kitchen ***is recommended.***
- The entry/egress into the building is non-compliant with the Americans with Disability Act (ADA). A new compliant, secured entry vestibule @ 76 SF will address these issues.

Amenities

The building lacks the proper amenities for its current staffing of up to 10 FTE's plus up to 15 seasonal. There exist only two small unisex restrooms. The current restrooms are undersized for both men and women. The Restroom/Shower/Locker Room is original to the building with outdated fixtures and is non-compliant with (ADA). In a new or updated facility, separate male and female ADA compliant restrooms are needed. ***We recommend*** planning 534 SF be provided for Men's, 171 SF for Women's and 209 SF be provided for a Mud-Room. The City has requested 20 full length large lockers for its current staff (2 for each employee) plus (4 more for 2 future employees). Seasonal employees do not require locker spaces. Finally, 5,500 square feet has been planned for support space along with an upper deck mezzanine available for archives and parts storage accessed via a 118 square foot stairwell.

Vehicle Maintenance

DPW services all of the City's vehicles out of this one location including heavy and light duty vehicles such as, snow removal trucks, utility trucks, sedans, police squads, and miscellaneous equipment. The current 3,750 square foot 4 bay area lacks sufficient amount of space and lifts to maintain the City's equipment. A lot of time is spent moving vehicles around while waiting for parts or service procedures. Little space is available for work benches, lifts, parts or welding capability. Parts are stored in an 80 square foot area mainly on the mezzanine.

For the Repair Bays, ***We recommend*** (4) Heavy Bays @ 4,520 SF be provided along with 1,172 SF for Parts, 354 SF for Tool Storage, 208 SF for Bulk Fluid Storage, and a 165 SF Office /Library for the Mechanic. Tires and additional parts are stored on the mezzanine over the amenities core. (Their Challenger 2 column lift will be relocated). One bay is also to be used as a weld and fabrication bay, machining area, and service bay. Additionally, the bays are to be equipped with 4 mobile column lifts.

Vehicle Storage

Heated Vehicle Storage mainly consists of 3,935 SF in Building 2 and 17,560 SF in Building 5. Our planning goal is to house all 80 pieces of equipment in warm storage. The new vehicle parking will include the following parking stalls: (30) 10x20, (9) 12x25, (18) 13x30, (4) 13x40, (1) 13x50, as well as additional space for smaller vehicles/equipment.

Cold Storage will consist of relocating existing metal building #8, and will have storage space for (11) 10x20, and (3) 10x25 vehicles.

We recommend planning approximately 37,150 SF for new warm vehicle storage and approximately 3,600 SF for cold storage, via the relocation of Building #8.

Departmental Shops

Currently, due to spatial constraints, equipment and materials i.e. walk behinds, pumps, trailers, rakes, shovels, brass and rubber fittings, barricades and pylons are stored in multiple buildings. In a new or improved facility this inventory should be organized into (3) separate shops, see worksheet for specifics, including:

- DPW Shops, storing 30 LF of Rakes/Shovels, Pole Saw, Tamper, Melter/Heater, Walk-Behind, 4" Pump, Blaster, Walk-Behind Stripper, 8' Workbenches, P cutter, Chainsaws & Breaker. ***We recommend*** planning 1,008 SF of space storing everything on Inventory Analysis Sheets.

- Carpentry/Sign Shop currently 2,395 SF, ***We recommend*** planning 2,540 SF of space storing everything on Inventory Analysis Sheets.

- Parks Shop currently 500 SF, ***We recommend*** planning 1,066 SF of space storing everything on Inventory Analysis Sheets.

We recommend building 4,614 square feet of Departmental Shops.

Wash Bay

Currently there is one bay to wash vehicles and as a result, much of the vehicle washing occurs outside. To extend the life of heavy and light vehicles, a wash bay with wands on each side and a second-floor catwalk will assist in prolonging the bodies and dump boxes. A minimum width of 30' x 45' should be sufficient to wash upper levels of the vehicles. An in-floor chassis washer is also recommended to spray the undercarriage of the body. ***We recommend*** planning 1,555 SF of Wash Bay with 325 SF of Equipment space totaling 1,878 SF of space.

Fuel Island

Currently the above ground fuel tanks, installed in 2001, are equipped with a 500 gallon tank for diesel and 1,000 gallon tank for unleaded. ***We recommend*** planning a new system with capacity for 1,000 gallons of unleaded and diesel each.

Salt Storage

The City currently uses approximately 1,000 tons per season. The existing Building 4 (1,385 SF) is capable of storing 500 tons of Salt/Sand.

Police Impound

The future needs for impound and evidence storage should be further review with law enforcement.

SPATIAL CONDITIONS

Summary Below (Includes Vehicles).

DPW	Current S.F.	Proposed S.F.
Administration	926	3,400
Amenities	187	1,109
Vehicle Maintenance	5,793	6,456
Vehicle Storage	26,655	41,542
Departmental Shops	1,031	10,379
Wash Bay	400	2,068
Total	**34,992**	**64,954**
Note: Mechanical/Building Circulation/Structure – Included in numbers above		

Public Works Conclusion

Due to the extensive number of upgrades needed to bring these facilities up to current standards, *we do not recommend* spending additional funds on main building and most of the outbuildings. These facilities have outlived their expected life cycle. The northern main vehicle storage facility that was built in early 2000's. We recommend keeping that facility and designing the new building footprint around it. The current position of the main vehicle storage facility building provides some challenges for an expansion. We feel through multiple case studies a master plan site plan has been achieved to give the City a layout that uses the site to a maximum efficiency.
Reference SHEET A102, A201, A202.

We estimate that a new DPW Center would require a 2021 capital improvements budget of approximately $8.5-9.9 million. We envision a center large enough to house all of Public Works and Vehicle Maintenance until the year 2050.
Reference CONSTRUCTION COST ESTIMATE

New Construction Overview

The City of Whitewater faces the same spatial constraints as many growing communities. The logical and most cost-effective solution is to plan and prepare a building program for a new DPW Facility. It is not cost-effective to remodel an existing facility with as many deficiencies as the current DPW building. If a new facility is approved it would be designed for the given tasks and would result in operational efficiencies and would accommodate future growth for years to come. Projects such as these typically can pay for themselves in roughly 20 years through new building efficiencies and by avoiding wasteful remodeling projects.

Therefore, ***we recommend*** the City proceed with plans to design and build a new facility to house all DPW operations. The facility's size is projected to be 60,861 square feet and is designed for a maximum staff of 12 FTE's & 15 Seasonal. At an estimated cost of approximately $8.5-9.9 million, constructing at the current 150 E. Starin Road site, the new DPW Center should serve the community well into the future.

TASK III. CONCEPT, MASTER PLAN DEVELOPMENT & COST ANALYSIS

The proposed new facility would have a conventional structural steel frame including joists, truss girders, beams and columns with ribbed roof deck designed as a structural diaphragm in the maintenance and vehicle storage areas and precast concrete deck in the office and amenity areas. Exterior walls are textured flat, insulated precast concrete wall panels and/or split face concrete block with Low E insulated glass. Interior walls are concrete block, drywall over metal studs or gray tinted sound resistant glass. Facility includes departmental shops and storage for 80 vehicles with clear spans of 100'

Specifically, from our findings and recommendations, Kueny Architects L.L.C. proposes the following space needs (Spatial Worksheet) and plans for a new facility master plan for the City of Whitewater.

STUDY DOCUMENTS:

- CONSTRUCTION COST ESTIMATE
- SPATIAL WORKSHEET
- FIXED ASSET SCHEDULE
- INVENTORY ANALYSIS & PROPOSED STORAGE
- FACILITY CONDITION ASSESSMENT CHECKLIST
- SITE AND BUILDING PLANS: SHEETS A101 – A202
- SPATIAL PROGRAMMING PLANS: SHEETS P100 – P115

City of Whitewater
Public Works Facility
Construction Cost Estimate
October 25, 2020

City of Whitewater Option 1

Description	QTY	Unit Price		Estimated Cost 10/25/2020	
				Low	High
Office Interior Build-out	4,022	$160	$170	$643,520	$683,740
Vehicle Storage	37,897	$105	$110	$3,979,185	$4,168,670
Wash Bay	2,067	$105	$110	$217,035	$227,370
Maintenance Shop	6,456	$140	$150	$903,840	$968,400
Shop Areas	4,879	$110	$120	$536,690	$585,480
Mezzanine	5,500	$60	$65	$330,000	$357,500
	60,821		Sub Total	$6,610,270	$6,991,160
Special Items - See below				$819,000	$819,000
A/E Fee				$320,000	$400,000
State plan fee and printing				$8,500	$8,500
Site improvements				$275,000	$275,000
Gas and electric services fee				$20,000	$20,000
				$1,442,500	$1,522,500
	Estimate			$8,052,770	$8,513,660
Contingency	15%			$1,207,916	$1,277,049
Geotechnical				$28,000	$28,000
Builders Risk				$19,000	$20,000
Project Estimate Subtotal				$9,307,686	$9,838,709
Project Savings				$20,000	$20,000
Project Estimate				**$9,287,686**	**$9,818,709**
Special Items					
Lifts - In Base Bid	2	$25,000		$50,000	$50,000
Crane	1	$65,000		$65,000	$65,000
Fuel Island	1	$225,000		$225,000	$225,000
Salt Storage	1	$315,000		$315,000	$315,000
Overhead fluid delivery system	10	$4,800		$48,000	$48,000
Bin Storage	1	$68,000		$68,000	$68,000
Misc Items - Furnishings	1	$30,000		$30,000	$30,000
Pressure washer	1	$18,000		$18,000	$18,000
				$819,000	**$819,000**
Savings					
Focus on Energy				$20,000	$20,000
				$20,000	**$20,000**
Police Impound - Not part of numbers above					
Storage Building	15,000	$105	$110	$1,575,000	$1,650,000
				$1,575,000	**$1,650,000**

City of Whitewater, Spatial Worksheet

Department of Public Works 9-16-20

DPW-Administration	ExistingSF	Option #1	Option #2	Option #3	Rm. #
Vestibule	0	67			101
Entry/Well	0	140			102
Hallway	0	288			104
Office 1	292	203			107
Office 2	112	171			108
Shared Office	0	444			109
Office/Conference Room	178	173			103
Network Communications Closet	45	56			112
Multi-Purpose Break/Training Room	169	890			105
Kitchen	0	188			105
Circulation/Structure	130	293			
Total Administration	**926**	**2,913**	**0**	**0**	

DPW-Amenities	ExistingSF	Option #1	Option #2	Option #3	#
Men's Restroom/Shower/Locker Area	0	534			111
Women's Restroom/Shower/Locker Area	0	171			110
Unisex Restroom	30	0			
Mud Room	0	209			113
Janitor Closet	57	13			111a
Stairwell	0	0			
Circulation/Structure	100	182			
Total Amenities	**187**	**1,109**	**0**	**0**	

DPW-Repair Bay/s	ExistingSF	Option #1	Option #2	Option #3	Rm. #
Repair Bays	4537	4,250			121
Weld Bay	0	in Repair			
Tire Storage	656	In Parts			
Repair Office	0	165			119
Bulk Fluids	0	208			118
Parts Storage	500	1172			117
Tools	0	354			120
Circulation/Structure	100	307			
Total Repair Shop	**5,793**	**6,456**	**0**	**0**	

Shops	ExistingSF	Option #1	Option #2	Option #3	Rm.
Signs and Carpentry	431	2,540			116
Forestry	0	1,008			115
Parks	0	1,066			114

City of Whitewater, Spatial Worksheet

Department of Public Works 9-16-20

Circulation/Structure	100	265			
Mezzanine	500	5,500			201
Total Shops	**1,031**	**10,379**			
DPW-Vehicle Storage	**ExistingSF**	**Option #1**	**Option #2**	**Option #3**	**Rm. #**
Warm Vehicle Storage Small Vehicles	3,935	17,557			
Warm Vehicle Storage Large Vehicles	17560	17,451			
Misc Storage	1515	0			
Cold Storage (Building #8)	3645	3645			
Wash Bay	400	2068			
Circulation/Structure		2889			
Total Vehicle Storage	**27,055**	**43,610**			
Police - Impound Storage Building	**ExistingSF**	**Option #1**	**Option #2**	**Option #3**	**Rm. #**
Cold Evidence Storage	520	15,000			

City of Whitewater: Fixed Assets Schedule

Kueny Architects Bay Size September 16, 2020

#	Year	Make	Model	Description	Dept.	Size	Location	Age
32	2014	Oshkosh	M1240A1	Mine Resistant MRAP ATV	Streets	12x20	Warm	6
332	2015	Chevrolet	G2500	Express Van	Streets	10x20	Warm	5
333	2005	Chevrolet	Express G250	Van	Streets	10x20	Warm	15
347	2006	Eldorado	Ford/Aerotech	Seniors Van	Streets	10x20	Warm	14
401	2013	Internat.	7400	Plow Truck/Wing	Streets	13x30?	Warm	7
402	2001	Internat.	4900	Plow Truck/Wing	Streets	13x30?	Warm	19
403	1993		Kodiak Diesel	Plow Truck/ Wing	Streets	13x30?	Warm	27
404	1998	Internat.	(1) truck/trailer/summer	Plow Truck	Streets	13x50	Warm	22
405	1990	Internat.	4900	Truck/Brine	Streets	13x30?	Warm	30
406	2007	Internat.	7400 SFA 4x2	Plow Truck/Wing	Streets	13x30?	Warm	13
407	2003	Internat.	7400	Plow Truck/Wing	Streets	13x30?	Warm	17
408	2012	Chevrolet	Silverado	Pick Up	Streets	10x20	Warm	8
409	2016	Internat.	7400	Plow Truck/Wing	Streets	13x30?	Warm	4
415	1980	GMC	TC 7D042 7000	Cab/Chassis	Streets	13x30?	Warm	40
417	1987	Ford	F-800	Equipment Truck	Streets	12x20	Warm	33
418	1982	Internat.	1954	CC Dump	Streets	13x35'	Warm, To be Replaced =	38
419	2008	GMC	Sierra K10903	4x4 White Pick Up	Streets	10x20	Warm	12
430	2008	Elgin Pelican			Streets	10x20?	Warm	12
431	2011	Chevrolet	Silverado	1500 White	Streets	10x20	Warm	9
434	2000	Ford	F250	4x4	Streets	10x20	Warm	20
438	1996	Dodge	Ram 1500	1/2 Truck with Plow	Streets	10x20	Cold	24
439	1993	Ford	F350	4x4 PIck Up	Streets	10x20	Warm	27
441	2003	Chevrolet	S-10	White Pick up with Cap	Streets	10x20	Cold	17
442	1999	Chevrolet	S-10	PIck Up	Streets	10x20	Cold	21
445	2006	Internat.	4300 (Chassis)	Bucket Trk WhiteCab	Streets	13x30	Warm	14
446	2016	Vermeer	BV1500	Brush Chipper Trailer	Streets	13x40	Warm	4
447	2017	Caterpillar	938 M		Streets	13x30?	Warm	3
448	2003	Caterpillar	938G SerierII Loader		Streets	13x30	Warm	17
449	1999	Caterpillar	D5 Dozer		Streets	12x20	Warm	21
450	2003	89959	WK-800	SnoGoSnow	Streets	10x12?	Warm	17
451	1993	Ford	Ford 3930	Tractor	Streets	10x12	Cold	27
452	0		Cement Saw	Walk Behind	Streets	3x5	Cold	
453	0		RD 11A	Wacker Roller	Streets	5x8	Cold	
454	0		Wacker Plate C.pactor		Streets	2x3	Cold	
456	2009		Backhoe		Streets	10x25	Warm	11
462	1985	JCB	CC31003	1 ton truck	Streets	12x20	Cold	35
463	1995	Chevrolet	Cheyenne 3500 Duals	US Gov't	Streets	12x25	Warm	25
464	1985	Chevrolet	M1008	PIck Up US Govt	Streets	10x20	Cold	35
465	1987	Chevrolet	Custom Deluxe 20	Pick Up - GovtModel	Streets	10x20	Cold	33
466	1985	Chevrolet	C-10	3/4 PIck Up	Streets	10x20	Cold	35
467	1988	Chevrolet	CC10903	1/2 Pickup	Streets	10x20	Cold	32
469	1991	Chevrolet	CC31003	Chassis Cab 1 ton	Streets	12x25?	Cold	29
480	1984	Chevrolet	M1008 (Mod CD30903)	Pickup US Gov	Streets	10x20	Cold	36
481	2013	Chevrolet	Silverado	Maroon Pick up	Streets	10x20	Warm	7

City of Whitewater: Fixed Assets Schedule

Kueny Architects Bay Size September 16, 2020

#	Year	Make	Model	Description	Dept.	Size		
496	0	Chevrolet	Air Compressor	Army Portable	Streets	10x12	Cold	
497	0	Joy	Air Compressor	Portable	Streets	10x12	Cold	
498	1998	Mack	CL713	Quad Axle Dump Truck	Streets	13x40	Warm	22
500	2016		Stainless V Box Salter	Truck 409	Streets	12x20	Warm	4
501	1998	Swenson		Spare	Streets	11x10	Warm	22
502	2001	Swenson	2-yd V-Box - Stainless	Truck 434	Streets	11x10	Warm	19
503	2003	Swenson	V Box SanderStainless	Snow Plow 407	Streets	11x10	Warm	17
504	2016	Swenson	V Box Sander	Snow Plow 402	Streets	11x10	Warm	4
506	2002	Swenson	2-yd V Box Sander	Truck 439	Streets	11x10	Warm	18
507	2008	Swenson	Sander	Truck #404	Streets	11x10	Warm	12
508	2008	Swenson	Sander/Salter	Snow Plow 406	Streets	11x10	Warm	12
509	2014	Swenson	Sander	Snow Plow 401	Streets	11x10	Warm	6
510	2016	Swenson	V Box Sander	Snow Plow 409	Streets	11x10	Warm	4
511	2016	Sno Ex	Salter	Salter for 780	Streets	6x8?	Warm	4
514	2009	Ford	Crown Victoria	4dr Black	Streets	10x20	Gone	11
523	0	Frueauf	M107A1	Potable Water-AV294501	Streets	13x40	Cold	
524	2004	Johnson	16 ft. Tand Car Trailer		Streets	10x20	Warm	16
525	0		16 ft. Tand Car Trailer		Streets	10x20	Warm	
526	0	Road Warrior	18 ft. Tand Car Trailer		Streets	10x20	Warm	
527	0		Long Wheel Tand Trail		Streets	10x25	Cold	
528	0		Tand Barricade Trailer		Streets	10x25?	Cold	
529	0	Hurst	Tand Cement/FormTrail	Per picture 166	Streets	10x25	Cold	
530	2020	MAXXD	Low-ProTand Dual Flat	Bumper Pull Trailer - Black	Streets	13x30+	Cold	0
531	0		Army SingleWaterTank		Streets	?	Cold	
532	0		Army Single Sign Trail		Streets	10x20	Cold	
533	0		Small Single PaintTrail		Streets	10x20	Cold	
534	0		Small Single Paint Trail		Streets	10x20	Cold	
535	2004	Meske Weld	Flatbed-Utility	Flatbed-Utility	Streets	10x12	Cold	16
536	1995	Hurst	6C	Tandem Shoring Trailer	Streets	10x25	Cold	25
557	2018	Crafco	Tar Melter		Streets	10x20	Cold	2
560	2019	Bobcat	595	Skid Loader	Streets	8x12	Warm	1
561	2019	Bobcat	650	Skid Loader	Streets	8x10	Warm	1
562	2019	Bobcat	E45 T4	Compact Excavator	Streets	10x18	Warm	1
597	0	Honda	Water Pump	Portable	Streets	2x3?	Warm	
598	0	Stihl	Hand Cement Saw		Streets	2x3	Cold	
599	0		Soft Cut Cement Saw		Streets	2x3	Cold	
600	0		Sand Blaster	Portable	Streets	3x5	Warm	
601	0		Cement Mixer	Portable	Streets	3x4	Cold	
603	0		Cat Loader Forks		Streets	3x4	Cold	
605	0		3 Point Rototiller		Streets	4x4	Cold	
607	0		3 Point Back Blade		Streets	4x4	GONE	
608	0		3 Point Lincoln Welder		Streets	2x3	GONE	
611	0		Bobcat 72" Broom		Streets	4x6	Warm	
612	0		Bobcat Conc. Breaker		Streets	3x4	Cold	
614	0	Altec			Streets	10x16	Cold	

City of Whitewater: Fixed Assets Schedule

Kueny Architects Bay Size September 16, 2020

615	2010	Bobcat	Post Hole Auger		Streets	2x4	Warm	10
616	0	Bradco	Skid Loader Forks		Streets	3x3	Warm	
618	0	Graco	Traffic Painter		Streets	4x5	Warm	
619	0		Aluminum Row Boat		Streets	10x20	Cold	
621	0		Rogers Lawn Sweeper	Self Propelled	Streets	8x10	Cold	
622	0		Olath Lawn Sweeper	Self Propelled	Streets	8x10	Cold	
623	2008		Chemical Sprayer	If trailered	Streets	4x6	Cold	12
624	0	Dewalt	Electric Jack Hammer		Streets	2x3	Warm	
625	2014		Diamond Master		Streets	8x8	Cold	6
626	0		Diamond Master		Streets	8x8	Cold	
627	0	Makita	Hand Held Generator		Streets	1x2	Warm	
628	0		Diesel Portable Gen.		Streets	1x2	Warm	
735	2012	Ford	F150	White Pick Up	Streets	10x20	Warm	8
736	1984	GMC	TK 20903	3/4 Pickup	Streets	10x20	Cold	36
737	2002	Ford	F250	Pick Up	Streets	10x20	Warm	18
744	2013	Chevrolet	Silverado 3500HD	White Pick Up	Streets	10x20	Warm	7
770	2003	John Deere	Wing Mower		Streets	10x20	Cold	17
771	2002	John Deere	1445	52"	Streets	8x8	Cold	18
772	2013	Toro	Ground Master		Streets	8x8	Cold	7
773	2011	Toro	4000-D	Ground Master	Streets	8x8	Cold	9
774	2008	Xmark	Lazer Z XS	zero turn mower	Streets	8x8	Cold	12
775	2015	Kubota	M9960	Tractor	Streets	10x14	Cold	5
776	2015	Land Pride	RC5610	Wing Mower	Streets	10x15	Cold	5
777	2001	Woods	720	Rough Cut	Streets	8x10	Cold	19
778	2015			MB 60" Broom	Streets	4x8	Cold	5
779	2002	John Deere	Blower	Hand Held	Streets	1x3	Shop	18
780	2018	Kubota	RTV-X1100C	Diesel	Streets	8x8	Cold	2
781	2006	Kubota	900 Diesel	RTV	Streets	8x10	Cold	14
782	1998	Cushman			Streets	8x10	Cold	22
784	2008	Bandit	2800	Stump Grinder	Streets	10x20	Cold	12
785	2016	Gas Can-Diesel (how large)		Pump 1	Streets		Cold	4
786	2016	Gas Can-Reg (how large)		Pump 2	Streets		Cold	4
Notes								
1) Indicated sizes represent vehicle/equipment with circulation around it.								
2) Nine vehicles are around 27+ years old								
3) (2) pickups have plows on them in the winter time,								
4) (1) 50 ' seasonal tandem combination								
Off-Site								
	1997	1997	F-150 (Sale Pending)	(WATER DEPT	Police			23
0	2007	Chevrolet	Malibu	(POLICE PENDING)	Police			13
18	2010	Nissan	Altima	Undercover/Traning Blk	Police			10
19	2014	Ford	Explorer	Sports Utility	Police			6
20	2013	Ford	Taurus	Interceptor-CSO Vehicle	Police			7
21	2015	Ford	Taurus	Interceptor	Police			5

City of Whitewater: Fixed Assets Schedule

Kueny Architects Bay Size September 16, 2020

22	2015	Ford	Explorer	Sports Utility	Police			5
23	2013	Ford	Taurus (Unmarked)	Interceptor - Detective	Police			7
24	2018	Ford	Explorer	Interceptor AWD	Police			2
25	2017	Ford	Explorer	Black	Police			3
26	2016	Ford	Taurus	Sedan	Police			4
27	2018	Ford	Explorer	AWD 4DR	Police			2
28	2015	Ford	Explorer (Chief's Car)	Silver/grey Wagon 4dr	Police			5
29	2014	Ford	Taurus	K-9	Police			6
30	2018	Ford	Explorer AWD 4DR	Sports Utility - Detective	Police			2
31	2002	GMC	Envoy	Training/Undercover	Police			18
34	2007	Ford	Mustang	Blue Coupe	Police			13
110	2006	Chevrolet	K1500 Z71 Silverado	Red 4dr	Water			14
111	2002	Ford	F250	3/4 Ton Blue 4x2 XLT	Water			18
112	2019	Ford	F-350		Water			1
113	2008	GMC	Sierra K15	1500 4x4 White Pick Up	Water			12
114	2003	GMC	Sierra	K2500 HD Red	Water			17
220	2006	Ford	F250	Super Duty 4x4 Blue PU	Wastewater			14
221	2011	Ford	Crown Victoria	4dr Sedan	Wastewater			9
222	1986	Stallion	L-100	Sludge Injector	Wastewater			34
223	1991	Internat.	HV2000TM/H	Jet Machine	Wastewater			29
224	1974	Heil	Tanker	Semi Tank Trailer	Wastewater			46
224	1986	Ford	LT9000	CC/Trk Sludge Tractor	Wastewater			34
225	1980	Autocar	KS-64	Tanker (Long Bed Dump)	Wastewater			40
226	1999	Ford	F450 (Cab Dually)	4x4 165 SD REG Chassis	Wastewater			21
227	2006	SewerEquip.	TGV-2000 TrailerMount	Vacuum Inductor	Wastewater			14
228	2016	Ford	F150	XL Truck	Wastewater			4
229	1995	Case		Skid Loader	Wastewater			25
300	2014	Chevrolet	Malibu	4dr White Sedan (Admin)	Cityhall			6
301	2011	Chevrolet	Impala	4dr Sedan (Admin)	Cityhall			9
305	2014	Dodge	Caravan	White (Brown Cab)	Offsite			6
306	2016	Ford	Bus	Bus #450 (Brown Cab)	Offsite			4
307	2012	Dodge	Caravan	White (Brown Cab)	Offsite			8
308	2019	Dodge	Caravan	White Wagon (Brown Cab)	Offsite			1
310	2013	Ford	Edge (Park&Rec)	Burgundy Sports Utility	Cityhall			7
312	2013	Ford	Taurus	Interceptor (NSO)	Cityhall			7
1220	1996	Gas Can-Reg	1871	Engine Pump 2	Fire			24
1221	2010	HME Inc.	1871-W UST	Engine	Fire			10
1223	1996	HME Inc.	1871	Engine	Fire			24
1230	2000	HME Inc.	1871-S	Tanker	Fire			20
1240	2012	HME Inc.	F-550	Brush	Fire			8
1250	1990	Ford	1871 Grumman	Ladder	Fire			30
1260	2004	HME Inc	1871-W Marion	Equipment	Fire			16
1270	2006	HME INC.	F-250	Pick up	Fire			14
1271	2010	Ford	1871-W	Tech Rescue	Fire			10
1273	2009	HME Inc.	RST	Trailer	Fire			11
1275	2003	Royal	Crown Victoria		Fire			17

City of Whitewater: Fixed Assets Schedule

Kueny Architects Bay Size September 16, 2020

1276	2017	Ford	Polaris-7814 BT	Trailer	Fire			3
1279	2005	Aluma	Tahoe K1500	Sports Utility	Fire			15
1280	2017	Chevrolet	F550 4x4 RegChasCab	Ambulance Type 3	Fire			3
1281	2005	Ford	E450 Medtec	Ambulance Type 3	Fire			15
1282	2015	Ford	F550 Horton	Ambulance Type 1	Fire			5
1283	2009	Ford	e50 Medtec	Ambulance Type 3	Fire			11
1300	2001	Ford	Crown Victoria		Fire			19
1301	1931	Ford	T26C	PIrsch Hose Truck	Fire			89
1302	2010	GMC	Crown Victoria	4dr Sedan	Fire			10

Shop Equipment

City of Whitewater WI – Inventory Analysis & Proposed Storage

				Shelving			18” D	30” D	D x W x H		
Picture	**Description/Equipment**	**Location**	**1' Deep**	**2' Deep**	**3' Deep**	**4' Deep**	**Lockers**	**Wbench**	**Parts Cab.**		**P.board**
1	Battery Storage	Shop		4 LF							
2	(Wastebarrel 3' Dia.)	Shop									
3	Workbench with grinder and vice – (jack stands underneath)	Shop						(2) 8's			
4	Wall hung hose clamps & caulk guns	Shop									4x16 LF
5	Workbench & small parts-wire reels & Future Storage	Shop	8 LF					(2) 8's	12”x18”x3'		
6	(Parts Washer 30” x 48” + Drum of cleaner underneath)	Shop									
7	Same as #6	Shop									
8	(JanitorBucket,Water Conditioner 3'x6'+6' of Coat Rks,&Waste Oil 2' Dia)	Shop									
9	(Eyestation)	Shop									
10	Lavatory Sinks	Shop									
11	Toilet	Shop									
12	Small Parts Screw & Washer (3) Cabinets + Steel Wall Cabinet	Shop	8 LF						(3) 18”x2'x3'		
13	Continued Small Parts + Oil Waste Drum 2' Dia. + Waste Barrel 2' Dia.	Shop							(1) 18”x 2'x3'		
14	(Challenger Lift **Refit into new Bldg. Need Capacity)**	Shop									
15	(Waste Oil Barrel 2' Dia. & Small Cart 2'x3')	Shop									
16	Blast Cabinet	Shop							2'x4'x6'		
17	Stairwell to Mezzanine	Shop									
18	Wall Cabinet & (Upright Steel Cabinet 2'D 3'W x 3'H)	Shop							1'x3'x3'		
19	(Roll Cart 2'x3) & Wall Cabinet	Shop							1'x3'x3'		
20	Small Parts Bins	Shop							18”D x 8'W x 6'H		
21	(Drill Press 4' x 4')	Shop									
22	(Jack 2' x 2', Waste Barre; 3' Dia.) & Small Parts Bin	Shop							18”D x 4'W x 3' H		
23	Stairs to Mezz.	Shop									
24	(2) 55 gal. Drums, Pallet Racking & Blast Cabinet	ShopMezz		32 LF					2'Dx4'Wx6'HCab		
25	(3) Lockers	ShopMezz		16 LF			(3)18x18x6				
26	Pallet Racking Actual is about 16” wide propose 2' wide	ShopMezz		32 LF							
27	Pallet Racking Included in #26	ShopMezz									
28	Pallet Racking + Additional 16' Growth	ShopMezz		32 LF							
29	Pallet Racking	ShopMezz		24 LF							
30	Pallet Racking	ShopMezz		16LF							
31	Pallet Racking 12' + Additional 12' Growth	ShopMezz		24 LF							
	Shop & Mezzanine, Items in ( ) Need to be added		**16 LF**	**176 LF**			**(3)Lock's**	**(4) 8's**	**9 Cabinets**		**16 LF**
32	(Upright Refrigerator 30” x 30” + Oven 30” x 36”)	Break Rm.									
33	(2' x 5' Countertop) & Wall Cabinet	Break Rm.							1'D x 4'W x 3H		
34	Lockers each 18” x 18”	Mud Rm.					12				
35	(Coat Racks 8 LF)	Mud Rm.									
36	(Small Shower Stall 80 SF)	Mud Rm.									
37	(Soda Vending 30” x36”)	Lunch Rm.									
38	(8 LF 2' Deep Countertop)	Lunch Rm.									

Shop Equipment

City of Whitewater WI – Inventory Analysis & Proposed Storage				Shelving			18" D	30" D	D x W x H		
39	(Seating 12 now, plan for 16)	Lunch Rm.									
40	(12 LF Coat Rack Plan for 16LF)	Lunch Rm.									
41	(2) Computer Stations, Plan for 3) ok	Lunch Rm.									
42	Superintendant's office, next to lunch, ok	Office							(2) File Cabs 18"x2'		
	Lunch, Break, Mud Room & Office, Items in ( ) Need to be added						**12 Lock's**		**3 Cabinets**		
43	Door	Shop									
44	Floor Plan	Shop									
45	(Mech. Shop 3x3 Air Compressor)	Shop									
46	(2) 55 gallon drums, 2x2 Battery Charger) & Wall Cab.	Shop							18"D x4'W x 2'H		
47	(2) 55 gal. Drums),(2) Blast Wall Cabinets,1 steel the other wood+jacks	Shop							(2) 2'D x4'W x 3'H		
48	Stairway	Shop									
49	(3) Clothes Hampers ea. 2X2)	Shop									
50	Workbenchs 24LF add 12' more + Pegboard	Shop						(3) 12's			3'x4'x36'
51	(Craftsman Tool Carts (2) @ 2'D x 3W x 4'H)	Shop							(2) 2D x 3W x 4H		
52	(4) Oil Containers ea. 3'x3' + 5 gallons underneath) ok	Shop									
53	Blur, 3x3 Tripod in Picture #54	Shop									
54	(3) 55 gallon Drums) Large Tire Rack 3 Tier ok	Shop				12 LF					
55	Door	Shop									
56	(2'x2' Tank Carrier +2x5 Tool Chest)	Shop							2x5 Tool		
57	Same as #56	Shop									
58	Hand Tools on Pegs	Shop									6'W x 24'L
59	(Ladder)	Shop									
60	"	Shop									
61	Garage Doors	Shop									
62	Dispensing Cabinet	Shop							2'D x4'W x 4'H		
63	Tool/Blast Cabinet	Shop							(2)2'D x 4'W x 7'H		
64	1x12 wall shelf for small parts, (2x4 saw horses & wet/dry vacumn)	Shop							(3) 1' x 3'W' x 2'H		
65	2 Jack Stands, Locker & Blast Cab.	Shop					(1)18"x18"		2'D x 4'W x6'H		
66	Rolling Tool Cab., (1) (Rolling Tool Cart 2'x2)' & Pegboard/ Chains	Shop							2'D x 2'W x 4'H		4'Wx12'L
67	Workbench & Pallet Racking	Shop		12 LF				(2) 12's			
68	Workbench counted in #67 & Pegboard	Shop									4'Wx24'L
69	(Drill Press 2'x2' & (2) BBQ Grills)	Shop									
70	(2'x12' Conveyor, (2) Weld Tank Carts 2'x3', horiz. saw 2'x6'& (2) welders2x3)	Shop									
71	(Sandblasting Cabinet 3'x5')	Shop									
72	Workbench & Pallet Racking Pegboard for pole saws	Shop		12 LF				(1) 12'			4'Wx16'H
73	Tool Cab.	Shop							2'D x 4'W x 6'H		
74	(Tire Balancer 3'x3',Mounting Mach.3'x3', 1'x20' hook rack)	Shop									1' x 20'
75	Light Vehicle Tire Storage (1) 12' 3 tier rack (2) Gens) ok	Shop		12 LF	12 LF						
76	(Bar Stock Rack 4'x10', (4) saw Horses 4'x6' space)	Shop									
77	Waste Oil Tank, 500 Gallon ok	Shop									

Shop Equipment

City of Whitewater WI – Inventory Analysis & Proposed Storage				Shelving			18" D	30" D	D x W x H		
78	Parts/Tool Cabinet	Shop							2'D x 3'W x 4'H		
79	(Tool rollcabinets 2'D x 5'W x 4' H,Bar Stock Rack 6'W x 20'L, 2'x3'Cart)	Shop							2D x 5W x 4H		
80	Workbench	Shop						(1) 12'			
81	(Hydraulic Press, 3'x6')	Shop									
82	Counted in #79	Shop									
	Shop, Items in ( ) Need to be added			**36 LF**		**12 LF**	**1 Locker**	**(7) 12's**	**(12) Cabinets**		**112 LF**
83	Red Shed	Cold									
84	Pegboard for Hand Tools	Cold									4'Wx24'L
85	(3) Wheel Barrows, mowers, snowblowers, straw barrel (add 10x10)	Cold									
86	Same as #85	Cold									
87	Blast Cabinet	Cold							2'D x x3'W x 6'H		
88	Red Shed										
	Cold now								**(1) Cabinet**		**24 LF**
89	(1'x12' Wall Shelf, Pegboard(1) 3'x5' Steel Desk+Proposed) 2'x24' rack	Carp/Sign		(2) 12's							4'x12'
90	Workbench	Carp/Sign						(1) 12'			
91	Workbenchs	Carp/Sign						(2) 12's			
92	(3'x5' Table Saw,) Workbenchs,(2'x3' Chop Saw) Pegboard	Carp/Sign						(3) 12's			4'x36'
93	(1) 2'x3' Tool Cab.(1) Dryer,(1) 2'x3' AC,)16"D x 4' W,Small Parts Rack	Carp/Sign							16"D x 4'W x 3'H		
94	Counted in # 93	Carp/Sign									
95	Garage Doors	Carp/Sign									
96	Additional Workbench remaining materials stored on new 24 LF Racks	Carp/Sign						(1) 12'			
97	(1'x20' LF of Hooks for Wackers)	Parks									
98	Pallet Racking for misc & Equipment, Tires accounted for in #75	Parks?			12 LF'						
99	Counted in #98										
	Carpentry Shop			**24 LF'**	**12 LF'**			**(7) 12's**	**(1) Cabinet**		**48 LF**
100	(6'x8' Area for propane Tanks)	Cold									
101	Counted in #100	Cold									
102	(Build a 2'D x 30'L wood rack with 4 shelves for proper storage)	Cold									
103	Counted in #102	Cold									
104	(Inside-Cold Patch Bay 15'W x 30'L)	Cold									
	Cold now										
105	Salt Building & Garage	Salt									
106	Salt Building	Salt									
	Salt Building										
107	Vehicle Storage Exterior	V. Storage									
108	Vehicle Storage Interior	V. Storage									
109	Vehicle Storage, Loaders & B.Hoe on list	V. Storage									
110	" " "	V. Storage									
111	Blured	V. Storage									
112	V.Storage Plow Trucks & V Boxes/Brine Tank 8' Dia. ok	V. Storage									

Shop Equipment

City of Whitewater WI – Inventory Analysis & Proposed Storage				Shelving			18” D	30” D	D x W x H		
113	“ “	V. Storage									
114	(Air Compressor 2' x 4')	V. Storage									
115	“ “	V. Storage									
116	Pallets of Turf Fertilizer or Seed 3 pallets ok	V. Storage				4' LF					
117	(28) Pallets of Bagged Calcium + (2) Glass Beads = 30 pallets ok	V. Storage				40 LF					
118	Counted in #117	V. Storage									
119	(6) Pallets Blured	V. Storage				8 LF					
120	(2) Pallet of Concrete, ok	V. Storage									
121	Counted in #122	V. Storage									
122	(2) Pallets 5 gallon pails, (8) Misc. pallets = 10 pallets, ok	V. Storage				12 LF?					
123	Torn wall insulation	V. Storage									
124	Water leaks, torn insulation	V. Storage									
125	(7) Pallets Crafco+(5) Pallets Misc=12 + 42 Pallets Growth = 54 ok	V. Storage				72 LF					
126	Pictures 126 – 131 = about 8 pallets included in 42 Growth	V. Storage									
127	Accounted for in Growth	V. Storage									
128	Accounted for in #125	V. Storage									
129	(1) Pallet of rebar, accounted in Growth	V. Storage									
130	(3' x 8' Space for Road Closed Cross Beams), #536 Trailer ok inside	V. Storage									
131	(4' x 10' Bar Stock Rack + 4 Misc Pallets, accounted for in Growth)	V. Storage									
132	Vehicles in Yard	V. Storage									
133	(Old Chevy Truck & Tillar) cold ok	Yard									
	Vehicle Storage, Items in ( ) Need to be added					**136 LF**					
134	(Outside-10' x 20' trailer & Pylons, needs to be in Cold Storage)	Yard									
135	5 gallonfull & empties, store on Pallet Rack+Pylons+4' x 5' Graco Mach.	Carp/Sign			10 LF						
136	(Outside Yard-30' x 40' Misc. Traffic Barrels & Signs)	Yard									
137	Yard	Yard									
138	Counted in # 136	Yard									
139	Hydrants counted in #136	Yard									
140	Counted in # 136	Yard									
141	Counted in # 136	Yard									
142	“Blue Room”, #'s 142 & 143 Combined	Carp/Sign									
143	Pallet Rack for Emerg. Lights + Signs on Floor,+Workbench	Carp/Sign			10 LF			10 LF			
144	(Sign Pole Rack 12'L x 5'W 6'H) + Workbench	Carp/Sign						10 LF			
145	Misc. Steel Sign Posts on #143 Rack + (8' x 8' space)	Carp/Sign									
146	Workbench with vise + Pegboard	Carp/Sign						12 LF			4' x 12'
147	(Street Signs Requires 4' W x 8'L x 8'H Shelf)	Carp/Sign									
148	(2' x 3' Tool Cabinet, 2' x 2' Drill Press) + Workbench+5 gallon pail rack	Carp/Sign			10 LF			12 LF			
149	(2' x 4' File Cabinet + 30” x 5' Desk)	Carp/Sign									
150	Old Workbench counted in #143 + Wall Cabinet	Carp/Sign	1Dx8Lx3H								
151	Stairway to Basement	Carp/Sign									

Shop Equipment

City of Whitewater WI – Inventory Analysis & Proposed Storage				Shelving			18” D	30” D	D x W x H		
152	(3' x 8' Premade Wood Sign Rack)	V. Storage									
153	(Additional 3' x 8' Premade Wood Sign Rack)	V. Storage									
154	(Additional 3' x 8' Premade Wood Sign Rack)	V. Storage									
155	(Additional 6' x 8' Premade Wood Sign Rack)	V. Storage									
156	((2) 3'x8' WoodSign Racks)+Pallet Rack for signs on floor)	V. Storage		20 LF							
	Sign Building contents added to Carpentry		8 LF	20 LF	30 LF			(2) 10& (2) 12			12 LF
157	Exterior of Metal Cold Building	Cold 2									
158	Kubota Tractor on list	Cold 2									
159	Spray Tank on 4' x 4' on list	Cold 2									
160	Mowers	Cold 2									
161	Mowers	Cold 2									
162	Mowers	Cold 2									
163	Mowers	Cold 2									
164	(3) Small Truck Plows (2) Trucks parked with plows ok	Cold 2									
165	X-Mas Decorations 16' x 60'	Cold 2									
166	Trailer #529 ok	Cold 2									
167	(2) 4' x 4' PVC Parts Bins	Cold 2									
	Cold Building										
168	10' x 20' Signs on ground, salvageable ok	Yard									
169	Exterior Red Shed	Yard									
170	“ “ missing siding	Yard									
171	(Barricades 5' x 12')	Yard									
172	(Additional Barricades 6' x 12' space + 3' x 6' Sandbags)	Yard									
173	(Ladders & Barricades 4'x10' space)	Yard									
174	(Barricades 5' x 10')	Yard									
175	(Additional Barricades 5' x 12' space)	Yard									
176	(Outside-(1) Bucket, (1) Plow, (1) Fork 5' x 30')	Yard									
177	Exteriors	Yard									
178	“	Yard									
179	“	Yard									
180	“	Yard									
181	(Tree Nursury 24' x 30') ok	Yard									
182	Water Ponding around buildings	Yard									
183	Poor Condition of Asphalt	Yard									
184	(Sand Pile 20' x 20')	Yard									
185	Road to Yard	Yard									
186	(Mulch Pile 30' x 30')	Yard									
187	Speed Enforcement Trailer 10'x 20'	Yard									
188	Covered in #181	Yard									
189	Old Pallets & Vehicles (probably not on list)	Yard									

Shop Equipment

City of Whitewater WI – Inventory Analysis & Proposed Storage				Shelving			18” D	30” D	D x W x H		
190	Same as #189	Yard									
191	Dumpster 5' x 10'	Yard									
192	Empty Blue Barrels, 300 SF staging outside for Parks waste barrels ok	Yard									
193	(Topsoil Pile 20' x 20')	Yard									
194	(4) Picnic Tables 15' x 15' needing repair ok	Yard									
195	(3/4” Stone pile 20' x 20')	Yard									
196	Metal Scrap area 20x30 ok	Yard									
197	Included in #196	Yard									
198	(Landscape Rocks 20' x 20')	Yard									
199	Yard	Yard									
200	V Storage exterior with dually trailern ok	Yard									
201	Building Exterior	Yard									
202	Employee Parking (Gravel)	Yard									
203	Cold Patch Stored inside Destroying Red Shed	Yard									
204	Storm inlet in need of repair ok	Yard									
205	Asphalt Damage	Yard									
206	Yard Fencing	Yard									
207	Main Shop Exterior	Yard									
208	“ “	Yard									
209	“ “	Yard									
210	“ “	Yard									
211	(Fuel Tank Farm (2) 500's?, above ground, unleaded & diesel)	Yard									
212	(Fuel Monitor), key ok	Yard									
213	Employee Parking (Asphalt)	Yard									
214	“ “	Yard									
215	Entry into offices/shop	Yard									
216	**GRAND TOTAL'S**		**24 LF**	**256 LF**	**42 LF**	**148 LF**	**15 Locks**	**244 LF**	**27 Cabinets**		**212 LF**

WHITEWATER FACILITY CONDITION ASSESSMENT CHECKLIST
Planning & Project Management

			Evaluation Considerations		
5	NEW	**New or like-new condition**; no issues to report; no expected failures; Plan 8 to 10 Yrs.	Age of Component		
4	GOOD	**Good condition;** no reported issues or concerns; consider replacement 6 to 8 Yrs.	Expected Service Life		
3	FAIR	**Average wear for building age;** not new but no issues to report; replace within 4 to 6 Yrs.	Maintenance Records		
2	POOR	**Worn from use -end of expected lifecycle.** Replace within 2-4 years when funds are available	Visual Inspection Condition		
1	CRITICAL	**Extremely worn or damaged;** replace in next 2 Yrs.	**SOURCE** / **CONDITION**		

	SITE / CIVIL/ LANDSCAPING	S	O	P	5	4	3	2	1	N/A	COMMENTS / RECOMMENDED ACTION
DPW											
1	EXTERIOR MASONRY WALLS	X						X			
2	ROOF	X					X				
3	WINDOWS	X						X			
4	HVAC	X						X			
5	PLUMBING	X						X			
6	ELECTRICAL	X					X				
7	FIRE ALARM	X								X	
8	FIRE PROTECTION	X								X	
9	STRUCTURAL FOUNDATIONS	X					X				
10	STRUCTURAL FRAMING	X					X				
11	STRUCTURAL WALLS	X						X			
12	SITE DRAINAGE	X				X					
13	INTERIOR TRENCH DRAINS	X				X					
14	EXTERIOR LIGHTING	X				X					
15	EXTERIOR DOORS	X						X			
16	INTERIOR DOORS	X						X			
17	SECTIONAL AND ROLLING DOORS	X						X			
18	CONCRETE SLAB ON GRADE	X					X				
19	FINISHED FLOORING	X						X			

WHITEWATER FACILITY CONDITION ASSESSMENT CHECKLIST
Planning & Project Management

			Evaluation Considerations										
5	NEW	**New or like-new condition**; no issues to report; no expected failures; Plan 8 to 10 Yrs.	Age of Component										
4	GOOD	**Good condition;** no reported issues or concerns; consider replacement 6 to 8 Yrs.	Expected Service Life										
3	FAIR	**Average wear for building age;** not new but no issues to report; replace within 4 to 6 Yrs.	Maintenance Records										
2	POOR	**Worn from use -end of expected lifecycle.** Replace within 2-4 years when funds are available	Visual Inspection Condition										
1	CRITICAL	**Extremely worn or damaged;** replace in next 2 Yrs.	**SOURCE**			**CONDITION**							
		SITE / CIVIL/ LANDSCAPING	**S**	**O**	**P**	**5**	**4**	**3**	**2**	**1**	**N/A**	**COMMENTS / RECOMMENDED ACTION**	
20		CEILINGS	X						X				
21		BUILDING ENERGY ENVELOPE	X						X				
22		LANDSCAPING	X					X					
23		PAVEMENT (ASPHALT OR CONCRETE)	X					X					
24		SEALANTS AND CAULKING	X						X				
25		CASEWORK AND FURNISHINGS	X						X				
26		SPECIALTIES (LOCKERS, WASHROOM PARTITIONS, ETC.)	X						X				
	S	FIELD SURVEY											
	O	OTHER (SEE COMMENTS)											
	P	PROVIDED BY BUILDING OWNER											

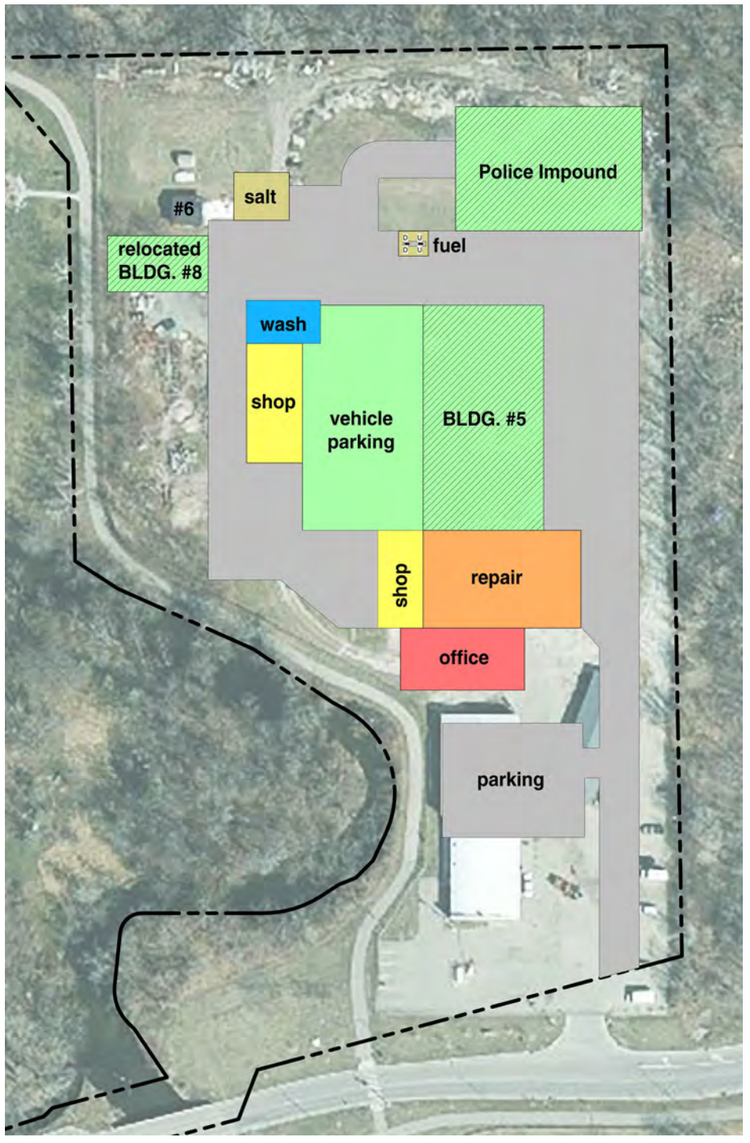
SITE PLAN

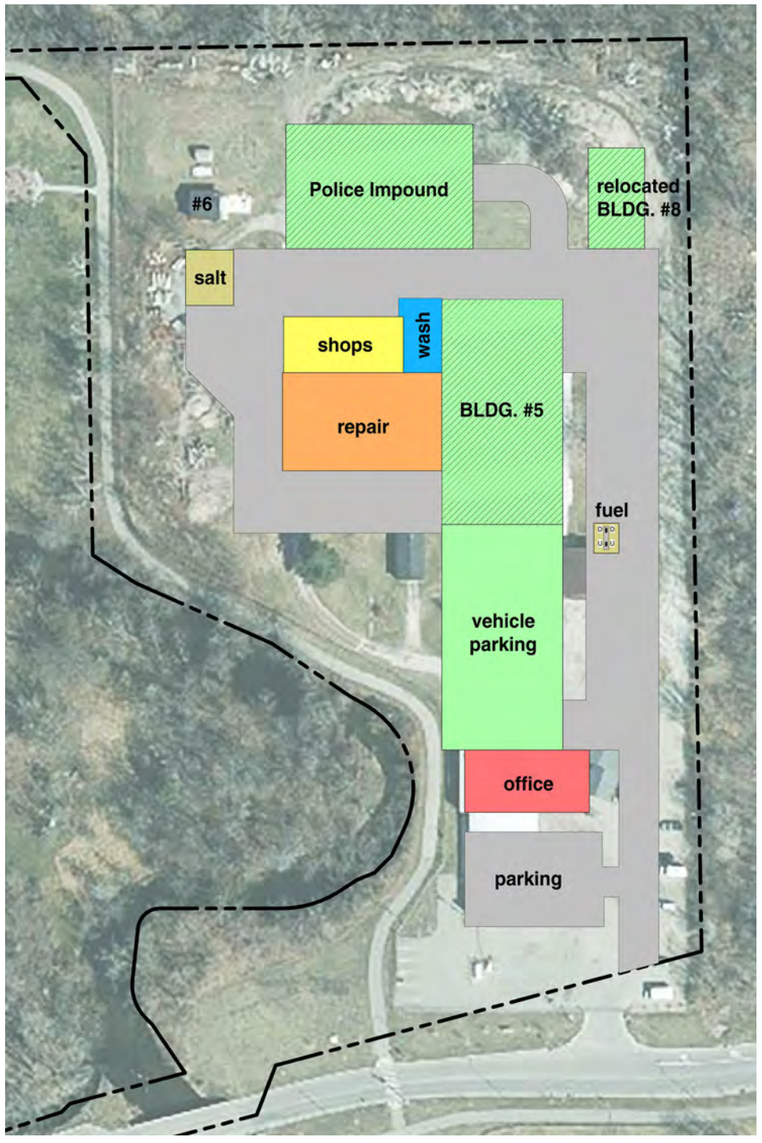
Site Plan - Existing

A101

SITE PLAN

Site Plan - Proposal Options

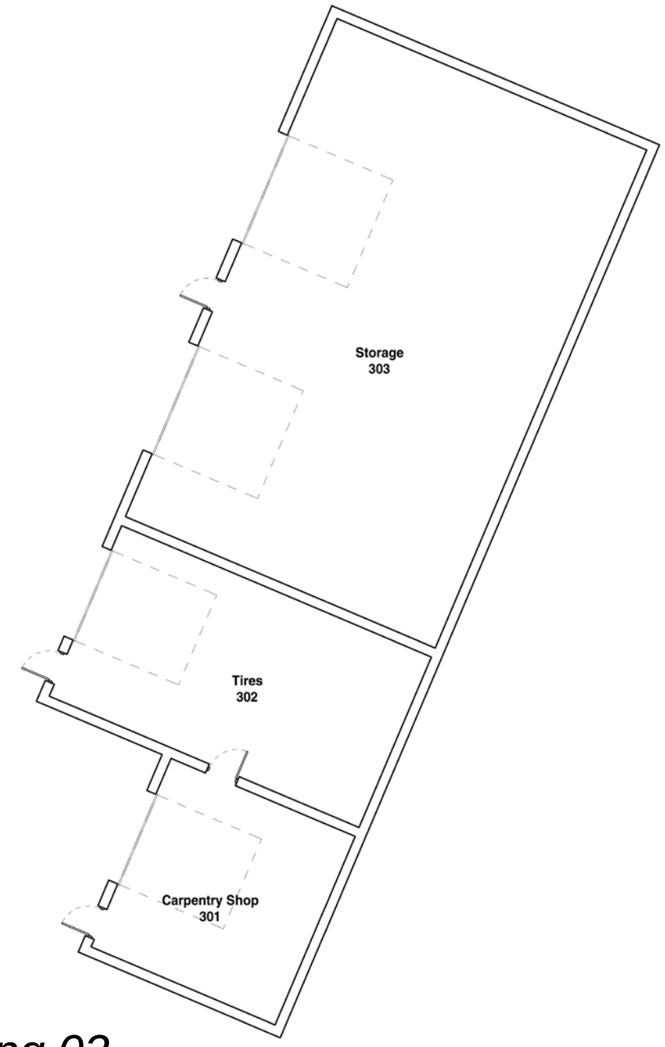




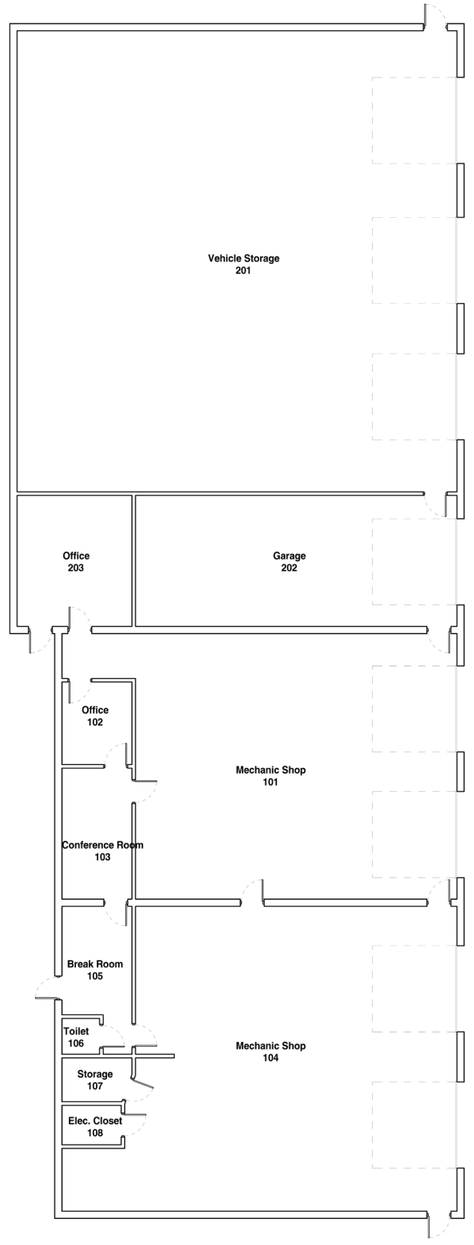
A102

FLOOR PLAN

Floor Plan - Existing Building 01, 02, and 03



Building 03

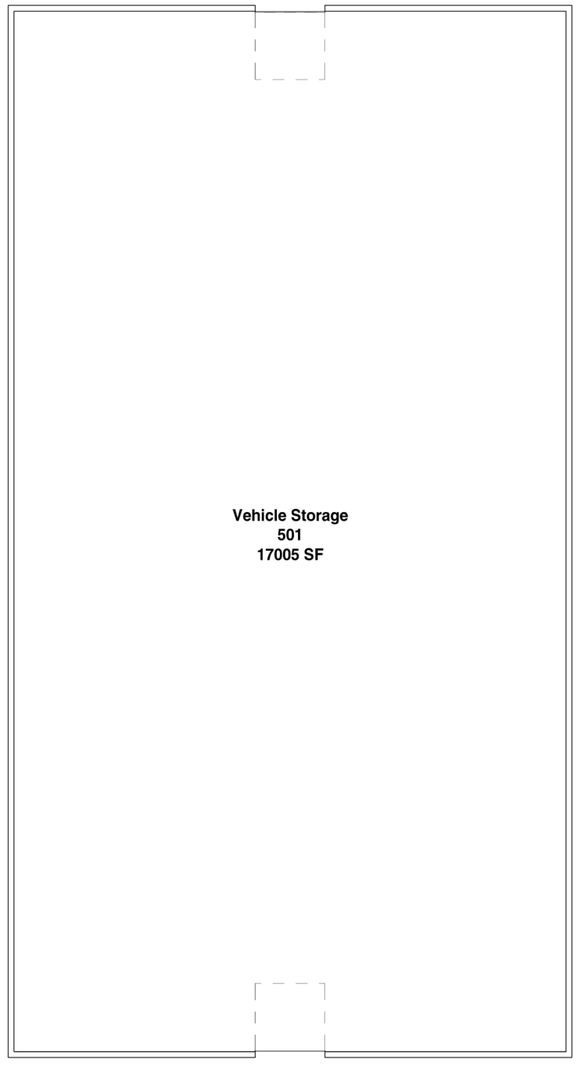


Building 01 & 02

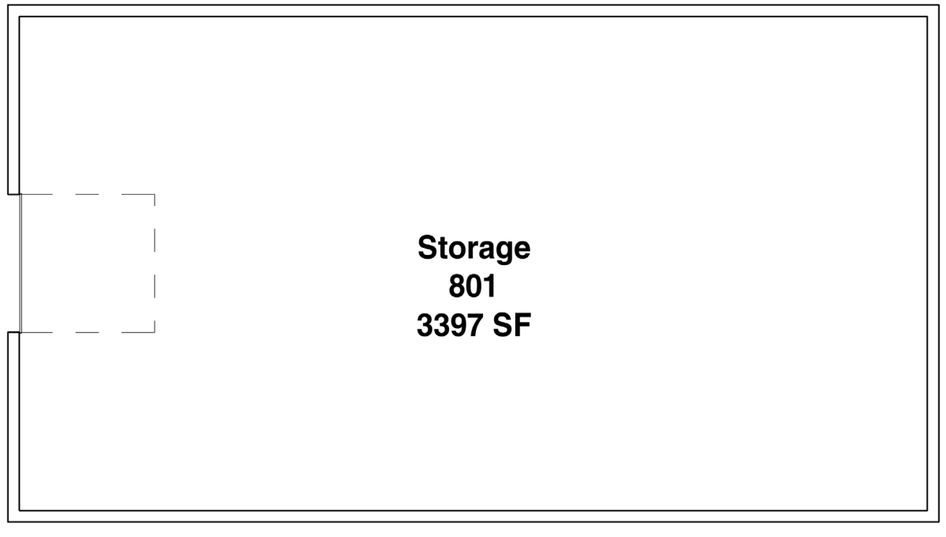
A200

FLOOR PLAN

Floor Plan - Existing Building 05 and 08



Building 05

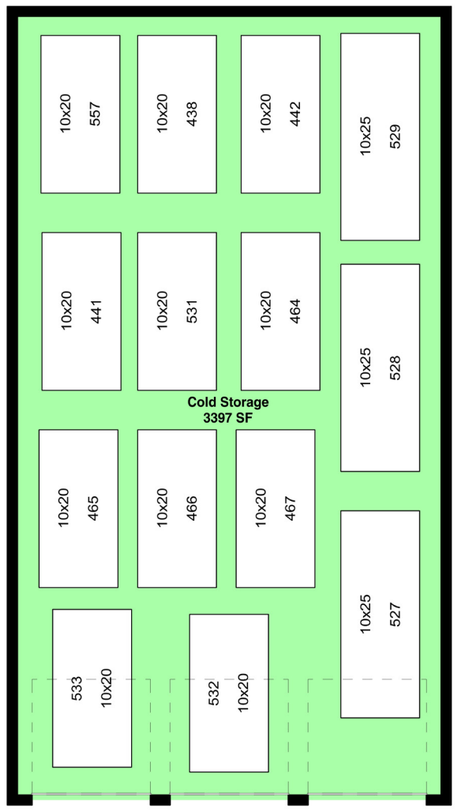


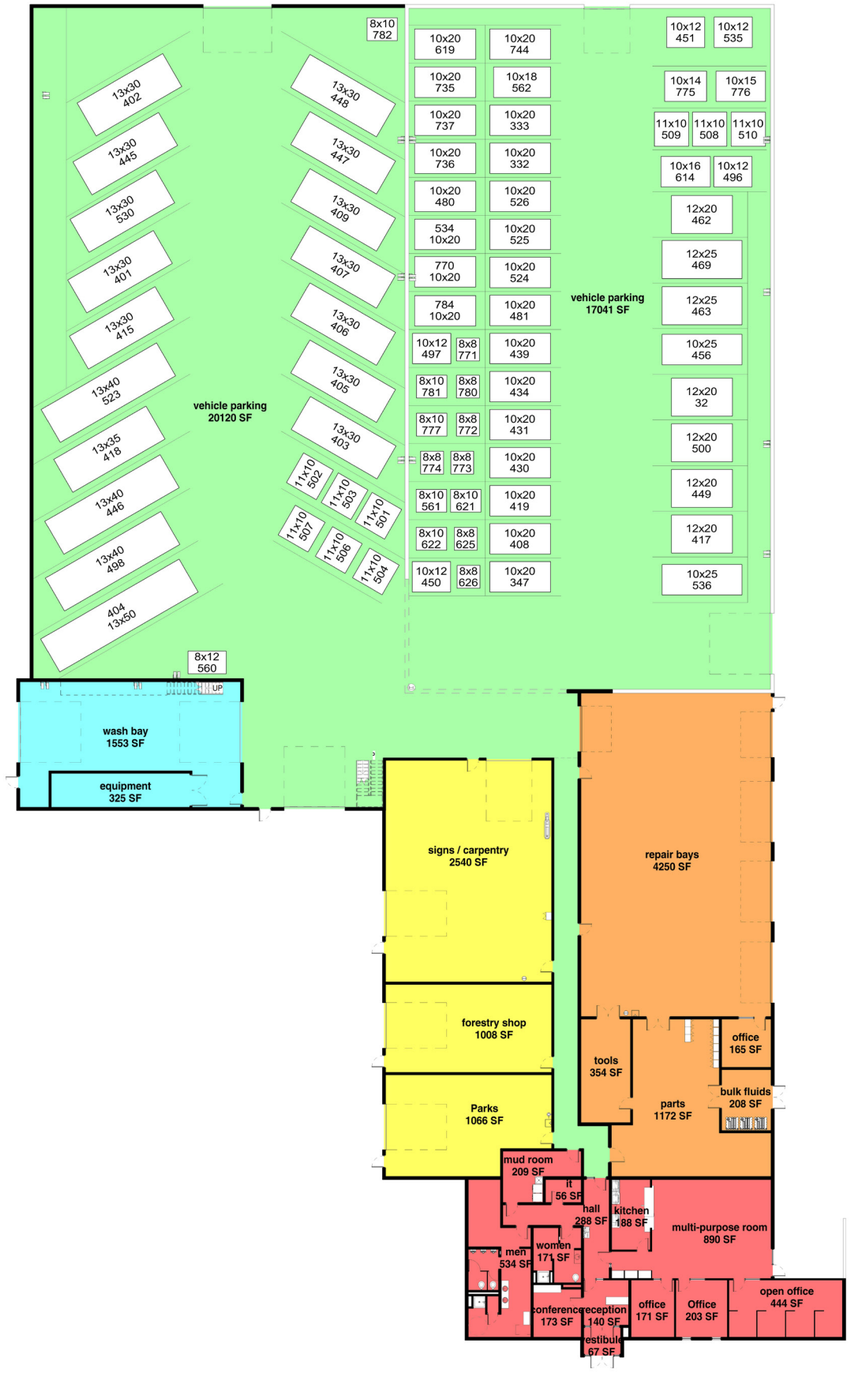
Building 08

A200.1

FLOOR PLAN

Floor Plans - DPW Facility & Cold Storage

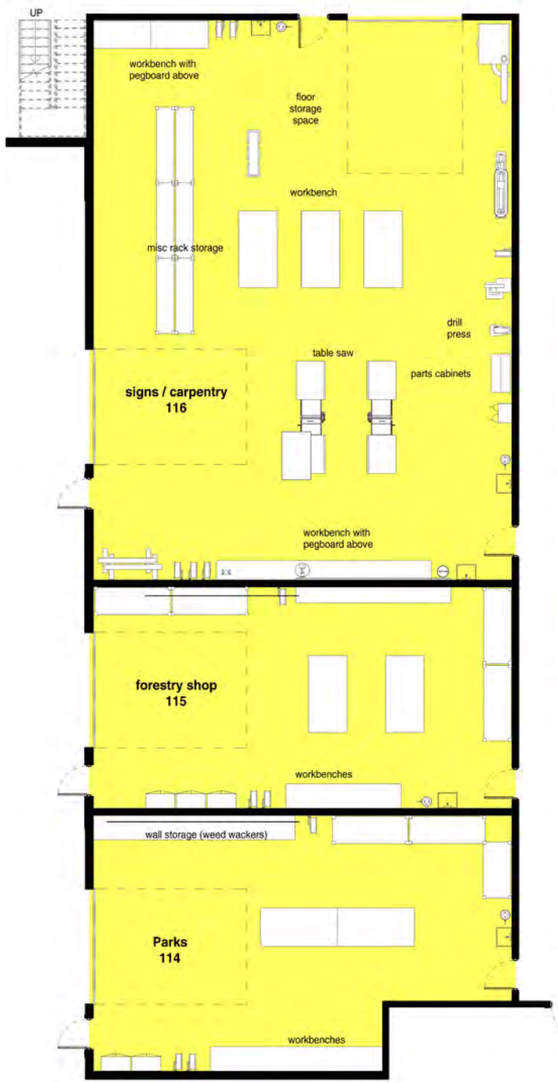


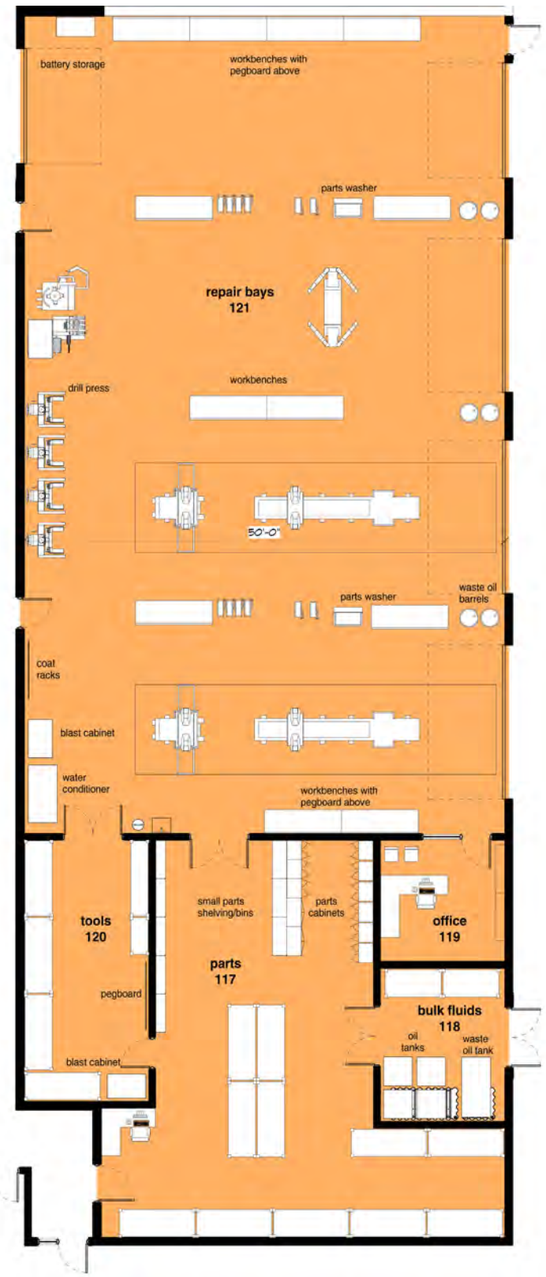


A201

FLOOR PLAN

Floor Plan - Enlarged Office, Repair, and Shops





A202

ADMINISTRATION

Office - Type “A”

AREA

220 Net Square Feet, Type “A”

FUNCTION

Enclosed office rooms. All office designs to have typical items shown including desk, lateral files, cabinet storage, guest chair room, and computer work station.

ADJACENCIES

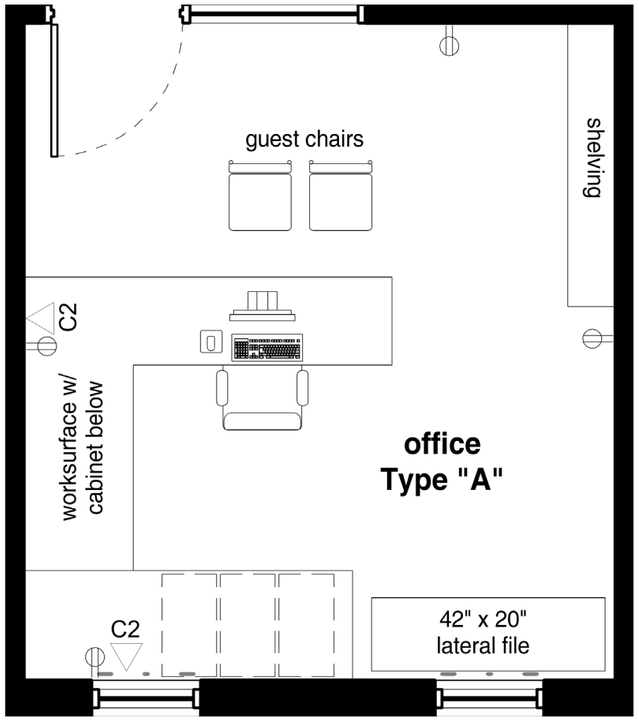
- Part of Administration wing
- Direct access to large conference room
- Room entrance of hall near the restrooms and file storage

ARCHITECTURAL DESIGN

- Ceilings: 9’-0” minimum ceiling height. Acoustical Ceiling tile.
- Walls: Latex painted Gypsum Board over metal stud framing. Vinyl wall base.
- Floor: Carpet tiles over sealed concrete
- Windows / Exterior Design: Exterior windows to promote daylighting/natural ventilation, interior large sidelight preferred at doorway, roller shades/privacy blinds.
- Sound / Acoustics: Design typical to standard conversation levels.

EQUIPMENT & FACILITY SYSTEMS

- U shaped desk with power and data provided
- Lockable door
- Computer work station, workstation chair, (2) visitor chairs typical.
- (1) large lateral file cabinet, (1) vertical filing cabinet, Bookshelf with doors, Under counter cabinets.
- Lighting: LED lighting, natural daylighting, occupancy sensors.
- Electrical: duplex receptacles, higher duplex for phone charger, quad receptacle at desk, multiple access locations, accommodate additional outlets.
- Communications: data / telephone / multiple access points, WiFi throughout offices, relocate wireless communications for fuel station.
- Plumbing: Close access to drinking fountain with bottle fill station.



P100

ADMINISTRATION

Open Office

AREA

450 Net Square Feet, Type “A”

FUNCTION

Enclosed open office. All office designs to have typical items shown including desk, lateral files, cabinet storage and computer work station.

ADJACENCIES

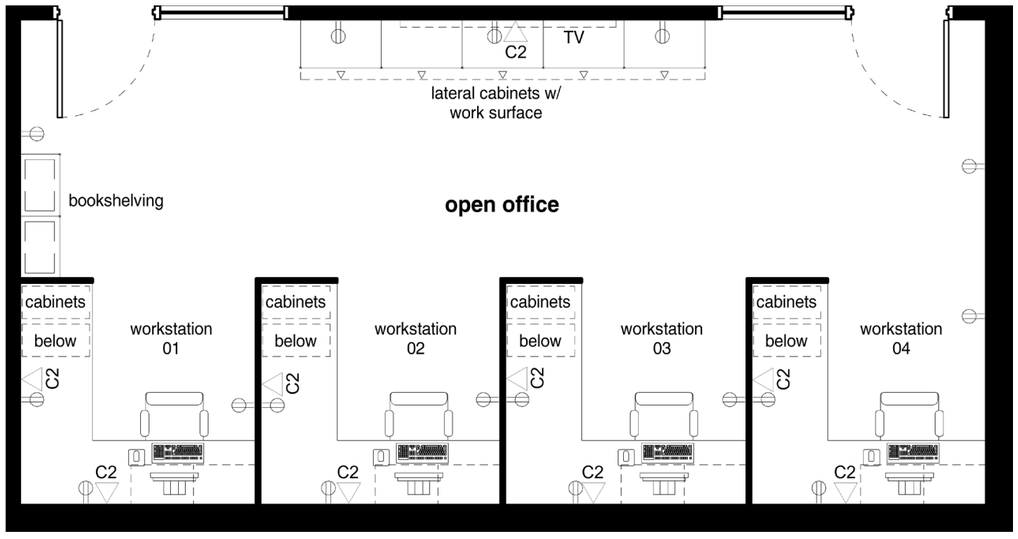
- Part of Administration wing
- Direct access to multi-purpose room.
- Room entrance of hall near the restrooms and file storage

ARCHITECTURAL DESIGN

- Ceilings: 9’-0” minimum ceiling height. Acoustical Ceiling tile.
- Walls: Latex painted Gypsum Board over metal stud framing. Vinyl wall base.
- Floor: Carpet tiles over sealed concrete
- Windows / Exterior Design: Exterior windows to promote daylighting/natural ventilation, interior large sidelight preferred at doorway, roller shades/privacy blinds.
- Sound / Acoustics: Design typical to standard conversation levels.

EQUIPMENT & FACILITY SYSTEMS

- U shaped desk with power and data provided
- Lockable door
- Computer work station, workstation chair, (2) visitor chairs typical.
- (1) large lateral file cabinet, (1) vertical filing cabinet, Bookshelf with doors, Under counter cabinets.
- Lighting: LED lighting, natural daylighting, occupancy sensors.
- Electrical: duplex receptacles, higher duplex for phone charger, quad receptacle at desk, multiple access locations, accommodate additional outlets.
- Communications: data / telephone / multiple access points, WiFi throughout offices, relocate wireless communications for fuel station.
- Plumbing: Close access to drinking fountain with bottle fill station.



P101

ADMINISTRATION

Conference - Type “A”

AREA

173 Net Square Feet, Type A

FUNCTION

Enclosed conference rooms. Designed for 6-8 people. Room equiped with cabinet storage, counter top space, television and powered conference table.

ADJACENCIES

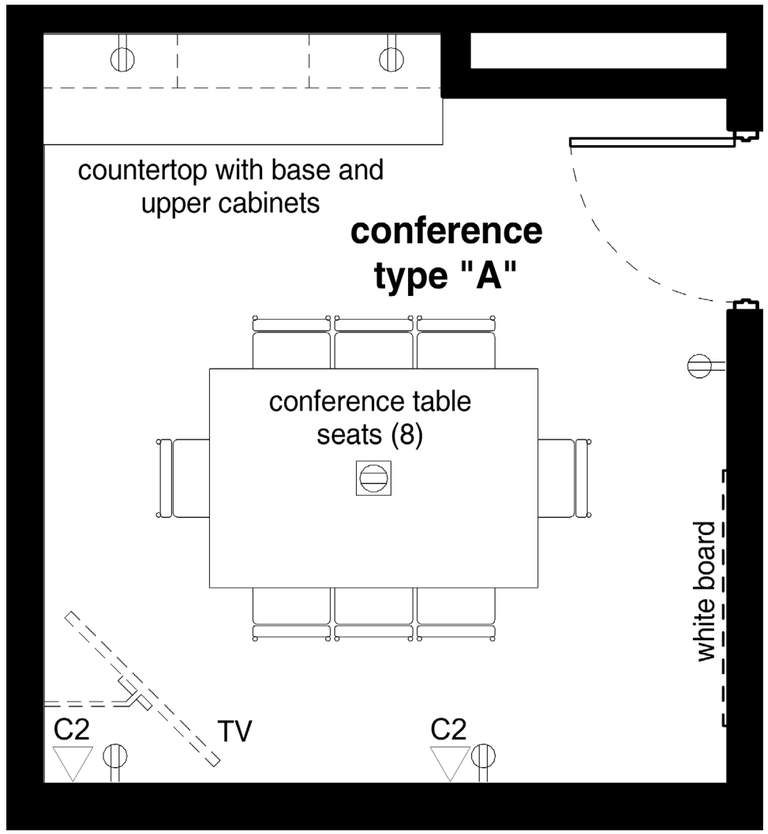
- Part of Administration wing
- Access to reception area.
- Room entrance of hall near the restrooms.

ARCHITECTURAL DESIGN

- Ceilings: 9’-0” minimum ceiling height. Acoustical Ceiling tile.
- Walls: Latex painted Gypsum Board over metal stud framing. Vinyl wall base.
- Floor: Carpet tiles over sealed concrete
- Windows / Exterior Design: Exterior windows to promote daylighting/natural ventilation, interior large sidelight preferred at doorway, roller shades/privacy blinds.
- Sound / Acoustics: Design typical to standard conversation levels.
-

EQUIPMENT & FACILITY SYSTEMS

- A/V plug-in compatible conference table to sit 10-14 people.
- A/V equipment capable of conferencing
- Wall mount television with power and data provided.
- Markerboard / tackboard optional.
- Counter top space provided with optional upper cabinets.
- Lighting: LED lighting, natural daylighting, occupancy sensors.
- Electrical: Duplex power (wall and floor), multiple access locations, powered screen optional.
- Communications: data / telephone / multiple access points, WiFi throughout offices.
- Plumbing: Close access to drinking fountain with bottle fill station.



P102

ADMINISTRATION

Reception

AREA

150 Net Square Feet, Recpetion
67 Net Square Feet, Vestibule

FUNCTION

Enclosed room with open access to Administration wing. Visual presence to front entry and direct views to public front entry door. Greeting and directing of public entry to be executed through secure glass recpetion window.

ADJACENCIES

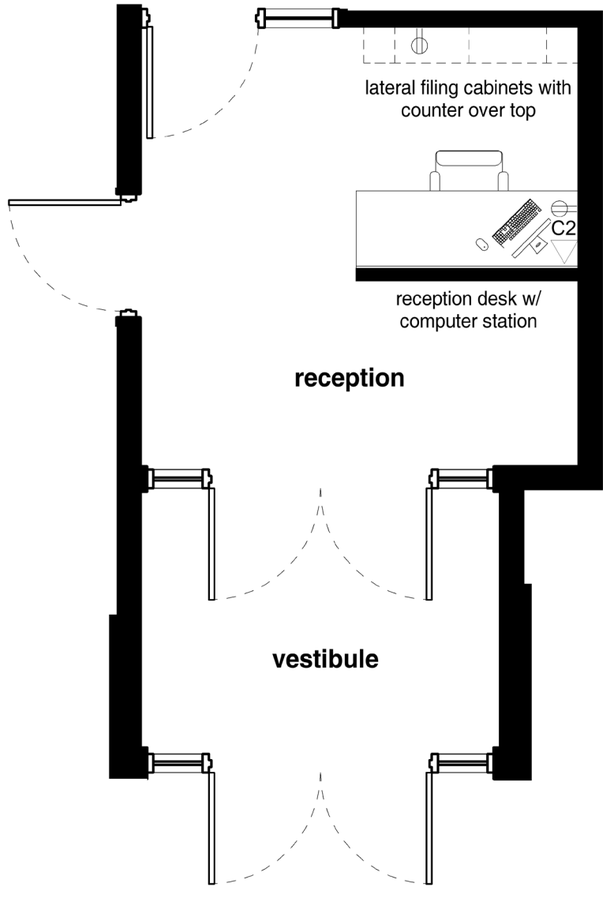
- Part of administration wing
- View to public access cooridor
- Open access to administration hallway and close proximity to restrooms and offices.

ARCHITECTURAL DESIGN

- Ceilings: 9’-0” minimum ceiling height. Acoustical Ceiling tile.
- Walls: Latex painted Gypsum Board over metal stud framing. Vinyl wall base.
- Floor: Carpet tiles over sealed concrete
- Windows / Exterior Design: Exterior windows to promote daylighting/natural ventilation, interior large sidelight preferred at doorway, roller shades/privacy blinds. Secure front entrance counter window to create views of front entrance for monitoring purposes.
- Sound / Acoustics: Design typical to standard conversation levels.

EQUIPMENT & FACILITY SYSTEMS

- Desk with power and data provided
- Lockable door
- Computer work station, workstation chair, (1) computer screens optional.
- (3) large lateral file cabinet, under counter cabinets, upper canintes.
- Counter top work surface.
- Lighting: LED lighting, natural daylighting, occupancy sensors.
- Electrical: duplex receptacles, higher duplex for phone charger, duplex receptacle at desk, multiple access locations, accommodate additional outlets.
- Communications: data / telephone / multiple access points, WiFi throughout offices.
- Plumbing: Close access to drinking fountain with bottle fill station.



P103

ADMINISTRATION

Kitchen & Breakroom

AREA

890 Net Square Feet, Multi-Purpose Room
200 Net Square Feet, Kitchen

FUNCTION

Enclosed room used by all employees for sound-controlled access to various kitchen, table/ seating area, hoteling, and vending supplies. A hoteling station area consists of multi-ple workstations for temporary users in one location. The design allows for direct exterior access to an outdoor patio seating area.

ADJACENCIES

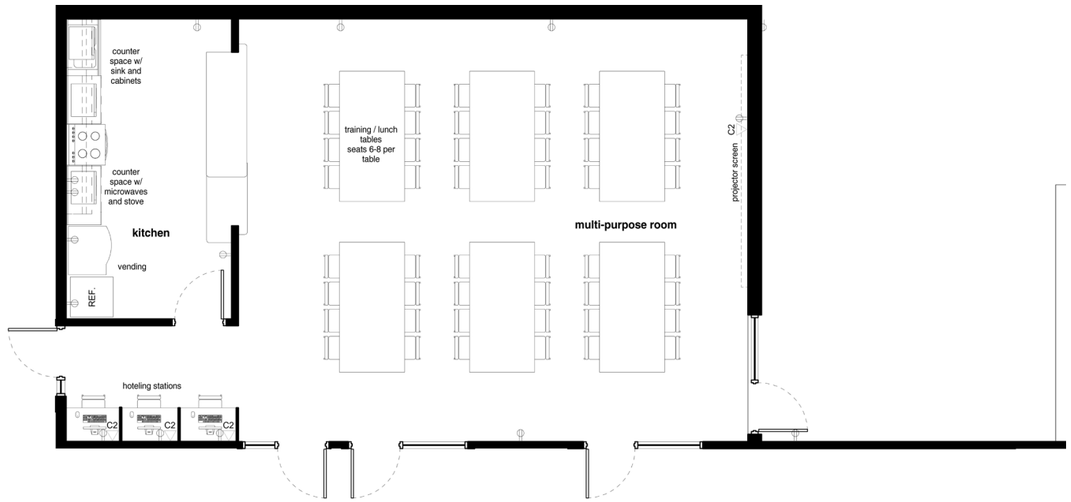
- Part of administration wing
- Direct exterior access to patio space
- Entrance off public entry hallway

ARCHITECTURAL DESIGN

- Ceilings: 10’-0” minimum ceiling height. Acoustical Ceil-ing tile. 12’-0” ceiling height is desired.
- Walls: Latex painted Gypsum Board over metal stud framing. Vinyl wall base.
- Floor: LVT floor planks, Sealed or ploshed concrete optional.
- Windows / Exterior Design: Exterior windows to promote daylighting/natural ventilation, interior large sidelight preferred at doorway. North wall to have continuous curtain wall 8’-0” off finish floor to create adequate day-lighting while offering privacy off parking lot.

EQUIPMENT & FACILITY SYSTEMS

- Sink and Disposal, solid surface counter tops.
- Card access tokitchen / breakroom.
- (1) refrigerator, (2) vending machine, (2) microwaves, oven with stove top.
- cafe style tables (interior and exterior).
- (3) hoteling stations: (1) workstation chair per space, (1) monitor to each.
- Lighting: LED lighting, natural daylighting, occupancy sensors.
- Electrical: duplex receptacles, above counter outlets to accommodate appliances, multiple locations.
- Communications: data / telephone / multiple access points, WiFi throughout offices.
- Plumbing: Sinks, drinking fountain, refrigerator.



P104

ADMINISTRATION

Locker Rooms - Men's and Women's

AREA

550 Net Square Feet, Men's Locker
175 Net Square Feet, Women's Locker
200 Net Square Feet, Mud Room

FUNCTION

Enclosed room used by all employees for Restrooms, larger Gear Lockers, seasonal Lockers, showers, and changing room.

ADJACENCIES

- Proximity to maintenance areas.
- Close proximity to Mud Room.
- Restroom access off public hallway, close proximity to administration offices.

ARCHITECTURAL DESIGN

- Ceilings: 9'-0" minimum ceiling height. Acoustical Ceiling tile. 10'-0"-12'-0" ceiling height is desired.
- Walls: Painted CMU & Moisture Resistant Gypsum Board painted. Wall tile in selective areas.
- Floor: Sealed or ploshed concrete optional. Ceramic Tile optional.

EQUIPMENT & FACILITY SYSTEMS

- Toilets / urinals (wall hung) drinking fountain (bottle fill), automatic sinks and hand dryers, paper towel dispenser / trash receptacle, mirrors, showers (ADA accessible), ADA bench & wall hooks.
- Women's Lockers: Sized based on occupancy, Lockers sized similar.
- Mens Locker: Gear Lockers 18" x 24" (minimum), Seasonal Lockers: 12" x 12" (minimum).
- Toilet Partitions: Soild Plastic, floor-mounted.
- Lighting: LED lighting, natural daylighting, occupancy sensors.
- Electrical: duplex receptacles, above counter outlets to accommodate appliances, multiple locations.
- Communications: data / telephone / multiple access points, WiFi throughout offices.
- Plumbing: Sinks, drinking fountain, refrigerator.

P105

FLEET GARAGE

Vehicle Parking

AREA

36,000 Net Square Feet

FUNCTION

Enclosed secure storage area for various sized department vehicles. Parking sized per chart.

ADJACENCIES

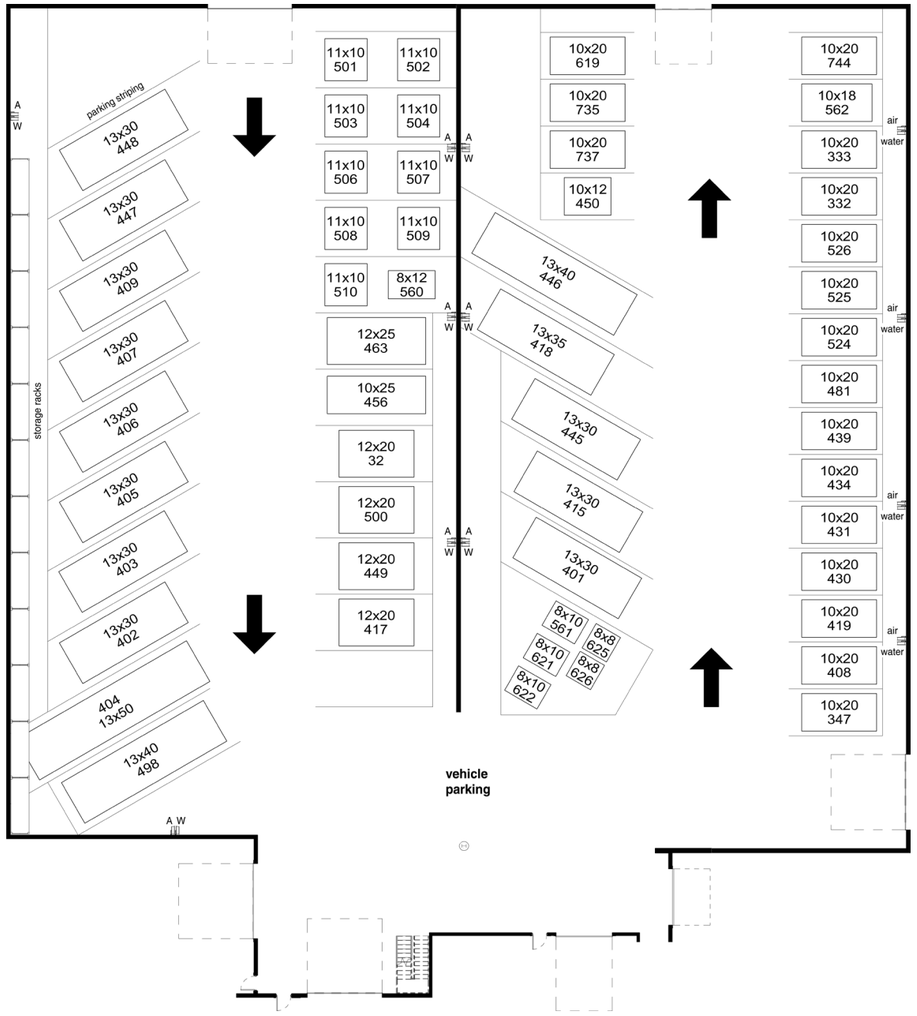
- Overhard door access to exterior.
- Close proximity to locker rooms.
- Access to repair / maintenance bays.

ARCHITECTURAL DESIGN

- Ceilings: 22’-0” minimum to fixtures and structure, HPC painted.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated reinforcing.
- Windows / Exterior Design: Exterior windows to promote daylighting. Large windows at corners to create exterior views.

EQUIPMENT & FACILITY SYSTEMS

- Gear Lockers may be needed in garage space, large plow storage on pallet storage racks.
- Wall storage rack space.
- Refer to Vehicle & Equipment lists.
- Compressed Air: hose reel drop-downs at every other column, loop air system, cut-off valves, union separators, regulator with gauge, lubricator, quick disconnects, as required by equipment.
- HVAC: overhead radiant-heated space, heat/smoke detection, adequate ventilation, VFD’s for variable CFM, comfort controls.
- Lighting: LED at 35 footcandle (fc) Min., emphasis to illuminate storage areas, daylighting strategies, direct/indirect lighting, occupancy sensors, comfort controls.
- Electrical: duplex receptacles, multiple access points, 42” AFF Typ., GFCI, outlets on columns/between OH doors.
- Communications: data/telephone, multiple access points, paging/intercom system.
- Plumbing: Heavy-duty Min. 12” wide trench drains, with high-pressure flushing, self-sloped drains, floor sloped to drains, catch basins with 2’ sump, 3/4” hose bibs faucet 48” AFF, water hose reel drop-downs every other column, bulk water access.



P106

SHOPS

Signs & Carpentry Shop

AREA

2,500 Net Square Feet

FUNCTION

Enclosed carpentry wood shop used by all fleet and maintenance employees. Includes storage, wood working equipment, and work spaces.

ADJACENCIES

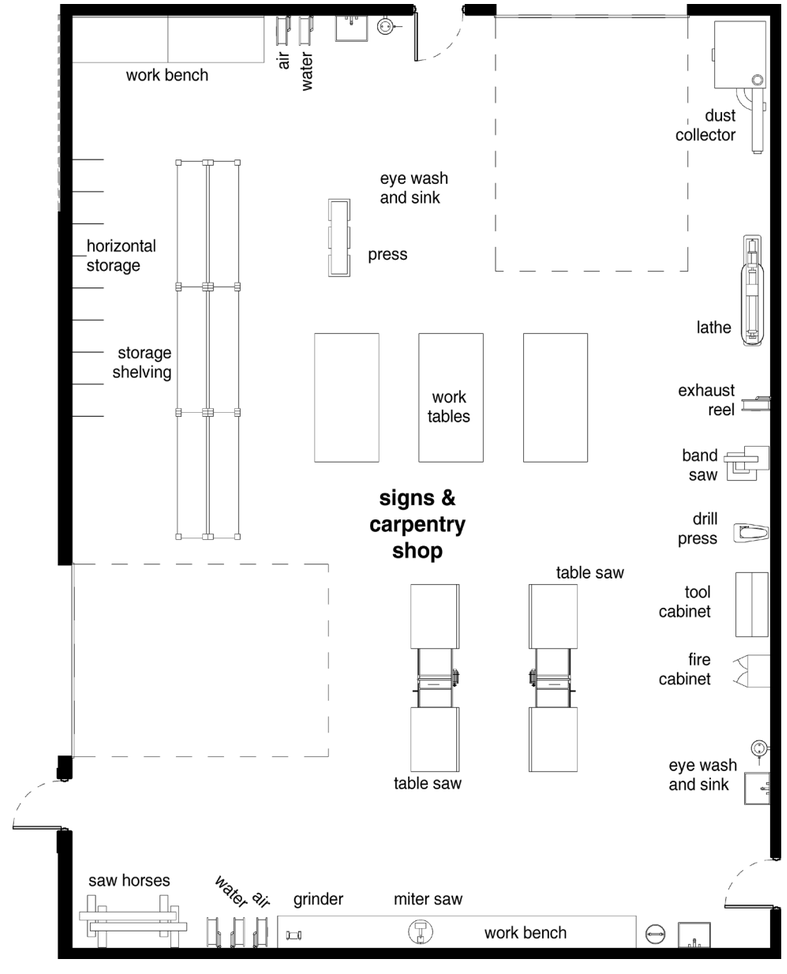
- Near Vehicle Parking.
- Direct access to exterior.
- Close proximity to locker and restroom area.

ARCHITECTURAL DESIGN

- Ceilings: 12’-0” minimum to fixtures and structure, HPC painted. 14’-0”-19’-0” preferred and open to structure.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated rein-forcing.
- Windows / Exterior Design: Exterior windows to promote daylighting. Clerestory windows to provide adequate daylighting, but allow for work space along walls.

EQUIPMENT & FACILITY SYSTEMS

- Work benches, custom benches/cabinets.
- Marker and tackboards optional.
- Wall storage rack space.
- Refer to Equipment lists.
- Compressed Air: Drop downs, hose reel, loop air system, cut off valves, union seperator, regulators with guage, lubricator, quick disconnects as required by equipment.
- HVAC: Air conditioned space, heat/smoke detection, adequate ventilation, Special ventilation (dust), comfort controls.
- Lighting: LED at 50 footcandle (fc) Min., daylighting Stratagies, occupancy sensors.
- Electrical: duplex receptacles, multiple access points, 42” AFF Typ, GFCI.
- Communications: data/telephone, multiple access points, paging/intercom system.
- Plumbing: Utility sink, eye wash, 3/4” hose bibs faucet at 24” A.F.F.



P107

STORAGE

Tool Room

AREA

350 Net Square Feet

FUNCTION

Enclosed and secure storage rooms for department tools associted with Fleet Repair and the DPW shops.

ADJACENCIES

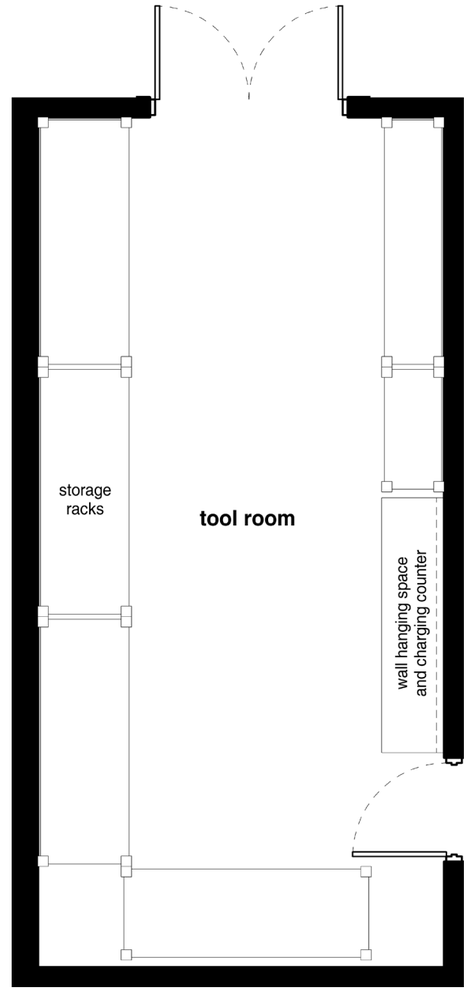
- Near Maintenance and Repair Bays.
- Near DPW and trade shops.
- Direct access from Parts Storage.

ARCHITECTURAL DESIGN

- Ceilings: 10’-0” minimum to fixtures and structure, HPC painted. 12’-0”-14’-0” preferred and open to structure.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated rein-forcing.
- Windows / Exterior Design: Not required.
- Doors: Lockable, sidelight optional.

EQUIPMENT & FACILITY SYSTEMS

- Storage shelving as required for tools stored.
- Wall storage space as needed.
- HVAC: Air filtration-heated space, heat/smoke detection, adequate ventilation, comfort controls.
- Lighting: LED at 50 footcandle (fc) Min., occupancy sensors.
- Electrical: duplex receptacles, convienience locations.



P108

SHOPS

Forestry Shop

AREA

1,000 Net Square Feet

FUNCTION

Enclosed Forestry shop used by all Public Works for construction, storage and distribution of items and tools required for this department.

ADJACENCIES

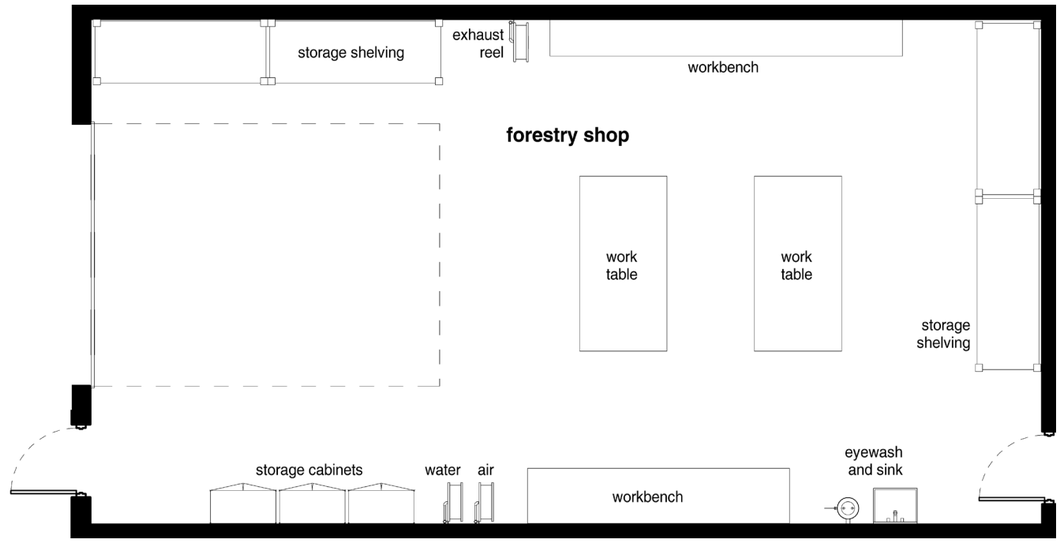
- Direct access to Vehicle Parking hallway.
- Direct overhead door exterior access.
- Close proximity to Tool Room.

ARCHITECTURAL DESIGN

- Ceilings: 12’-0” minimum to fixtures and structure, HPC painted. 14’-0”-19’-0” preferred and open to structure.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated rein-forcing.
- Windows / Exterior Design: Exterior windows to promote daylighting. Windows in overhead doors to allow vision to exterior for safety.

EQUIPMENT & FACILITY SYSTEMS

- Work benches, custom benches/cabinets.
- Marker and tackboards optional.
- Wall storage rack space.
- Refer to Equipment lists.
- Compressed Air: Drop downs, hose reel, loop air system, exhaust drop, cut off valves, union seperator, regulators with guage, lubricator, quick disconnects as required by equipment.
- HVAC: Air conditioned space, heat/smoke detection, adequate ventilation, Special ventilation (dust), comfort controls.
- Lighting: LED at 50 footcandle (fc) Min., daylighting Stratagies, occupancy sensors.
- Electrical: duplex receptacles, multiple access points, 42” AFF Typ, GFCI.
- Communications: data/telephone, multiple access points, paging/intercom system.
- Plumbing: Utility sink, eye wash, 3/4” hose bibs faucet at 24” A.F.F.



P109

SHOPS

Parks Shop

AREA

1,000 Net Square Feet

FUNCTION

Enclosed Parks shop used by all Public Works for construction, storage and distribution of items and tools required for this department.

ADJACENCIES

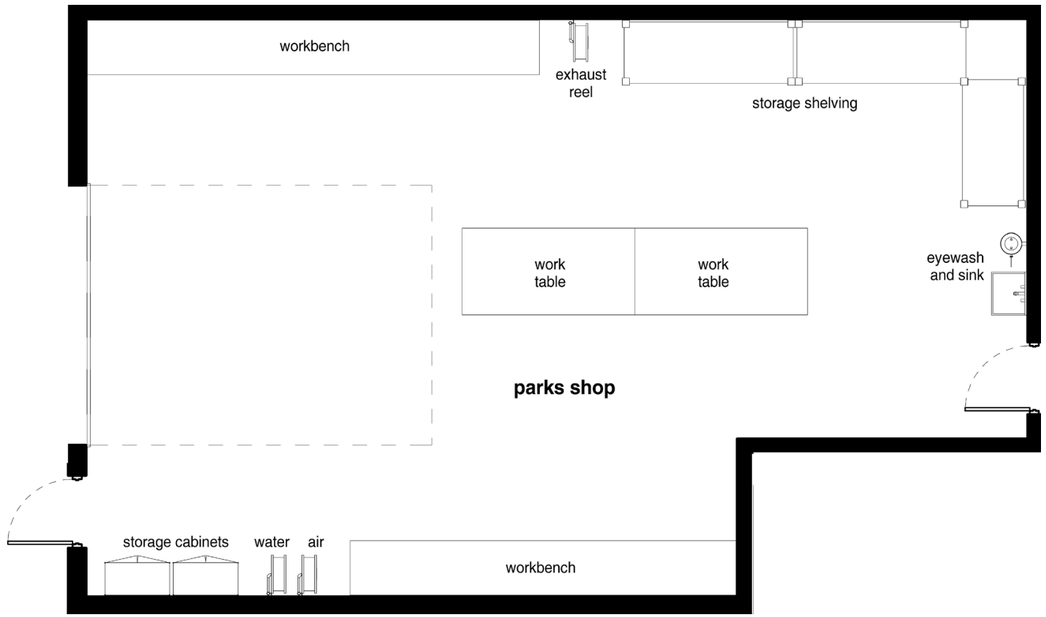
- Direct access to Vehicle Parking hallway.
- Direct overhead door exterior access.
- Close proximity to Tool Room.

ARCHITECTURAL DESIGN

- Ceilings: 12’-0” minimum to fixtures and structure, HPC painted. 14’-0”-19’-0” preferred and open to structure.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated rein-forcing.
- Windows / Exterior Design: Exterior windows to promote daylighting. Windows in overhead doors to allow vision to exterior for safety.

EQUIPMENT & FACILITY SYSTEMS

- Work benches, custom benches/cabinets.
- Marker and tackboards optional.
- Wall storage rack space.
- Refer to Equipment lists.
- Compressed Air: Drop downs, hose reel, loop air system, exhaust drop, cut off valves, union seperator, regulators with guage, lubricator, quick disconnects as required by equipment.
- HVAC: Air conditioned space, heat/smoke detection, adequate ventilation, Special ventilation (dust), comfort controls.
- Lighting: LED at 50 footcandle (fc) Min., daylighting Stratagies, occupancy sensors.
- Electrical: duplex receptacles, multiple access points, 42” AFF Typ, GFCI.
- Communications: data/telephone, multiple access points, paging/intercom system.
- Plumbing: Utility sink, eye wash, 3/4” hose bibs faucet at 24” A.F.F.



P110

STORAGE

Parts Storage

AREA

1,200 Net Square Feet

FUNCTION

Enclosed and secured storage room for specialty parts and pipes.

ADJACENCIES

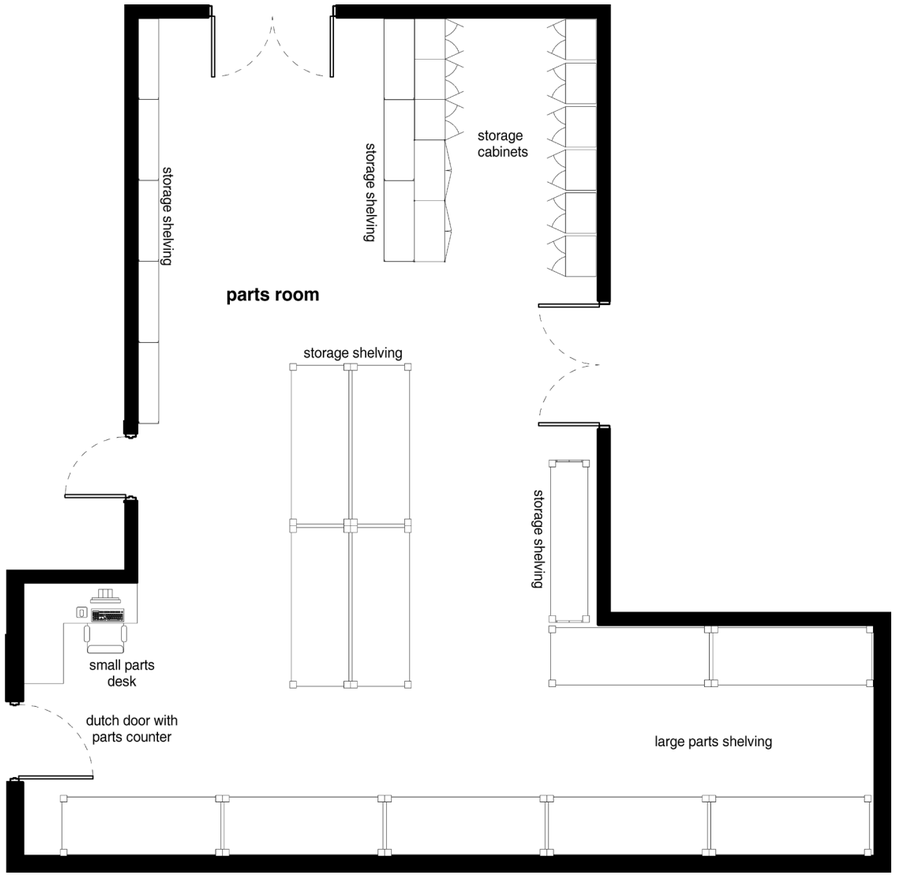
- Direct access to Mechanics Library / Office.
- Direct access to exterior.
- Direct access to Repar Bays.

ARCHITECTURAL DESIGN

- Ceilings: 10’-0” minimum to fixtures and structure, HPC painted. 12’-0”-14’-0” preferred and open to structure.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated reinforcing.
- Windows / Exterior Design: Exterior windows to promote daylighting. Windows in overhead doors to allow vision to exterior for safety.
- Doors: Lockable, sidelight optional.

EQUIPMENT & FACILITY SYSTEMS

- Storage shelving as required for parts and pipe storage.
- Wall storage space as needed.
- OH Door roll-up: to Tool Room/Small Parts, high-speed roll-up for fork lift access, 8’W x 10’H Min., automatic operator with ground sensor, push button interior/exterior, lockout on exterior.
- Roll up sectional door at parts counter. Compuer workstation at counter.
- HVAC: Air conditioned space, heat/smoke detection, adequate ventilation, Special ventilation, comfort controls.
- Lighting: LED at 50 footcandle (fc) Min., local switching, daylighting Stratagies, occupancy sensors.
- Electrical: duplex receptacles, multiple access points.
- Communications: data/telephone, multiple access points, paging/intercom system. WiFi acces point, 2-way radio connection.
- Plumbing: not required.



P111

FLEET MAINTENANCE

Parts Office & Mechanics Library

AREA

165 Net Square Feet

FUNCTION

Enclosed and secured shared office rooms for mechanics and bookshelf space for manuals and mechanics information.

ADJACENCIES

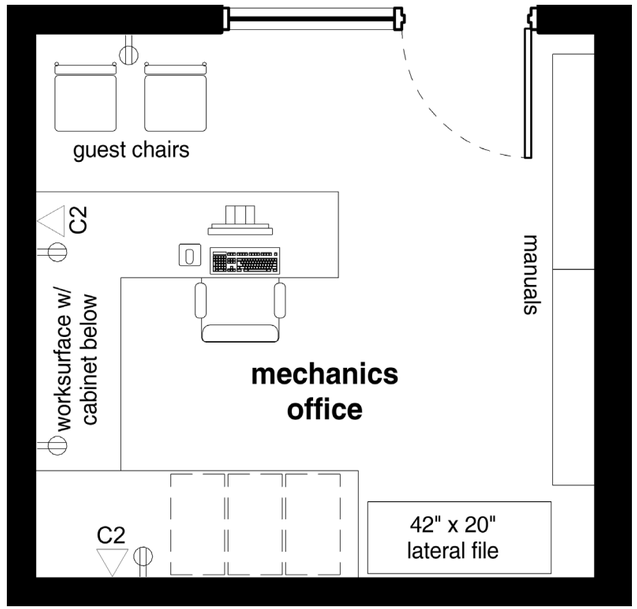
- Direct access to Parts Storage
- Direct access to Maintenance Repair Bays
- Close proximity to Vehicle Parking

ARCHITECTURAL DESIGN

- Ceilings: 10’-0” minimum, 12’-0” - 14’-0” preferred. Acoustical ceiling tile (if seperated from Parts Storage).
- Walls: Sealed or HPC painted CMU. Painted light color or natural concrete finish.
- Floor: Sealed concrete. Polished concrete optional.
- Windows / Exterior Design: Interior windows to provide vews to maintenance bays.
- Doors: Lockable, sidelight optional.

EQUIPMENT & FACILITY SYSTEMS

- L shaped desk with power and data provided
- Lockable door
- Computer work station, workstation chair, (2) stations.
- Bookshelf with doors, Under counter cabinets.
- Lighting: LED lighting, occupancy sensors.
- Electrical: duplex receptacles, higher duplex for phone charger, duplex receptacle at desk, multiple access locations, accommodate additional outlets.
- Communications: data / telephone / multiple access points, WiFi throughout office.
- Plumbing: Close access to drinking fountain with bottle fill station.



P112

FLEET MAINTENANCE

Repair Bay

AREA

4,250 Net Square Feet

FUNCTION

Room of open bays used for maintenance / repair of fleet vehicles. Included room for tire repair.

ADJACENCIES

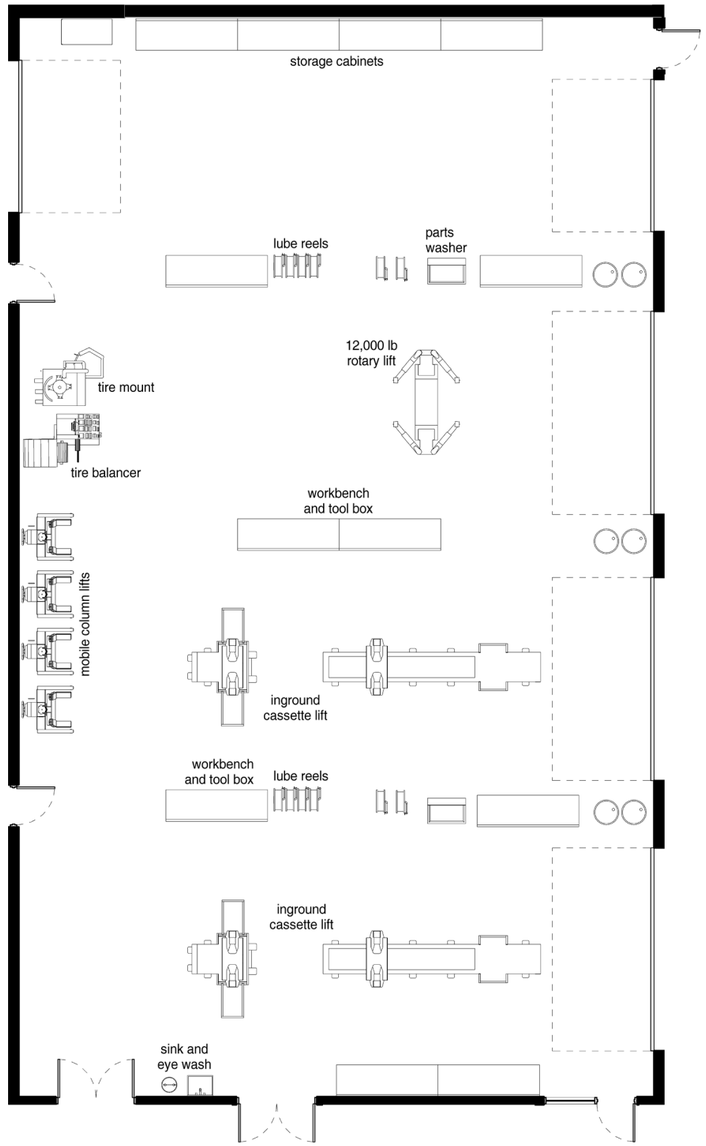
- Direct access to Vehicle Storage.
- Near Parts Office and Parts Storage.
- Direct access to exterior.

ARCHITECTURAL DESIGN

- Ceilings: 22'-0" minimum to fixtures and structure, HPC painted. Height requirements to clear lift/crane.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated reinforcing.
- Windows / Exterior Design: Exterior windows to promote daylighting. Clerestory windows to create natural daylighting while maximizing bay sizes.
- OH Door sectional: to exterior/garage, high-lift poly-carbonate OH doors, 14'W x 14'H Min., vision glass, automatic operator with ground sensor, push button interior/exterior, lockout on exterior.

EQUIPMENT & FACILITY SYSTEMS

- Severe use workbench with vise, mechanics tools & various equipment, steel storage, shelving racks, heavy duty vehicle lifts, light duty vehicle lifts, overhead bridge crane.
- Tire repair includes severe use workbench with vise (SHARED), air/hydraulic floor jack (SHARED), inflation cage, small/large tire changer(s), tire balancer, tire spreader, tire groover.
- Refer to Equipment lists other specific equipment included.
- Compressed Air: overhead air, drop-downs, hose reel, loop air system, cut-off valves, union separators, regulator with gauge, lubricator, quick disconnects, as required by equipment.
- HVAC: overhead radiant-heated shop, (2) zones Min., heat/smoke detection, adequate ventilation, VFD's for variable CFM, comfort controls, vehicle exhaust hook-up.
- Lighting: LED at 35 footcandle (fc) Min., emphasis to illuminate storage areas, daylighting strategies, direct/indirect lighting, occupancy sensors, comfort controls.
- Electrical: duplex receptacles, 42" AFF Typ., GFCI, multiple access points, welding outlets, large equipment outlets, lift/crane power, outlets on columns/between OH doors, as required by equipment.
- Communications: data/telephone, multiple access points, paging/intercom system.
- Plumbing: Heavy-duty Min. 12" wide trench drains, self-sloped drains, floor sloped to drains, catch basins with 2' sump, removeable covers, sink wash stations throughout, 3/4" hose bibs faucet 48" AFF, water hose reel drop-downs every other column, overhead oil reels.



P113

STORAGE

Bulk Fluid Storage

AREA

210 Net Square Feet

FUNCTION

Storage and distribution of bulk fluids to be provided in spaces throughout the building, and location of central compressed air distribution. Includes: automatic transmission fluid (ATF), chassis grease (CG), diesel exhaust fluid (DEF), engine oil (EO), gear oil (GO), hydraulic oil (HO), used coolant (UC), used oil (UO), and windshield washer fluid (WWF).

ADJACENCIES

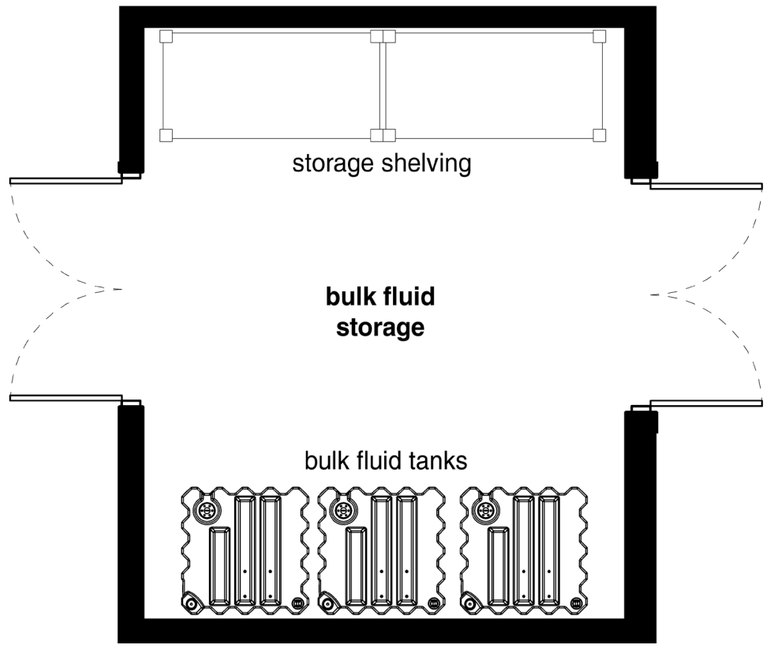
- Direct access to Exterior.
- Near maintenance / repair bays.
- Adjacent to Parts Room.

ARCHITECTURAL DESIGN

- Ceilings: 10’-0” minimum to fixtures and structure, HPC painted. 12’-0”-14’-0” preferred and open to structure.
- Walls: Sealed CMU or Sealed Precast wall panels. Soild and grease resistant. Painted light color or natural concrete finish.
- Floor: Hard-Trowel Light-Brushed sealed concrete. Chemical bonded sealer/densifier, epoxy coated reinforcing.
- Windows / Exterior Design: Not required.
- Doors: Lockable.

EQUIPMENT & FACILITY SYSTEMS

- Bulk fluid tanks, 55-gallon drums, air piston/diaphragm pump(s), table, storage shelving racks, air compressor, pressure washer, refrigerated air dryer.
- Refer to Equipment lists other specific equipment included.
- Compressed Air: each pump shall have drop-downs, cut-off valves, union separators, regulator with gauge, lubricator, quick disconnects, as required by equipment.
- HVAC: heated space, heat/smoke detection, adequate ventilation, stainless steel ducts/fans, comfort controls.
- Lighting: LED, 50 footcandle (fc) Min., emphasis to illuminate storage areas and not shadow isles, daylighting strategies, direct/indirect lighting, occupancy sensors, comfort controls.
- Electrical: duplex receptacles, 42” AFF Typ., GFCI, wet location requirements, large equipment outlets.
- Plumbing: floor drain, utility sink, eye wash/shower, water hose reel, 3/4” hose bibs faucet 24” AFF, overhead oil. Tank-mount all piston lubricant pumps, wall-mount all diaphragm pumps, CG pump mounted to air operated hoist, water tank with float valve for EC diaphragm pump. Plumb UO, UC tanks to corresponding pumps in Repair Bays. Plumb all other tanks to corresponding lube reel banks, sized for 2-reel use at same time. Exterior building fill ports to each tank. Fluid monitoring system for ATF, EO, GO, HO, UC, UO fluids.
- Communications: data/telephone, multiple access points.



P114

FLEET SPECIALTY

Manual Wash Bay & Wash Equipment

AREA

1,500 Net Square Feet, Manual Wash Bay
325 Net Square Feet, Wash Equipment

FUNCTION

Enclosed wash bays for washing of various vehicle sizes, with manual wash lane. 360 degree overhead and Pressure Washer stations for more detailed washing requirements.

ADJACENCIES

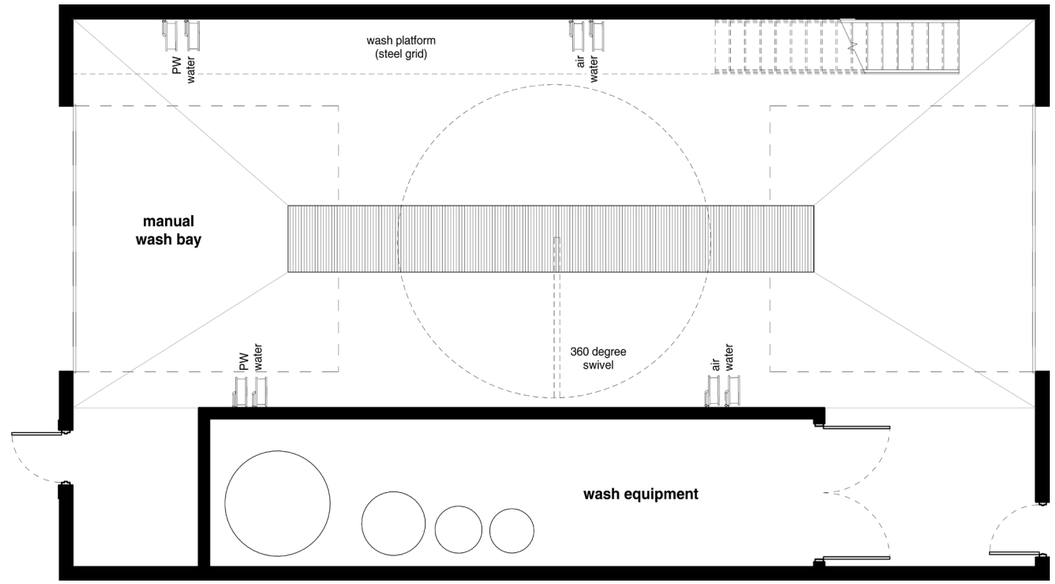
- Direct access to Exterior.
- Direct access to Vehicle Storage.
- Close proximity to maintenance / repair bays.

ARCHITECTURAL DESIGN

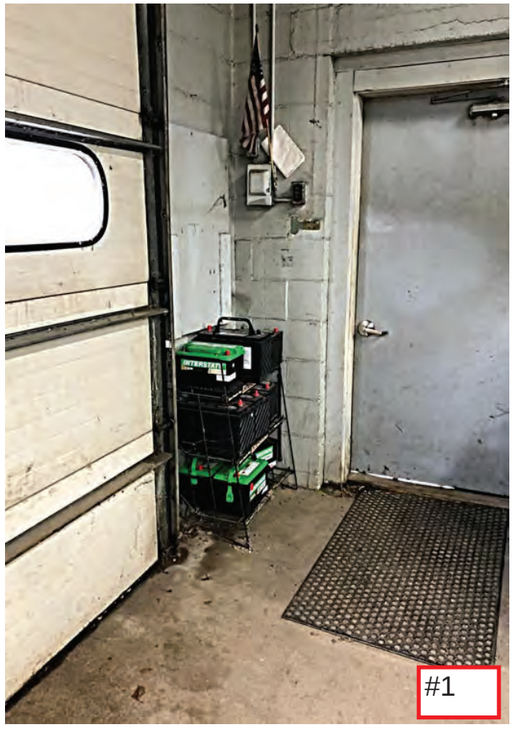
- Ceilings: 20’-0” Min. to fixtures, open to structure, HPC painted -Or- natural finish, light color.
- Walls: Sealed CMU -or- Sealed precast concrete wall panels, soil and grease resistant, light color or natural finish.
- Floor: Hard-trowel Medium-brush sealed concrete, soil/grease/water/emphasize slip-resistant, chemical bonded sealer/densifier, epoxy coated reinforcing.
- Windows / Exterior Design: promote daylighting with OH door windows/skylights.
- Exterior high-lift poly-carbonate OH doors, 14’W x 14’H Min. with view panels, automatic operator with ground sensor, push button interior/exterior.

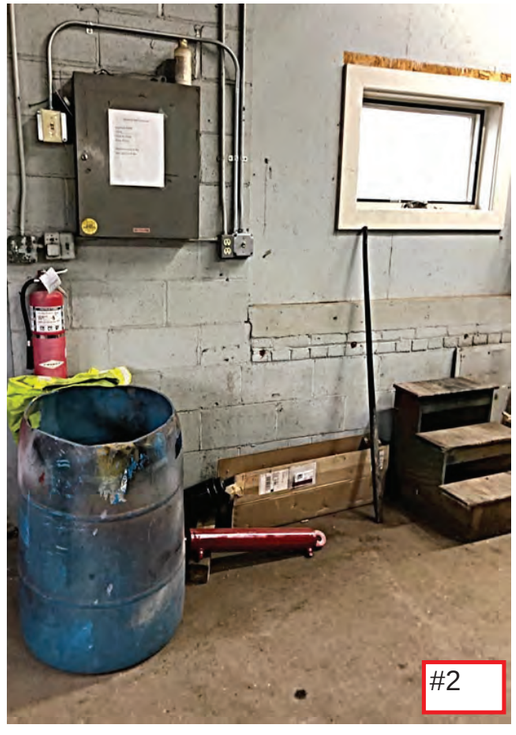
EQUIPMENT & FACILITY SYSTEMS

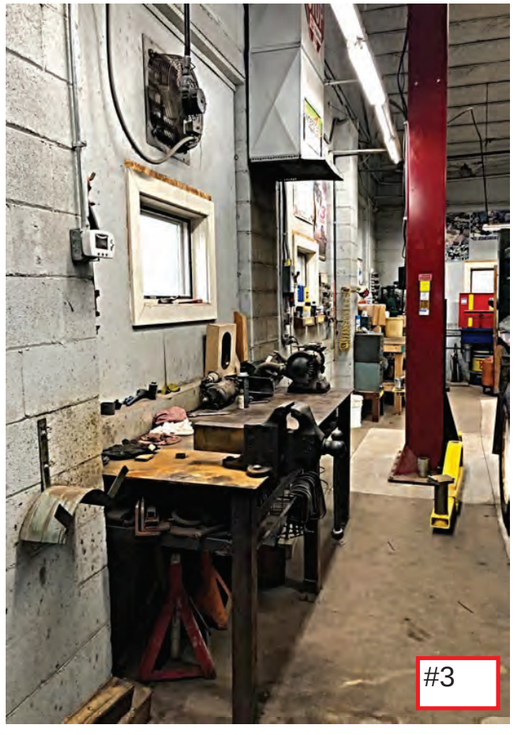
- Manual wash, High-pressure wash equipment & hand wands, does not recycle water.
- High-volume blow-off (Optional).
- Recessed Parallelogram Lift in manual bay.
- Elevated walkway one side of manual bay.
- Wash Equipment Room: controls, pumps, tanks, water reclaim equipment.
- Air/Vacuum located near wash bay exit.
- Refer to Vehicle & Equipment lists for sizes.
- Compressed Air: overhead air, drop-downs, hose reel, loop air system, cut-off valves, union separators, regulator with gauge, lubricator, quick disconnects, as required by equipment.
- HVAC: overhead radiant-heated space, heat/smoke detection, VFD’s for variable CFM, special ventilation to remove moisture, supply air low, moisture resistant equipment, comfort controls.
- Lighting: LED at 50 footcandle (fc) Min., zoned, task lighting underneath vehicles at 20 footcandle (fc) Min., daylighting strategies, occupancy sensors, comfort controls.
- Electrical: duplex receptacles, 42” AFF Typ., wet location requirements, multiple access points.
- Communications: paging/intercom system.
- Plumbing: Manual Wash: 10’-0” x 12’-0” H-20 grated sump with side drain overflow to sediment/oil separator, hand wand both sides of manual bays, 2” water hose.
- Wash Equipment Room: removeable sump pit covers.



P115

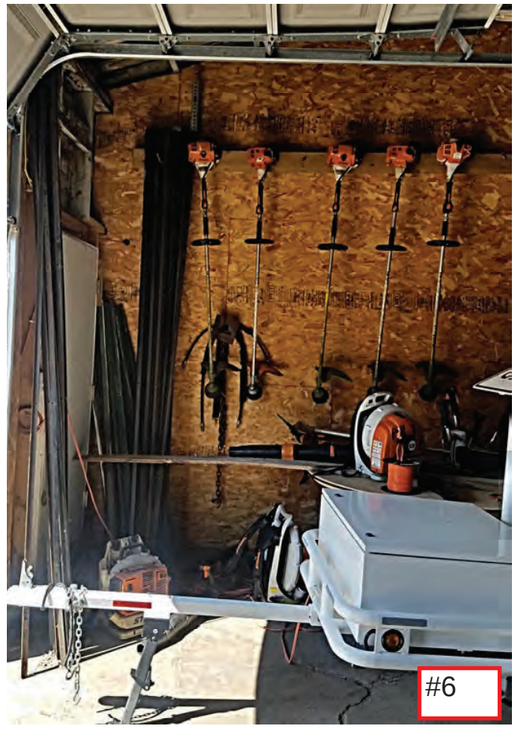

#1


#2


#3


Coors LIGHT
#4


#5

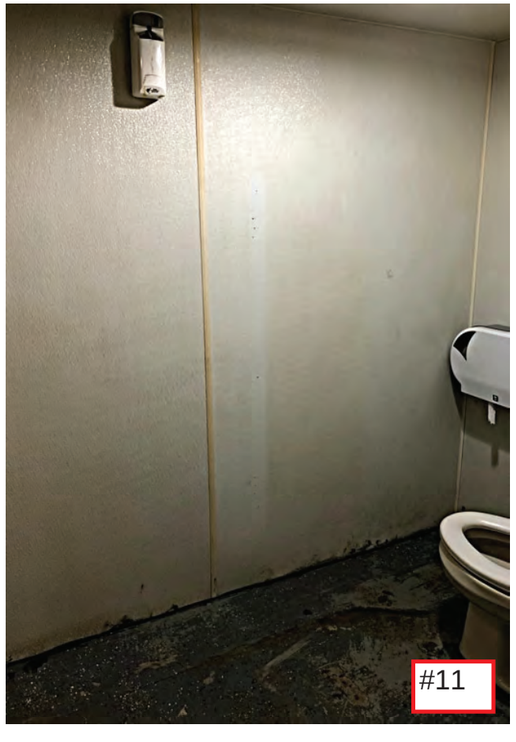

#6


#7

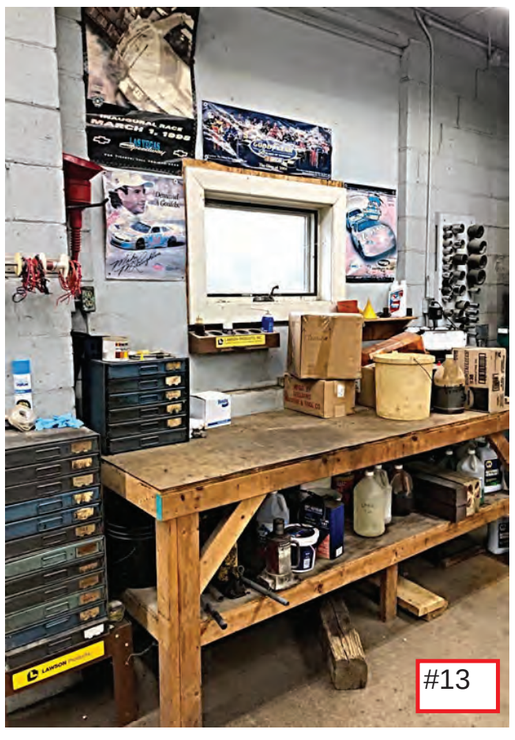

#8

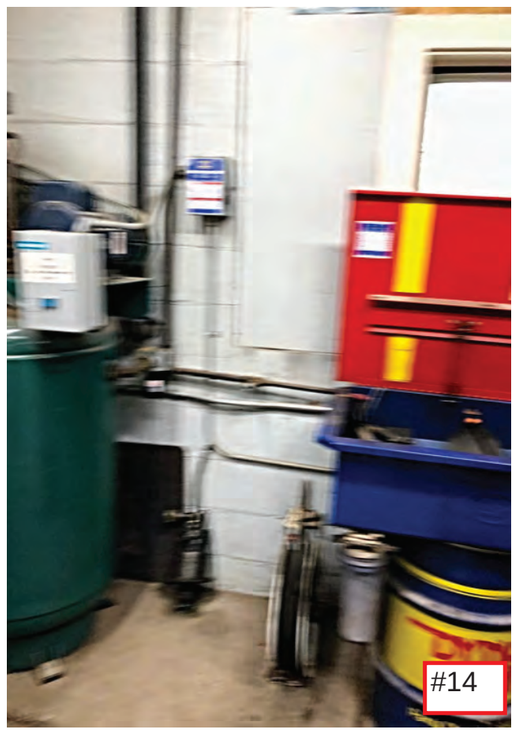
#9


#10


#11

#12


#13


#14


#15


#16


#17


#18

#19

#20


#21

#22


#23

#24

#25


#26

#27


#28


#29


#30


#31


#32


#33


#34


#35


#36


#37


#38

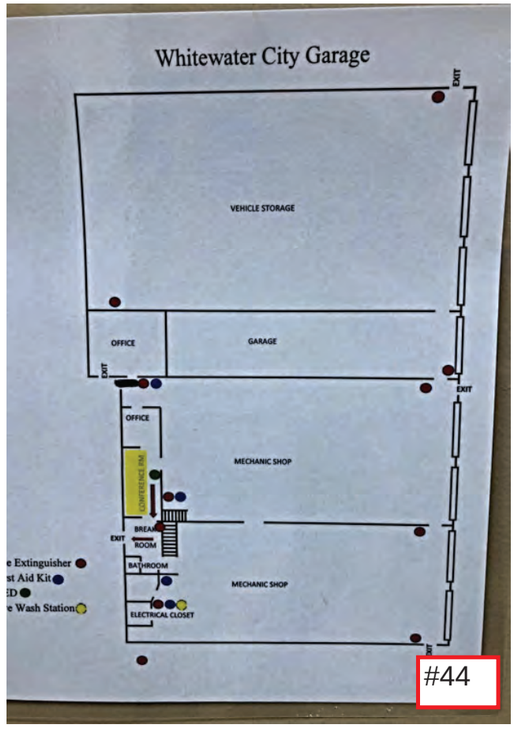

#39


#40


#41

#42

#43



#44

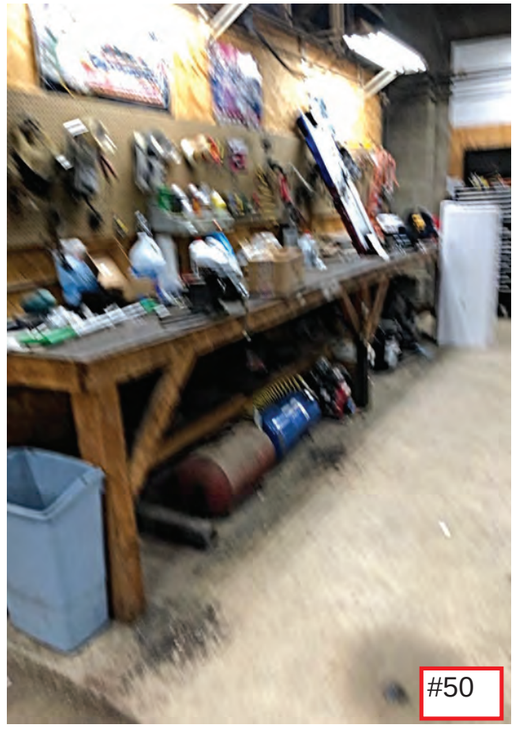
#45


#46


#47


#48


#49


#50

#51


#52


#53

#54

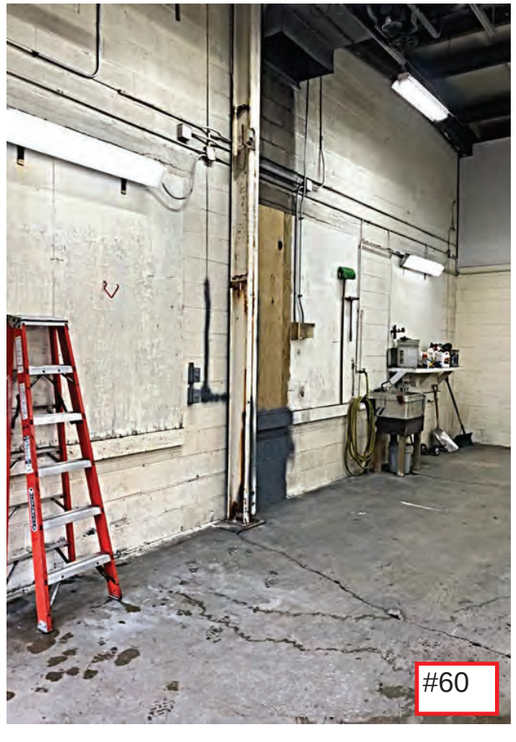
#55


#56


#57


#58


#59


#60

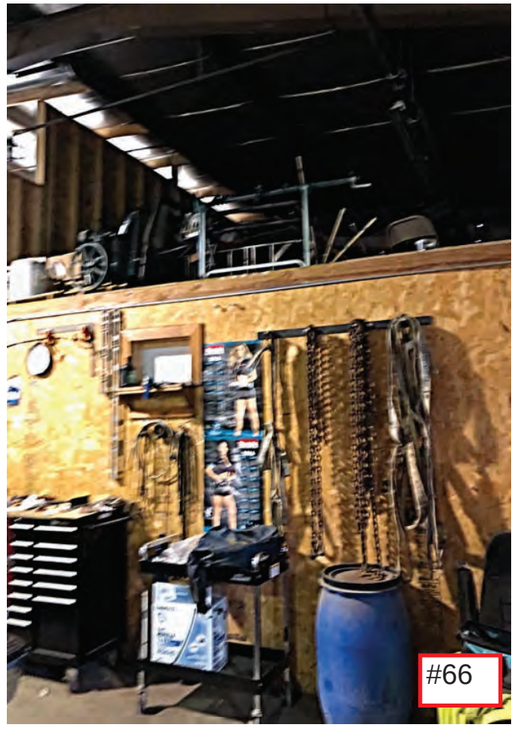

#61


#62

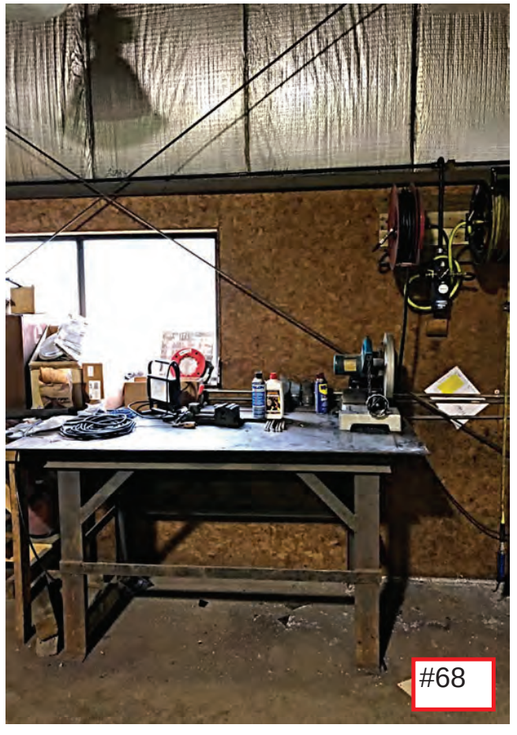

#63

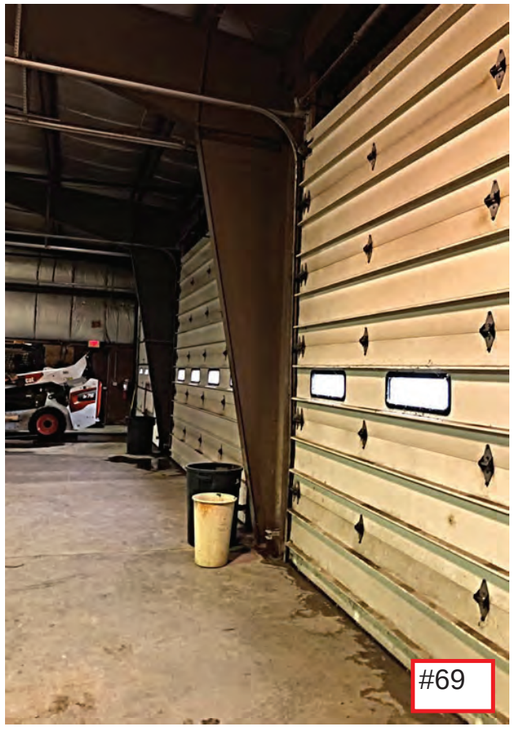
#64


#65

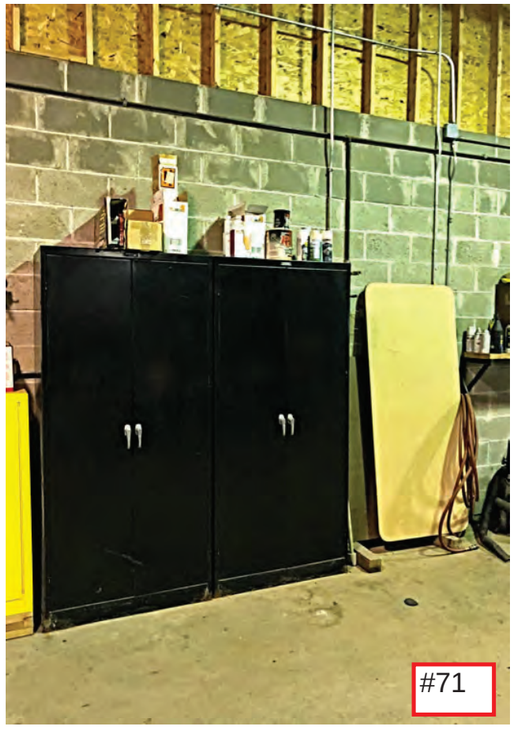

#66

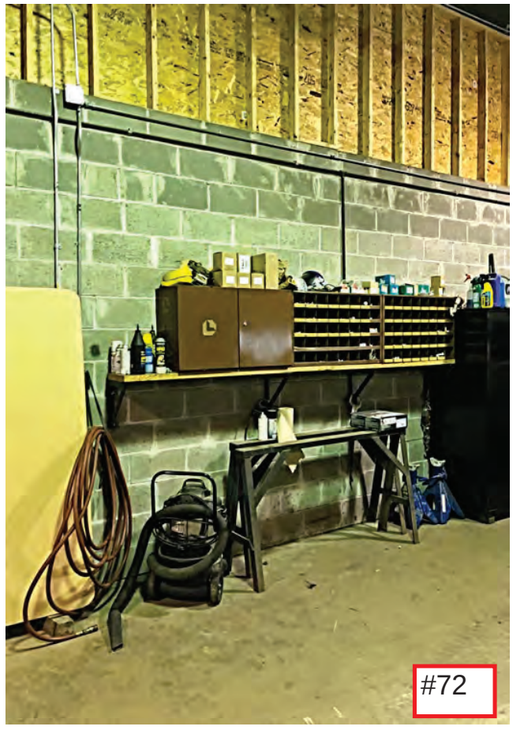

67#


#68


#69

#70


#71


#72


#73


#74


#75


#76


#77


#78


#79


#80

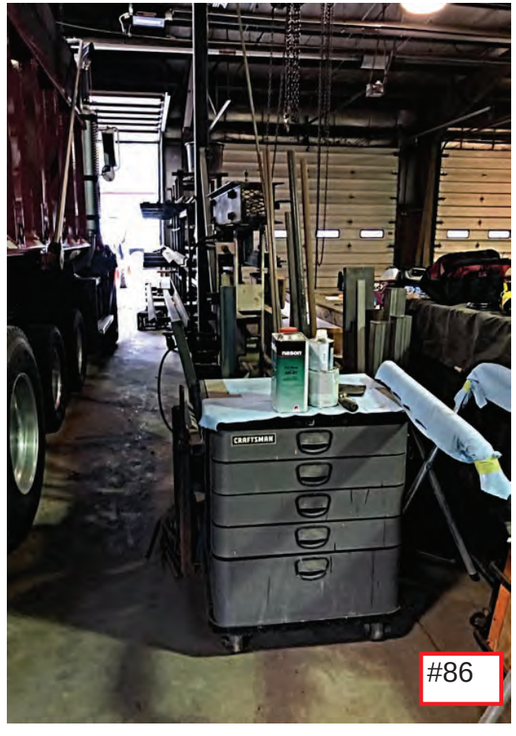

#81

#82


#83

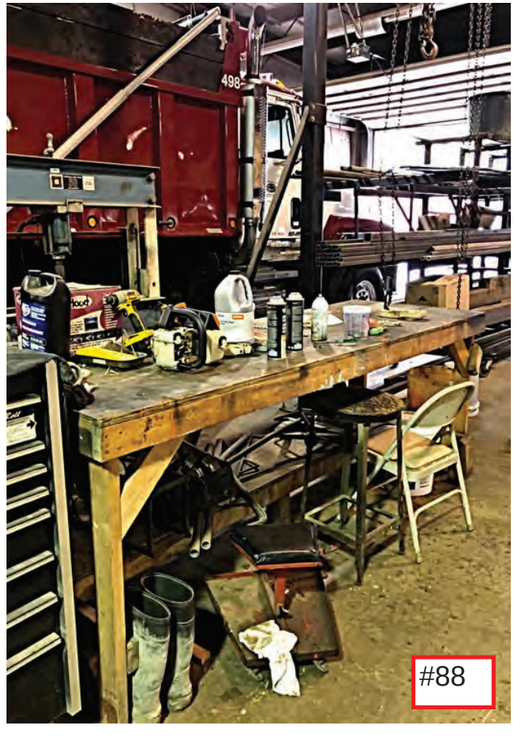

#84

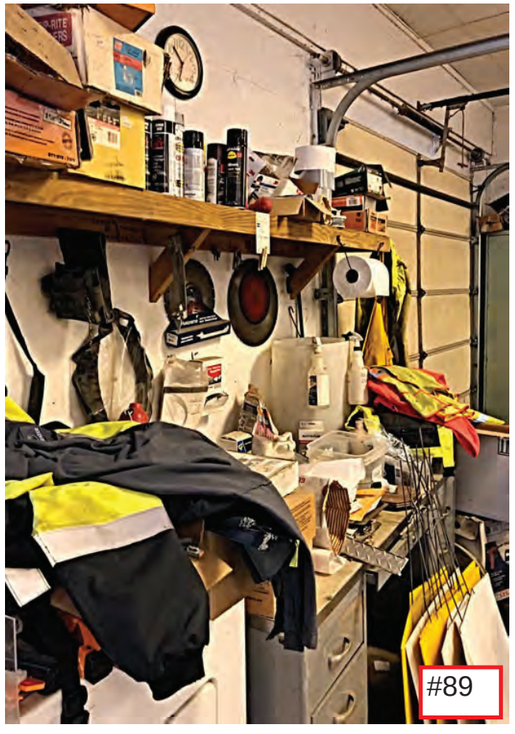
#85



#86

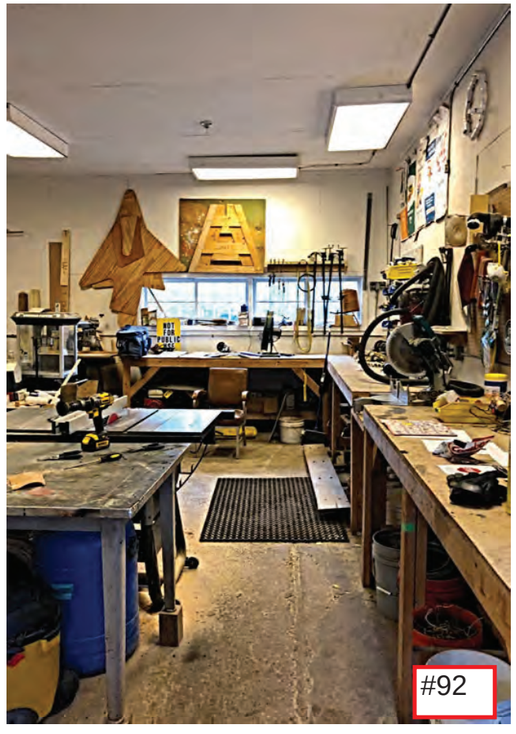
#87

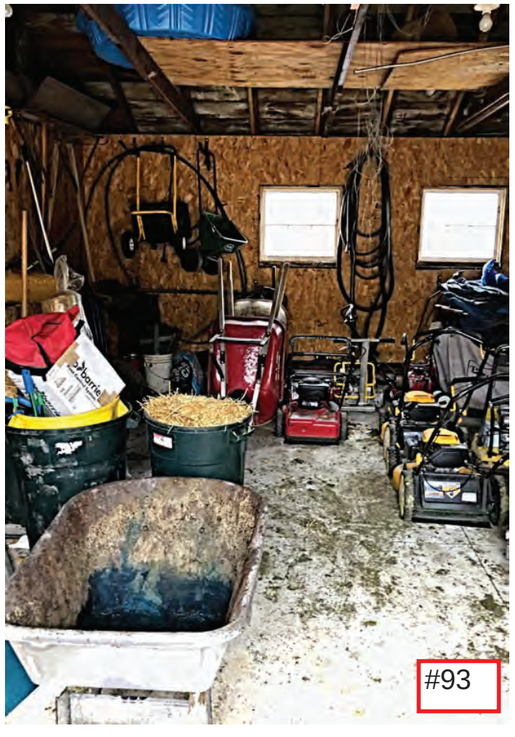

#88


#89


#90


#91

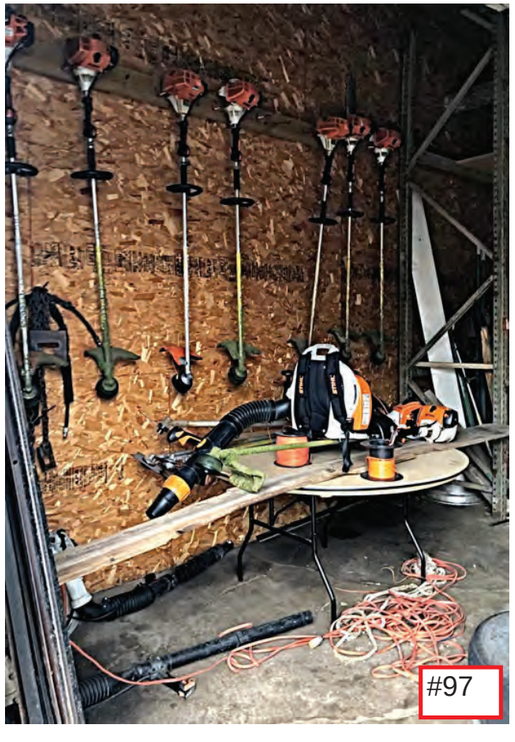

#92


#93


#94

#95


#96

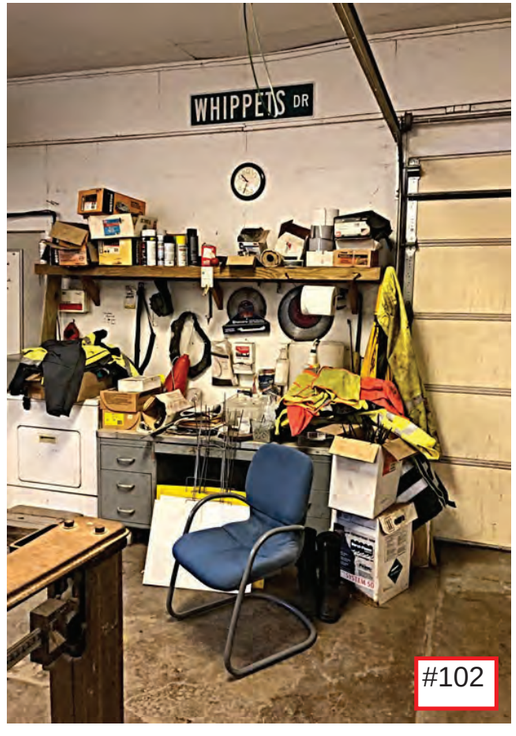

#97


#98


#99

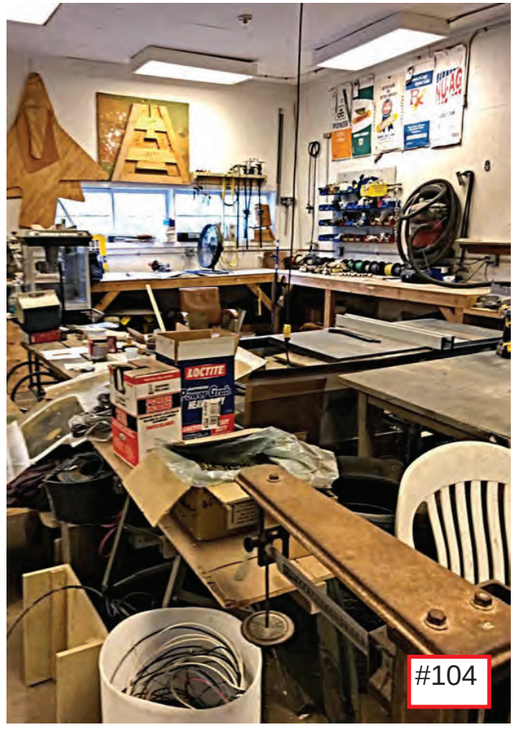

#100


#101



#102


#103



#104


105#


#106


#107


#108


#109


#110

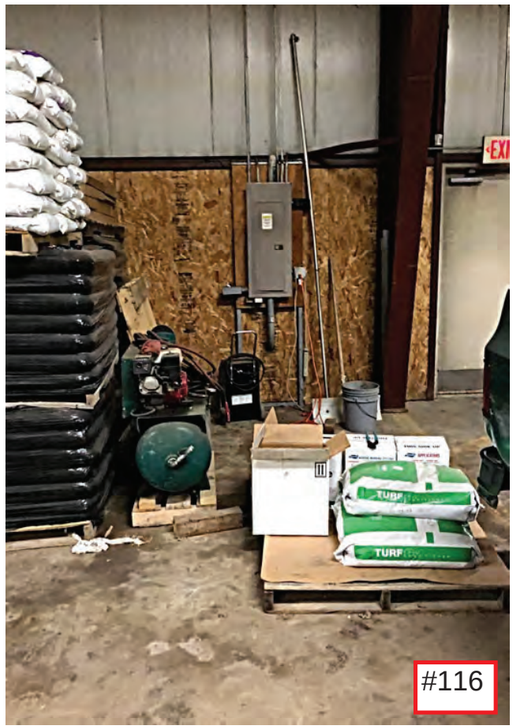

#111


#112

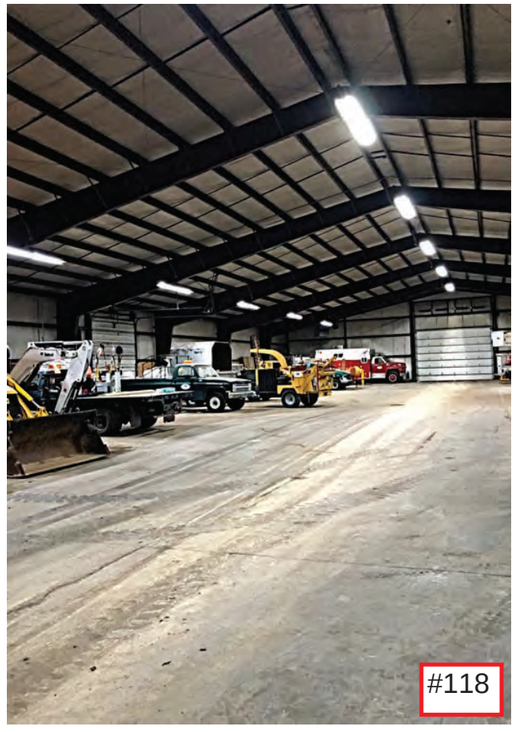

#113

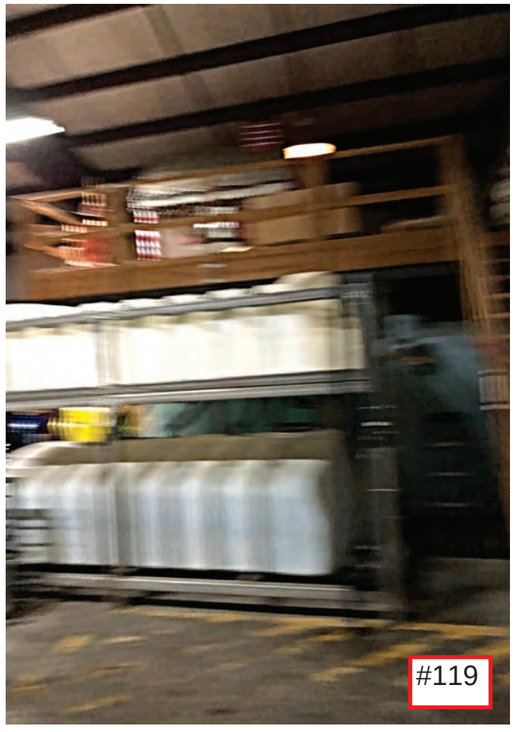

#114


#115


#116


#117


#118

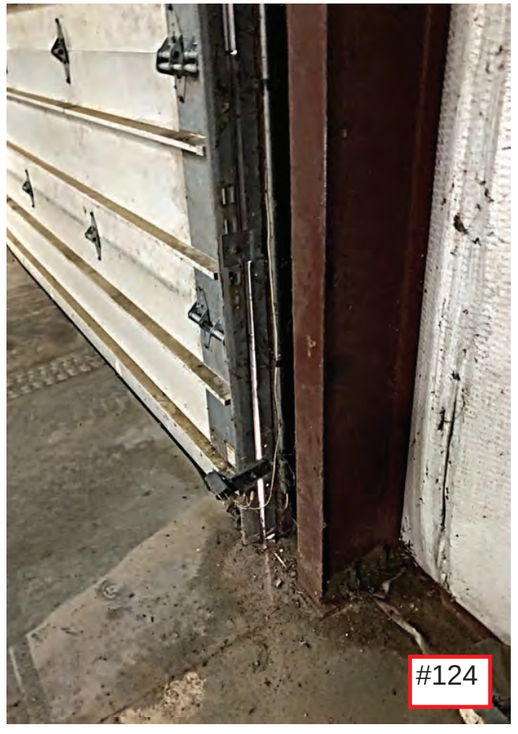

#119


#120


#121

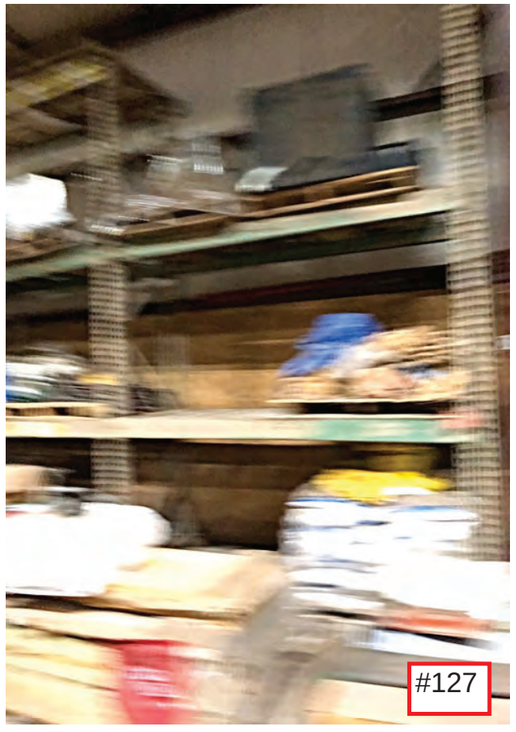

#122


#123


#124

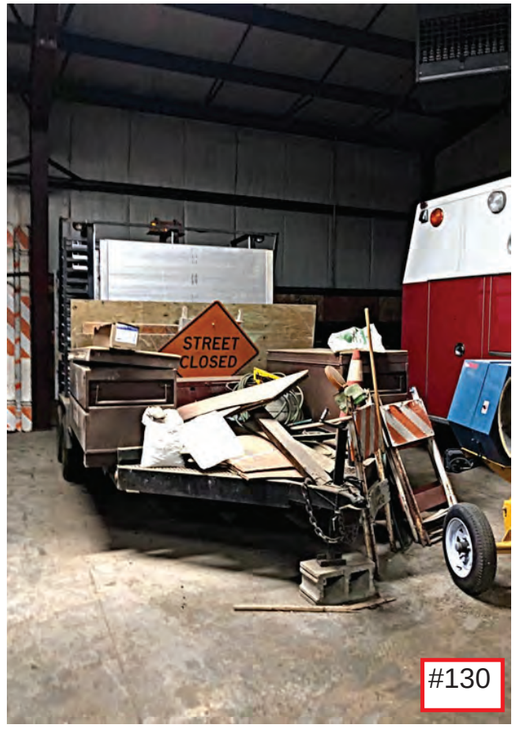

#125

#126


#127

#128


#129



#130


#131


#132


#133


#134

#135


#136


#137


#138


139#

#140

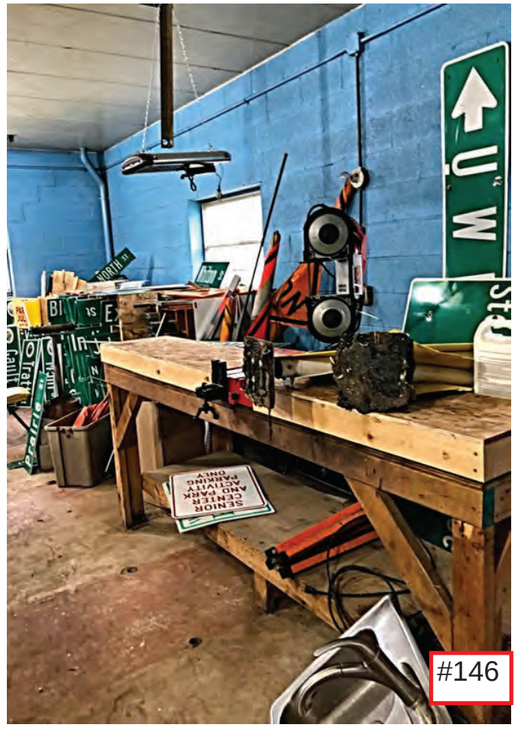

#141


#142


#143


#144

#145



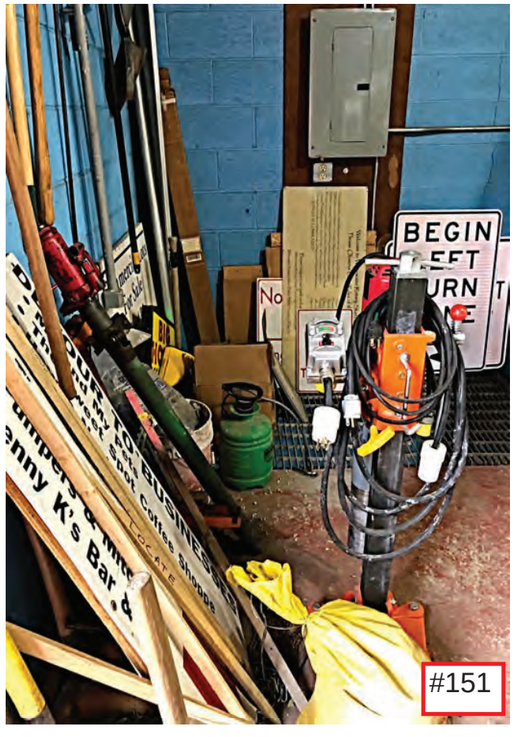
#146

#147

#148

#149

#150



#151

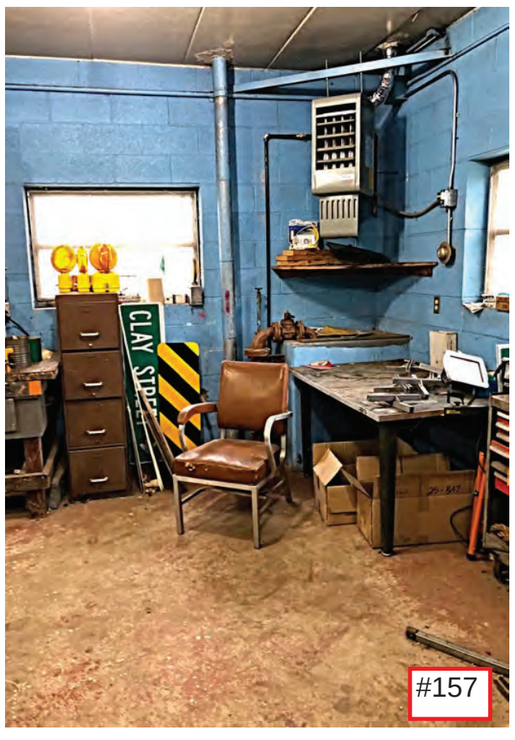
#152

#153

#154

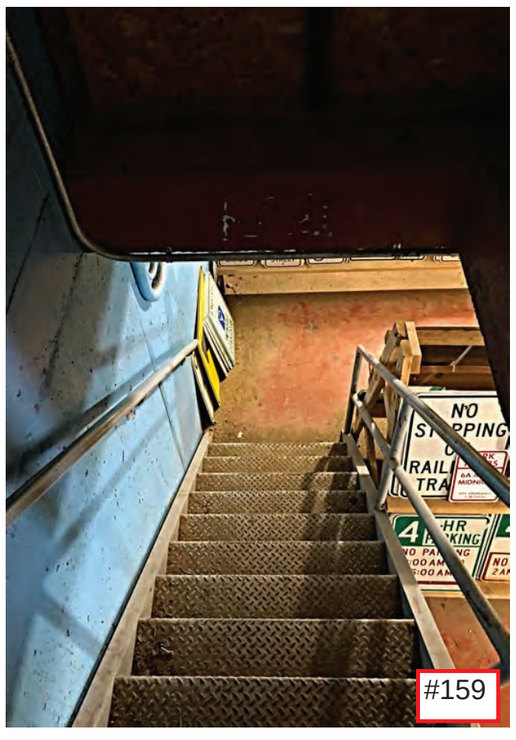
#155

#156



#157


#158


#159

#160


#161


#162

#163


#164

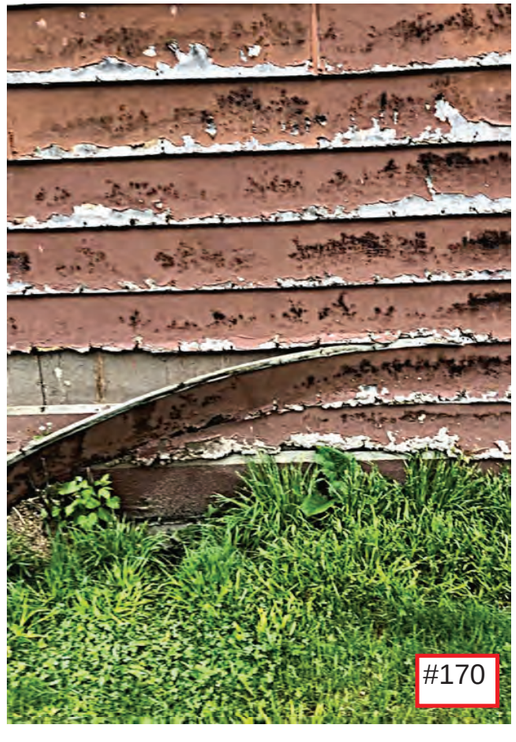

#165


#166


#167


#168


#169


#170


#171


#172

#173

#174


#175

#176

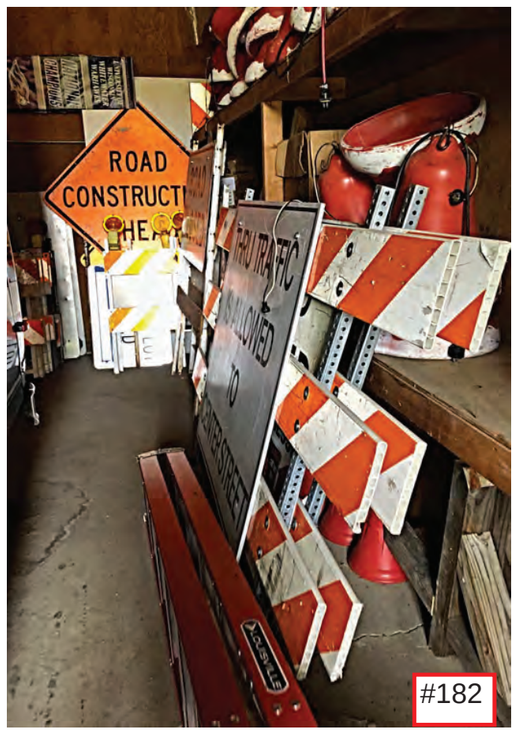

#177


#178


#179


#180

#181



#182

#183

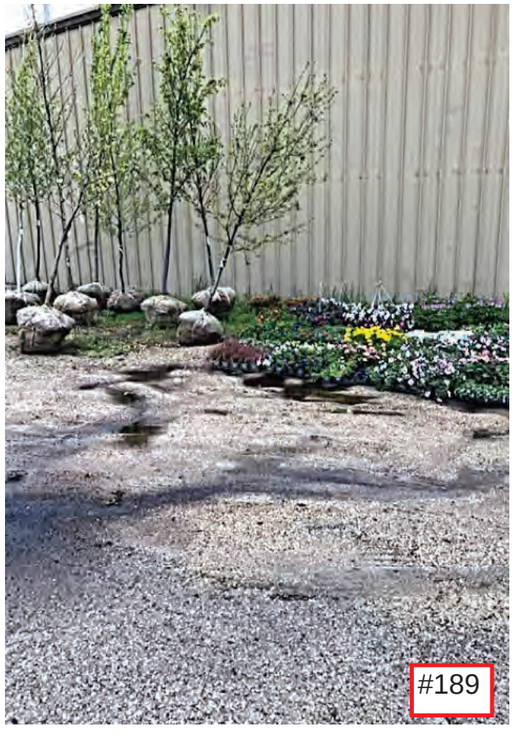

#184


#185


#186

187#


#188


#189


#190


#191


#192


#193


#194


#195


#196


#197


#198


#199


#200


#201


#202


#203


#204


#205


#206


#207


#208


#209


#210

#211

#212


#213


#214


#215


#216


#217


#218


#219


#220


#221


#222


#223


#224


#225


#226


#227


#228


#229


#230

#231


#232


#233

#234


#235


#236


#237


#238