

**CITY OF NEENAH
JOINT COMMITTEE OF THE WHOLE
NMFR JOINT FINANCE & PERSONNEL COMMITTEE MEETING
Wednesday, January 15, 2025 - 6:15 p.m.
Council Chambers, Neenah City Hall
211 Walnut Street, Neenah, Wisconsin**

I. **Call to Order & Roll Call**

Council President Borchardt called the Committee of the Whole to Order at 6:15 PM. Present were Council President Borchardt, Aldermen Boyette, Erickson, Hillstrom, Lendrum, Weber, Pollnow, Steiner and Ellis.

At this time, Council President Borchardt announced this this meeting was not a joint meeting. It was simply a Committee of the Whole Meeting with the NMFR Joint Finance & Personnel Committee invited to attend for informational purposes. Therefore, the NMFR Joint Fire & Personnel Committee was never called to order.

II. **Status update on Fire Station NO. 31 Remodel Project.**

Assistant Chief Krueger and SEH Project Manager Frank walked the Committee of the Whole through the attached presentation. Questions were asked and answered.

This was an informational item, there was no action taken.

III. **Adjournment**

At the conclusion of the presentation, Council President Borchardt adjourned the meeting at 6:50 pm.

Respectfully submitted,

Charlotte Nagel

Charlotte Nagel
Neenah City Clerk



NEENAH-MENASHA FIRE RESCUE

Fire Station 31 Renovation Report

NEENAH, WI 1/15/2025



Building a Better World
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INTRODUCTION

SEH REPRESENTATIVES

TREVOR FRANK
PRINCIPAL AND
PROJECT MANAGER

MARK ZVITKOVITS
ARCHITECTURAL
ASSISTANCE

TAYLOR DOUGLAS
3-D ASSISTANCE

CHUCK LEIPZIG
EMERGENCY SERVICES
OPERATIONS SUPPORT

CITY OF NEENAH STAFF REPRESENTATIVES

CHIEF TRAVIS TEESCH
NMFRD CHIEF

**DEPUTY CHIEF SHANE
KRUEGER**
NMFRD DEPUTY CHIEF

**ASSISTANT CHIEF JIM
PEGLOW**
NMFRD ASSISTANT CHIEF

MAYOR JANE LANG
MAYOR, CITY OF NEENAH

GERRY KAISER
DIRECTOR OF PUBLIC
WORKS

PAT BENSON
DIRECTOR OF FACILITIES

AGENDA:

Executive Summary
Current Challenges and Best Practices
Existing Facility Condition
Existing Facility Renovation

Building Programming
Floor Plan/Site Plan
Cost Estimates
Conclusions & Recommendations

EXECUTIVE SUMMARY

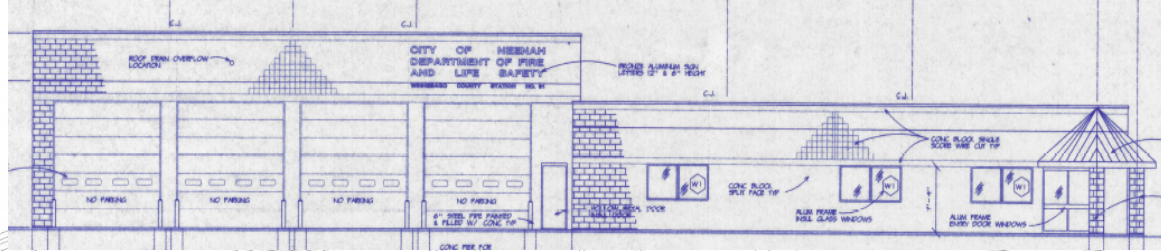
HISTORY AND STATUS UPDATE

○ Building History

- Constructed in 1995
 - Fire Station
 - Technical College Training Center
- FVTC Left in 2017
 - NMFR Training Center – ISO 1
 - Employee Clinic
 - IT Backup Center
 - Community events (meetings & Voting)
- No Major Remodels or Upgrades

○ Project History

- October 2020 Facilities Study Completed
 - Remodel \$3.9 - \$4.7 Million
 - New Construction \$4.6 - \$5.5 Million



EXISTING CONDITION

EXISTING FACILITY CONDITION

Roof

- Needs Replacement (scheduled for 2024)
- R-15 thermal insulation (R-30 required)

Walls

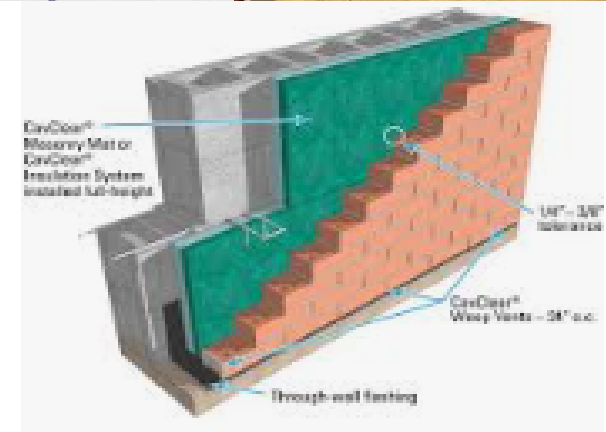
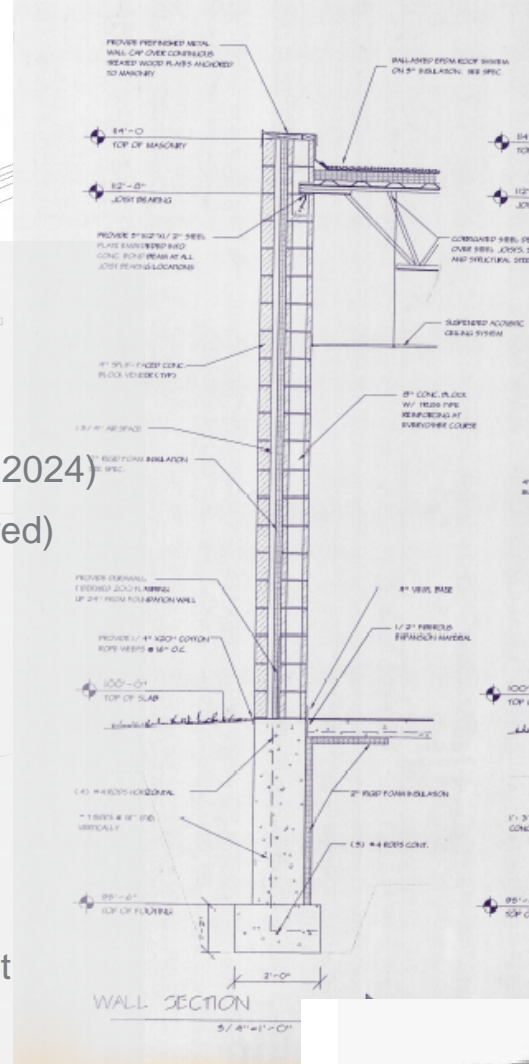
- Moisture infiltration
- 1/4" sash cord weeps

Mechanicals, Electric, Plumbing

- Upgrades to units
- End life for air handlers and most mechanical and electrical equipment

Windows and exterior fenestration

- Window replacement
- Exterior masonry replacement
- New vapor barrier
- Greater insulation value



“The building has good bones structurally”

EXITING FACILITY RENOVATION

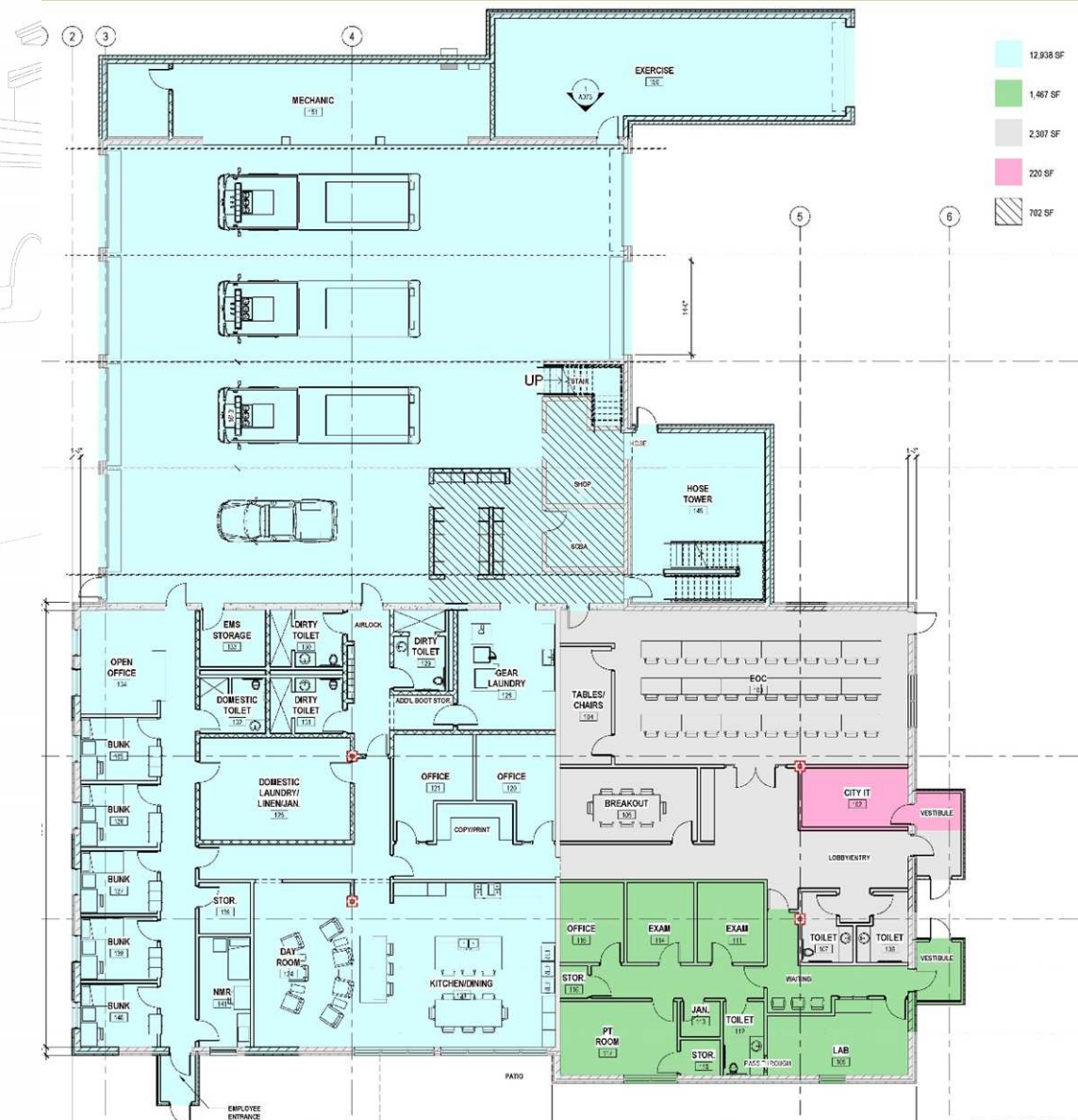
FLOOR PLAN

3 main areas of the building:

Clinic (1,467 s.f.)

Training/EOC/
Community Space
(2,307 s.f.)

Fire Operations
(12,938 s.f.)



FLOOR PLAN

Clinic

Total Area:

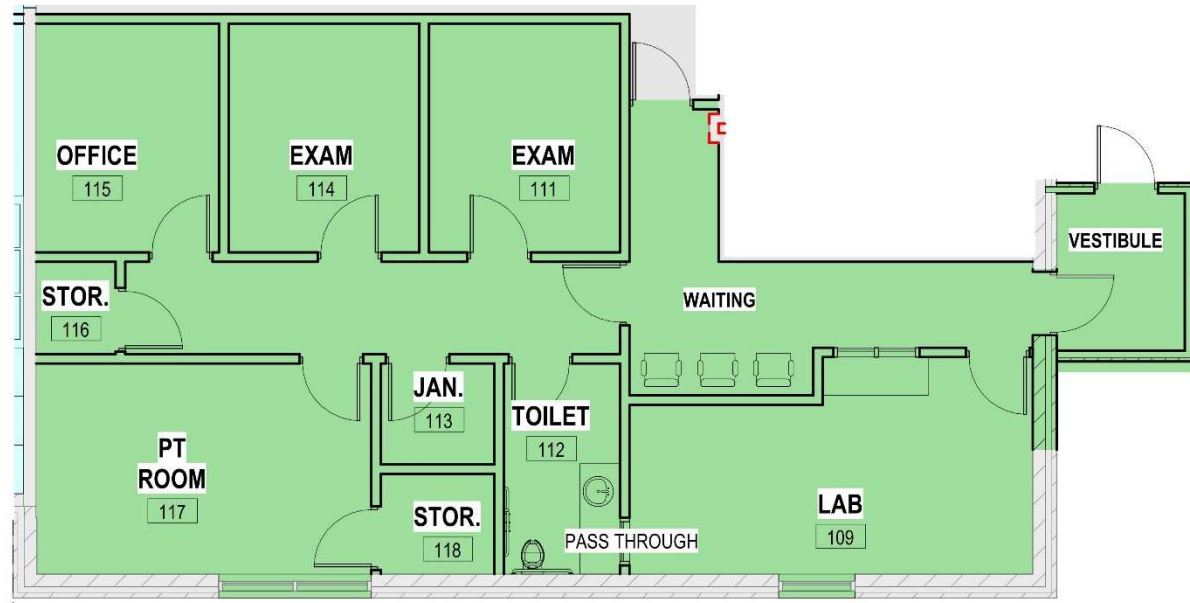
1,467 s.f.

Private entrance

Physical therapy

Sampling lab

Private toilet



FLOOR PLAN

Training EOC/ Community Room

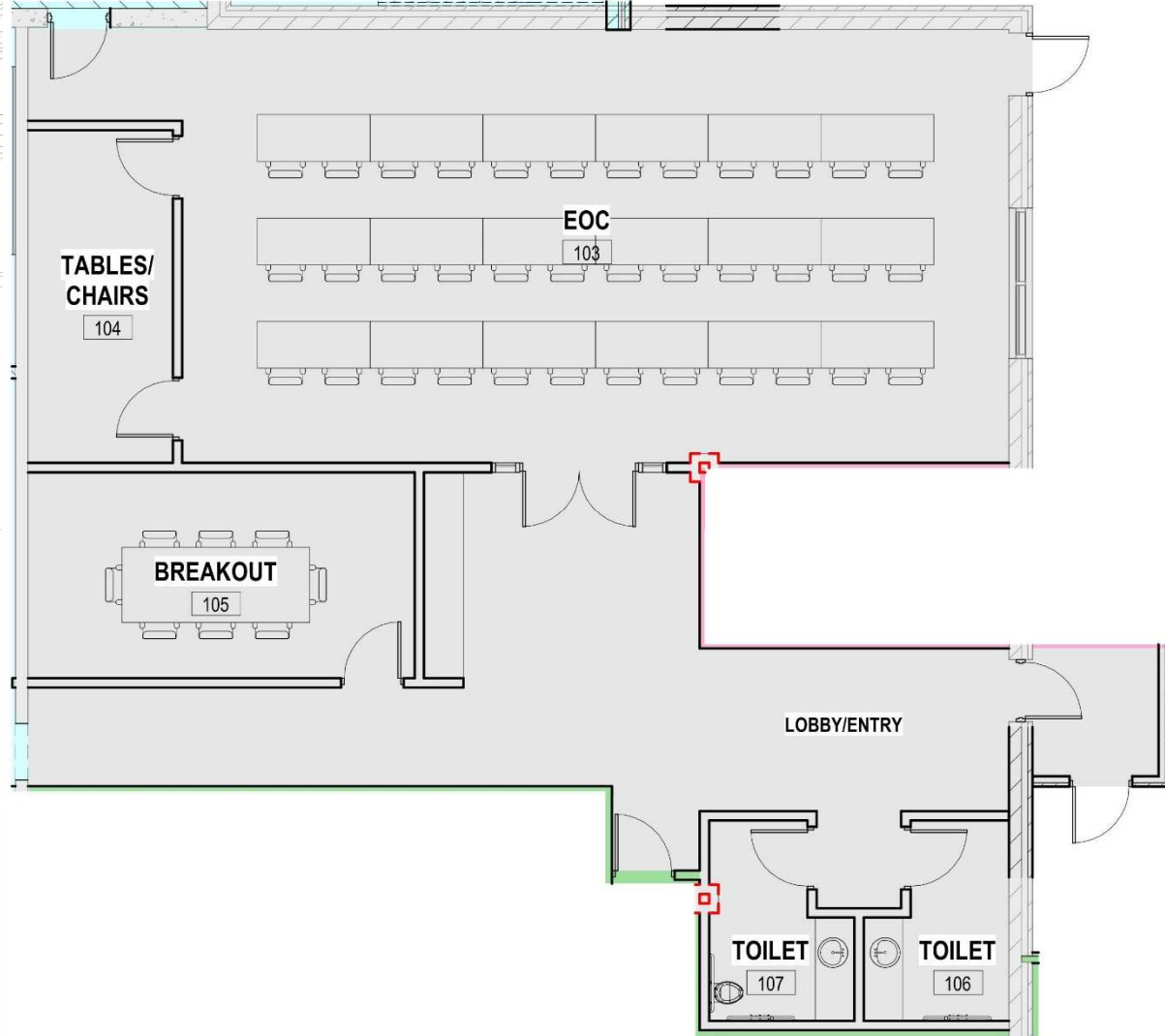
Total Area:
2307 s.f.

Training room

Emergency Operations
Center for Neenah

Community Meeting
Space

Polling Location



BUILDING PROGRAMMING

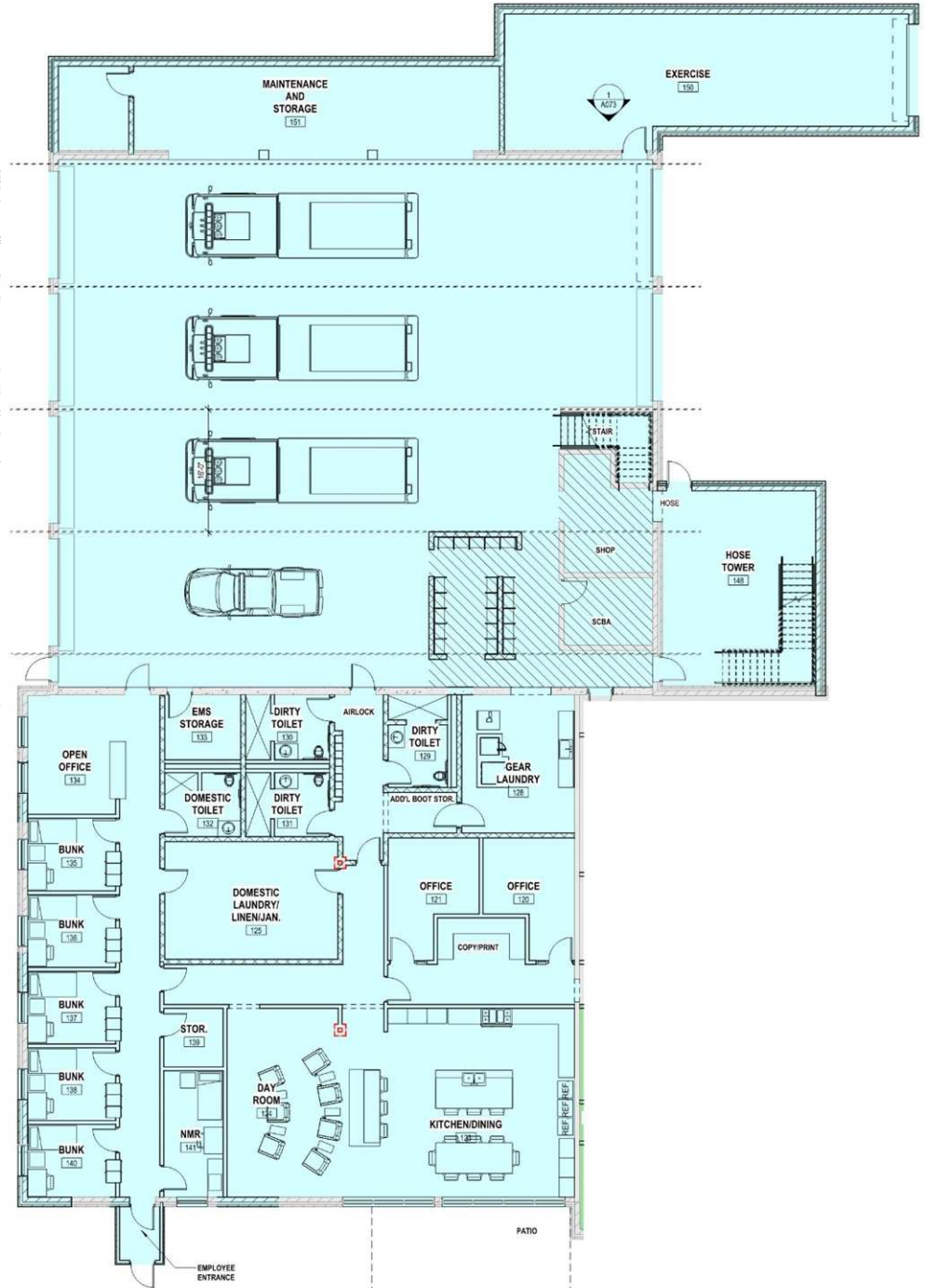
FLOOR PLAN

Fire Operations

Total Area:
12938 s.f.

2,487 s.f. addition
(Hose Tower,
Maintenance and Storage
and Water Riser Room)

702 s.f. Mezzanine





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Station 31 Renovation Revised 1/10/2025

Neenah Menasha Fire Rescue

1/10/2025

COST ESTIMATES
(RENOVATION AND NEW
CONSTRUCTION)

- 2020 Costs
 - Remodel: \$3.9 - \$4.7 Million
 - New: \$4.6 - \$5.5 Million
- Current Costs
 - Remodel: \$6.459 Million

DD level cost estimate				
DESCRIPTION	UNIT	Unit Cost	Designed	Cost
Demolition of Existing Fire Administration Area	S.F.	\$10.00	5,021	\$50,210
Demolition of Fire Apparatus Bay Area	S.F.	\$10.00	5,600	\$56,000
Relocate the Gas service	EA	\$25,000.00	1	\$25,000
Relocate the Electrical Service	EA	\$30,000.00	1	\$30,000
Exterior finish replacement	S.F.	\$190.00	4,400	\$836,000
Roof replacement	S.F.	\$25.00	14,000	\$350,000
Fire App Bay Area Renovation	S.F.	\$135.00	5,600	\$756,000
New Hose Tower and Exercise/Mechanics Area	S.F.	\$225.00	2,150	\$483,750
Site/Civil	EA	\$225,859.00	1	\$225,859
Fire Administration Area Renovation	S.F.	\$305.00	5,021	\$1,531,405
FFE Allowance	EA	\$270,000.00	1	\$270,000
Demolition of EOC Area	S.F.	\$10.00	2,307	\$23,070
EOC Area Renovation	S.F.	\$305.00	2,307	\$703,635
Demolition of City IT Area	S.F.	\$10.00	220	\$2,200
City IT Area Renovation	S.F.	\$305.00	220	\$67,100
Demolition of City Clinic Area	S.F.	\$10.00	1,467	\$14,670
City Clinic Area Renovation	S.F.	\$305.00	1,467	\$447,435
Total Renovation Cost NON-FIRE DEPT. AREAS				\$1,258,110
				\$5,872,334
Sub Total				\$5,872,334
Contingency				10.00% \$587,233
Total				\$6,459,567

Costs are in 2024 Dollars
Civil/Site does not include new property acquisition

AND PLAN COMMENTS	COST	2023	2024	2025	2026	2027
Fire Department						
1. Station 32 - Garage Doors	\$ 80,725	\$ 80,725	\$ -	\$ -	\$ -	\$ -
2. Station 32 - Replace Station Windows	91,757	91,757	-	-	-	-
3. Station 32 - Main Entrance Door / Side Glass	17,379	17,379	-	-	-	-
4. Replace Station 31 (Pricing based on 2020 Study)	6,001,500	1,500	250,000	5,750,000	-	-
5. Station 32 - Update HVAC	58,000	-	58,000	-	-	-
6. Station 31 - Replace Roof and Service Doors	245,000	-	245,000	-	-	-
7. Station 32 - AC Units Upper Level	22,000	-	22,000	-	-	-
8. Station 32 - Recoating Roof	80,000	-	80,000	-	-	-

Questions?

NEENAH, WI 1/15/2025

