

Jefferson County Highway Department Site & Facility Selection Study

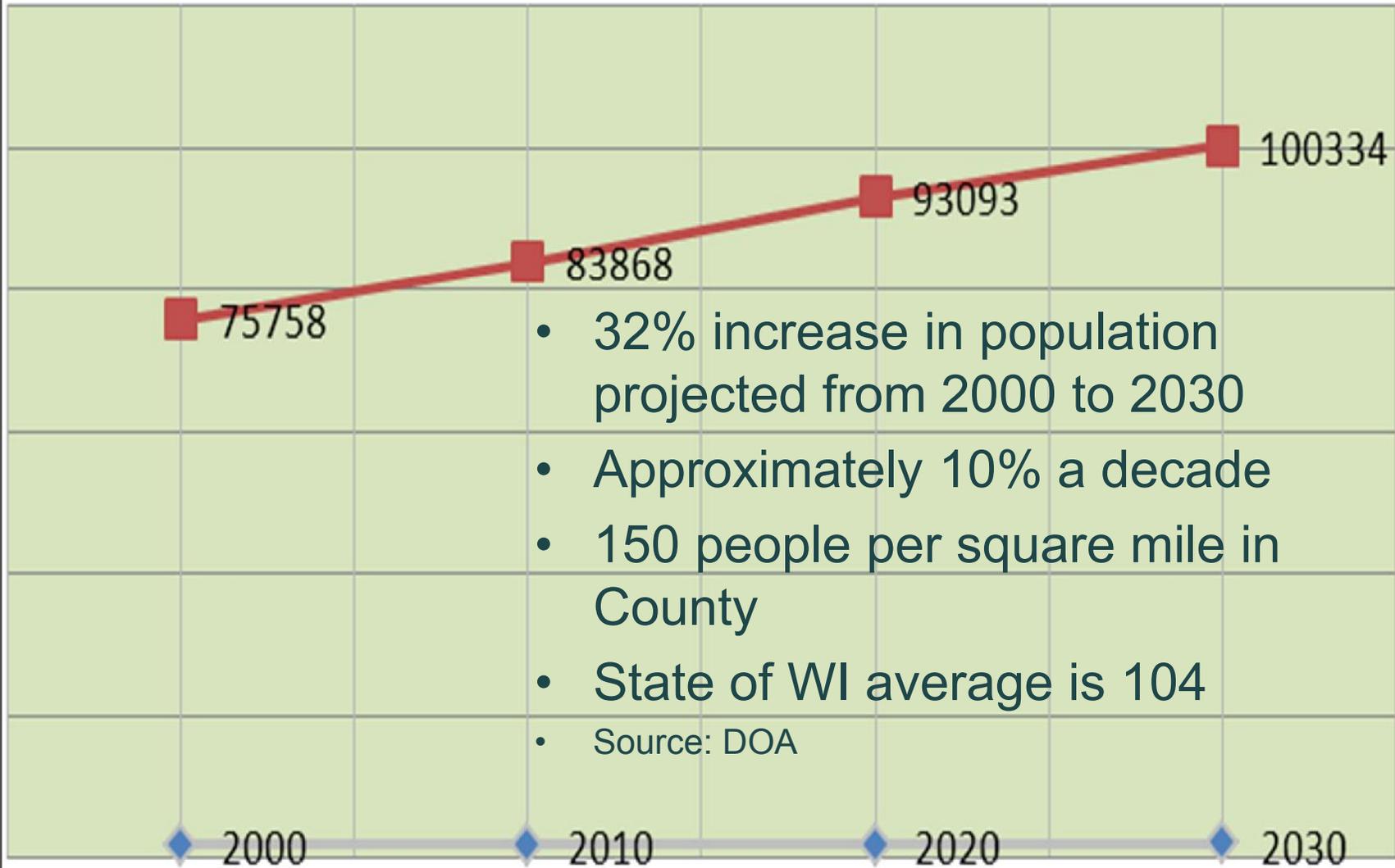
Update Presentation to Joint Committees
June 30, 2011

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COUNTY DEMOGRAPHIC PROJECTIONS 2030



- Travel Modes: 88% people drive, 0.5% public transit; cars and trucks dominate travel
- 34% increase in vehicle miles traveled (VMT)
- Truck vehicle miles increases 60%, heavier usage and wear
- Rate of new roads is not keeping pace with VMT, thus there will be increased congestion

HIGHWAY USAGE PROJECTIONS 2030

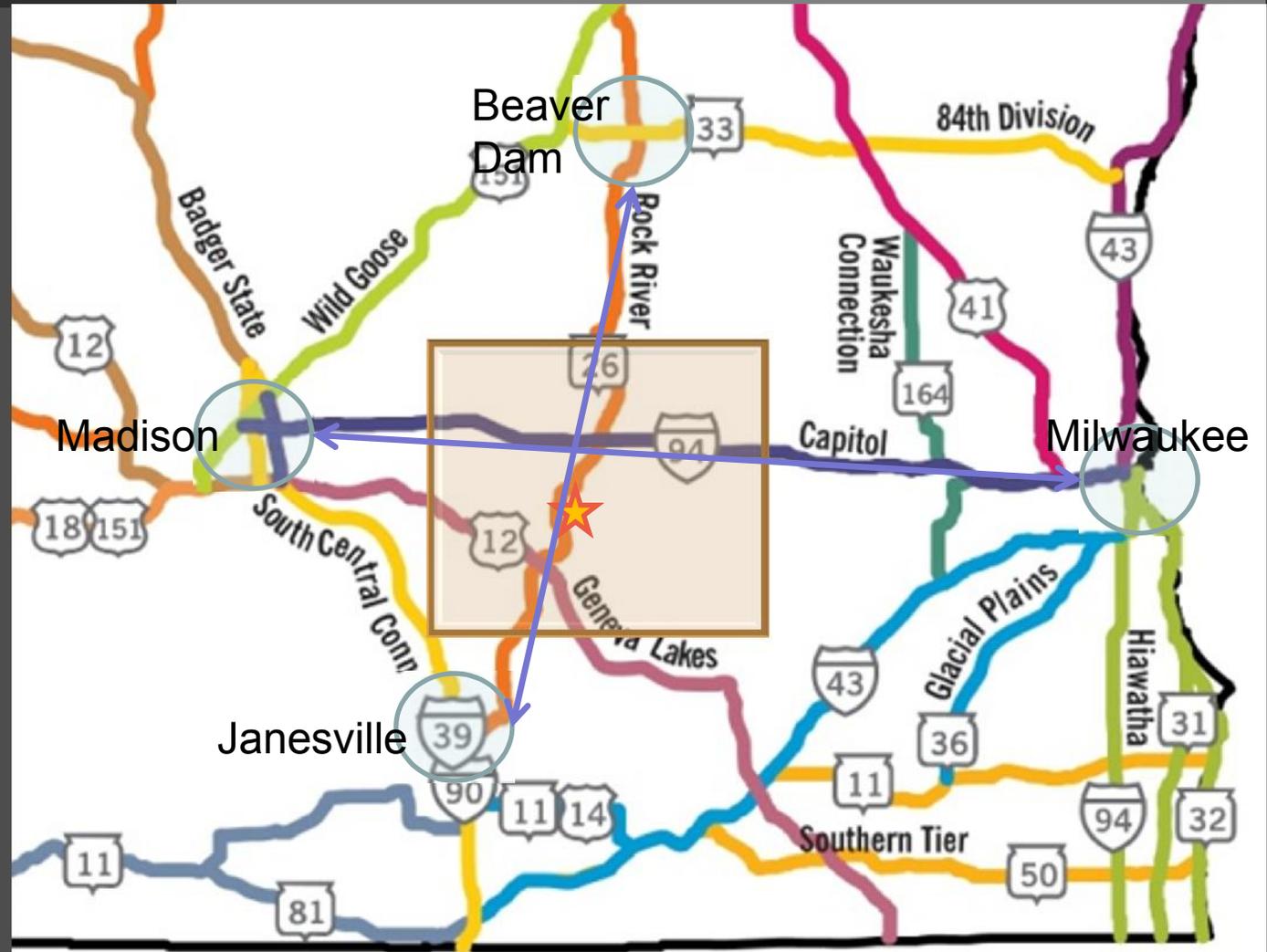
WisDOT Main
Corridors

I-94

STH 12

STH 26

Source: WisDot
Connections 2030

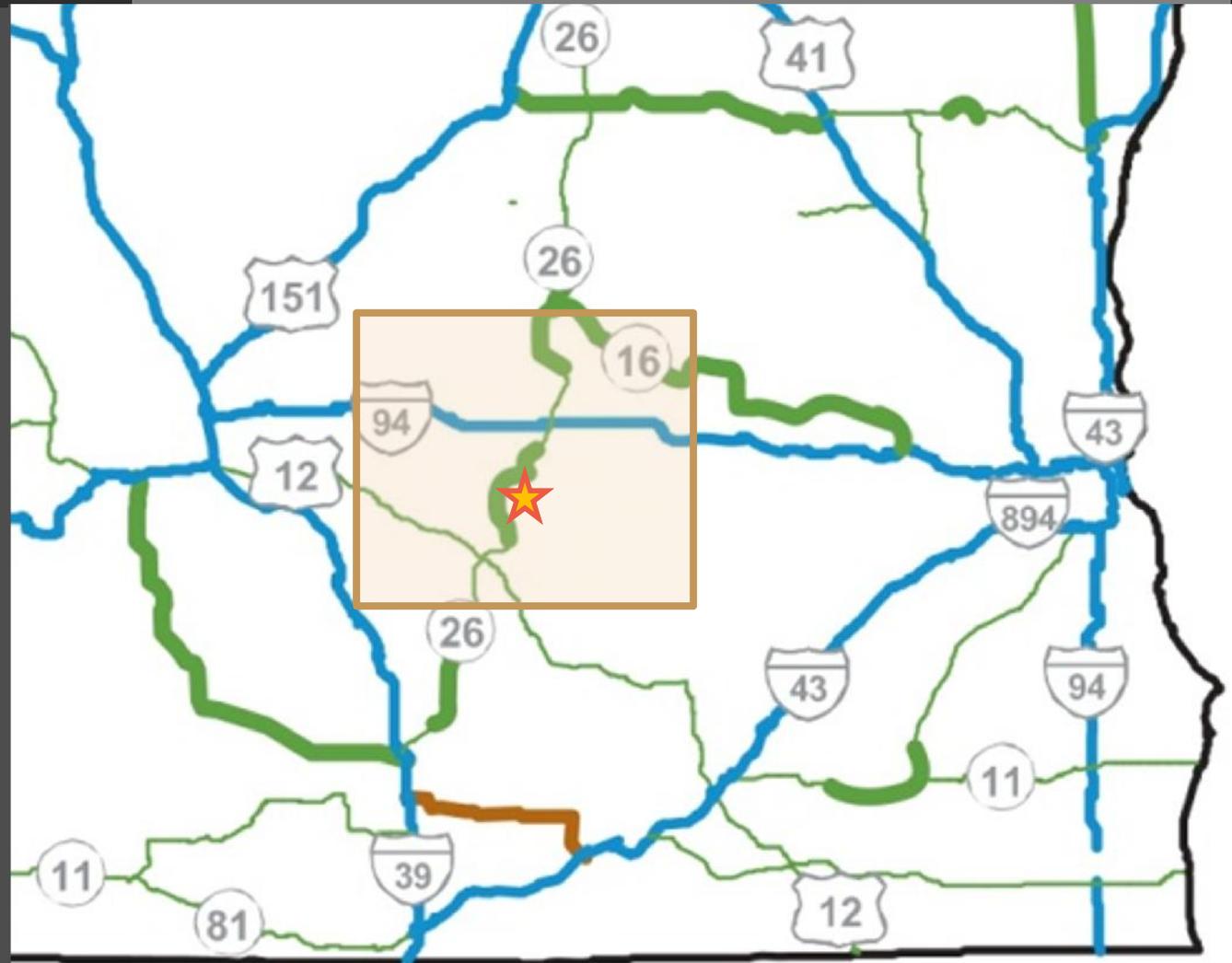


New WisDOT
projects:

I-94, six lanes

STH 12, 4 lanes
divided

STH 16, 4 lanes
divided





- With faster roadways, more commuting and exurban living, commerce at intersections
- Highway Department at core minimum staff levels already, increase activity will put demands for more staff
- Potential for Public Works Department structure will require flexibility and expansion capability

HIGHWAY SHOP HEIGHT CLEARANCES

Varying building heights;
Repair Bay, Vehicle
Parking, Shops
Many overhead doors
Flat site for truck
approach



HIGHWAY SHOP HEIGHT CLEARANCES

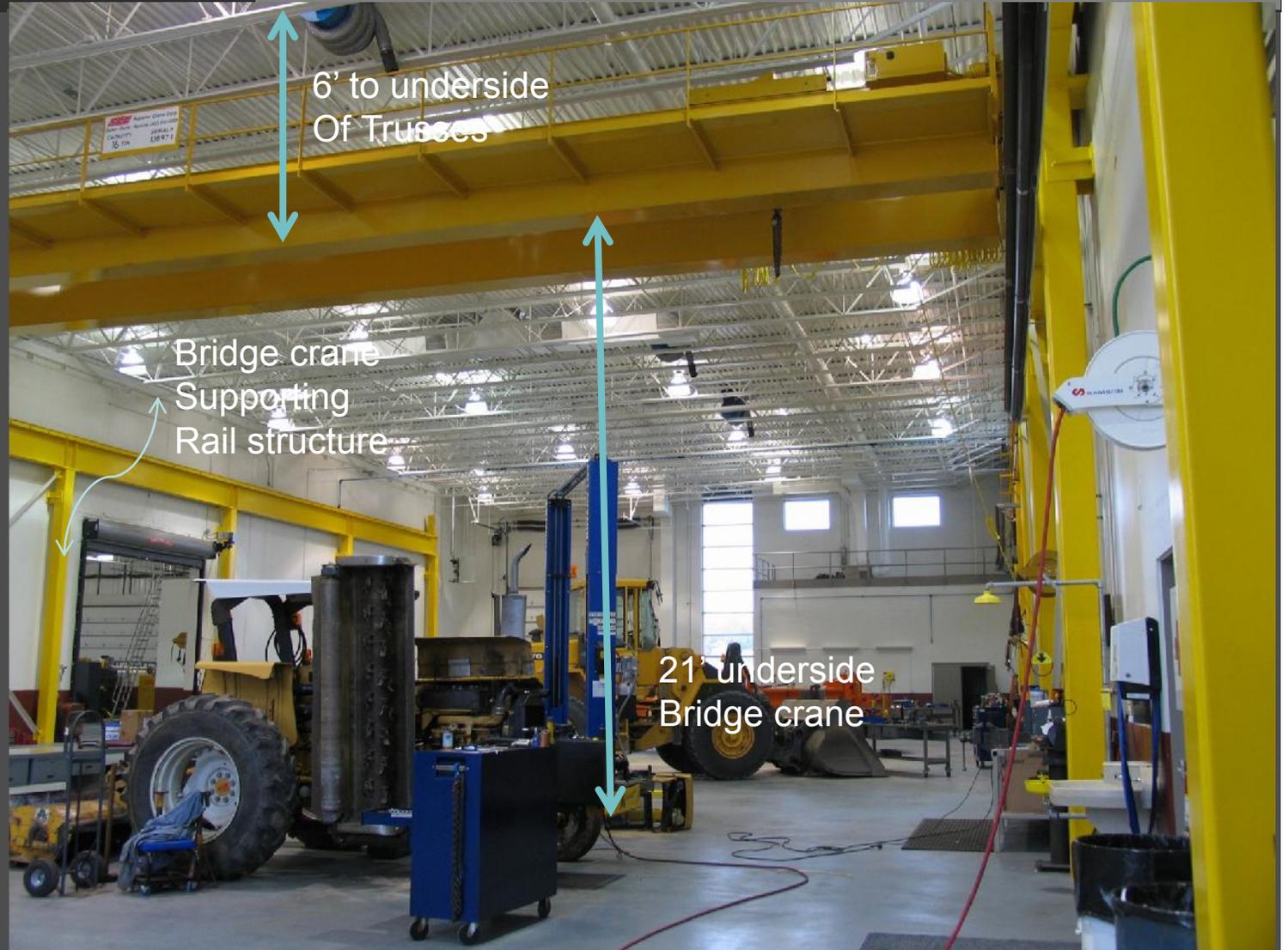
- Design around the Heavy Trucks





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HIGHWAY SHOP HEIGHT CLEARANCES



JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY

HIGHWAY SHOP HEIGHT CLEARANCES

- Varying building heights; Repair Bay, Vehicle Parking, Shops
- Many overhead doors
- Flat site for truck approach



JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY

HIGHWAY SHOP HEIGHT CLEARANCES

- Vehicle Parking Bay;
- Clear of columns in drive aisle and parking stalls.



JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY



HIGHWAY SHOP HEIGHT CLEARANCES



- First generation building 1930's
- Urban Counties upgraded in the 1960's
- Many Counties have moved out of downtown sites to outlying, open areas.
- Consolidation of Satellite Shops to fewer
- None have ever used an existing building in recent decades

Summary of Building Program

<u>Functional Area</u>	<u>Area</u>
Heated Vehicle Garage	58,750 sf
Vehicle Repair Garage	17,388 sf
Repair Shops	10,032 sf
Shop Offices and Parts Storage	6,808 sf
Staff Support	9,936 sf
Highway Division Offices	2,738 sf
Commissioner's Office Suite	5,706 sf
Building Services	672 sf
Total Building Area	112,030 sf

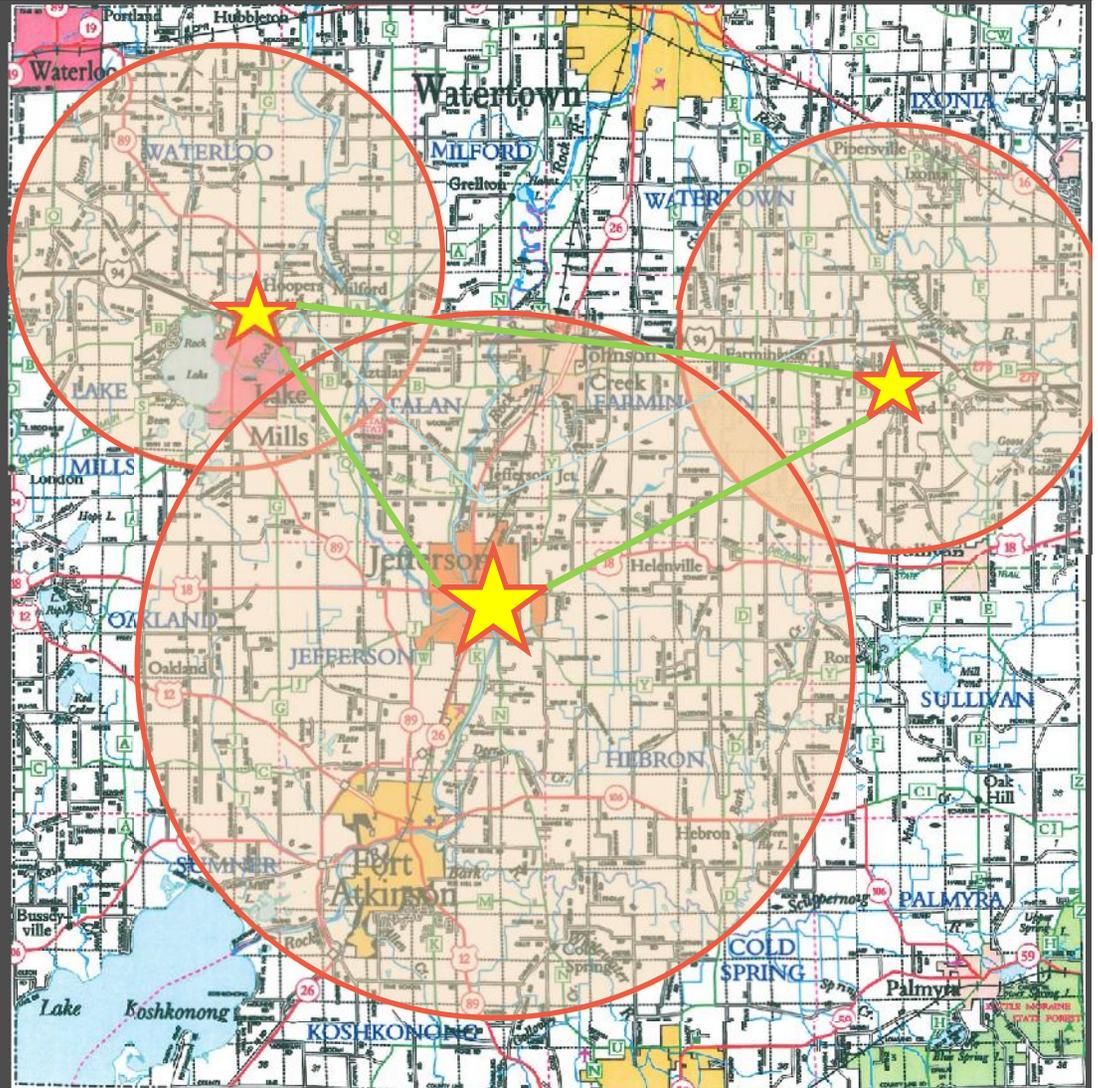
Summary of Site Functions

<u>Structure/Area</u>	<u>Area</u>
Salt / Sand Shed (gambrel style) 10,000 tons salt, 3,000 tons sand	18,000 sf
Cold Storage Building	20,000 sf
Fueling Station 10,000 gals diesel, 10,000 gals unleaded	8,000 sf
Propane Station 10,000 gal tank	3,000 sf
Truck Scale 100,000 lb capacity, above grade type	700 sf



MAIN SHOP & SATELLITE SHOP COVERAGE

- Coverage of County Roads
- Jefferson
 - Main Shop
- Concord
 - NE coverage
- Lake Mills
 - NW coverage



JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY



Key Site Selection Criteria

- Distance to State Highway
- Site Size
- Expansion Area Within the Site
- Access Road Capacity
- Cost to Purchase



EVALUATION CRITERIA SUMMARY

- Cost of Site Development
- Cost of Infrastructure
- Temporary Quarters Cost
- Economic Development Impact
- City Land Use Compatibility



EVALUATION CRITERIA SUMMARY

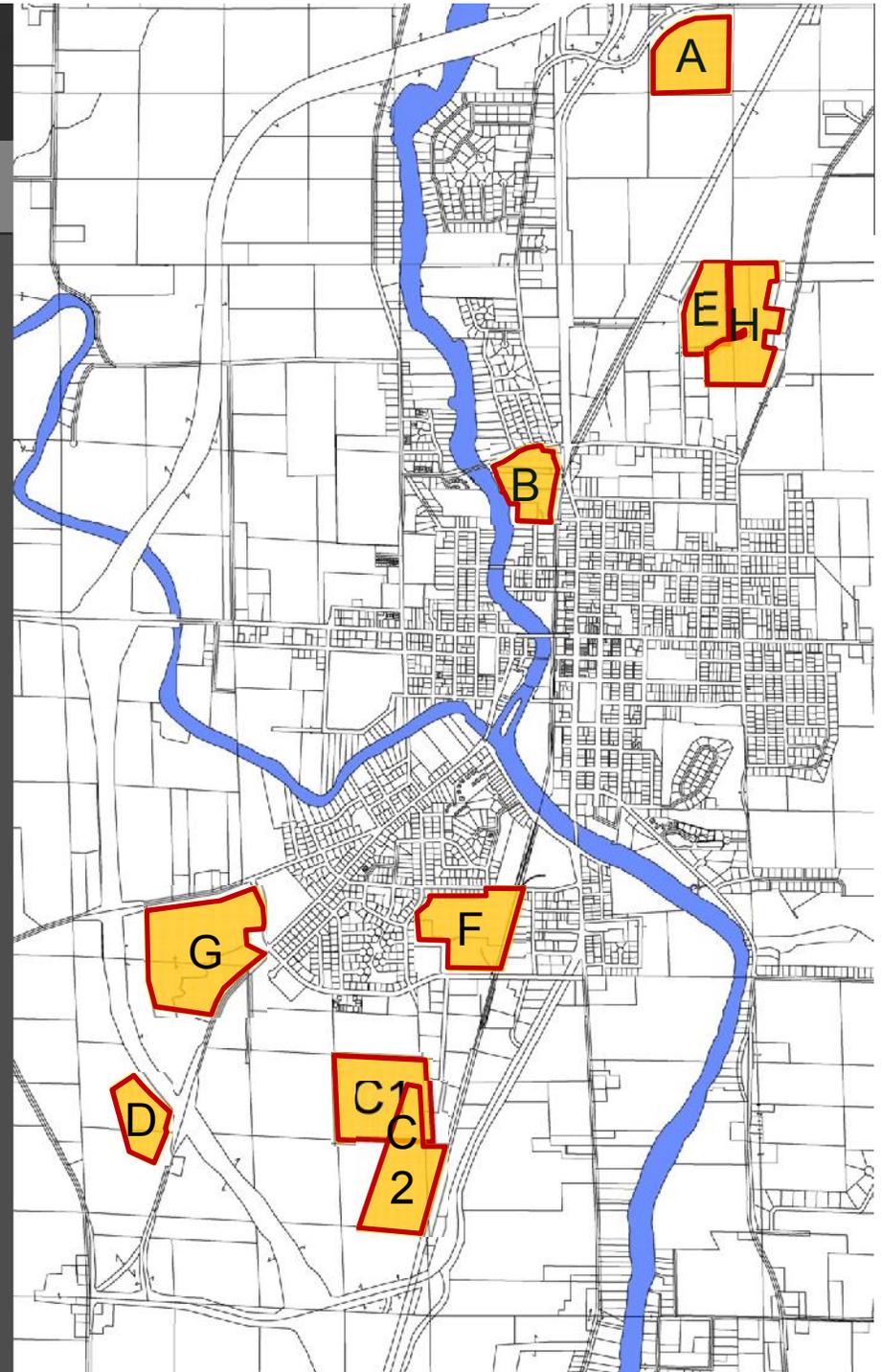
- Zoning Conformance
- Minimal Site Grading Required
- Soils Foundation Suitability
- Drainage and Storm Water Issues
- Availability of Utilities
- Amount of Demolition & Renovation Required
- Operational & Energy Efficiency



Candidate Site Developable Acreage

1.	A - Junction Road	40
2.	B - Puerner Street	12
3.	C1 - County land, Industrial Dr.	40
4.	C2 - County land, Industrial Dr.	40
5.	D - County land, CTH W	15
6.	E - Briggs & Stratton	25
7.	F - Schweigert	33
8.	G - Old Countryside Home	60
9.	H - Ganser at Dewey Rd.	36

Sites B, D, E are smaller sites





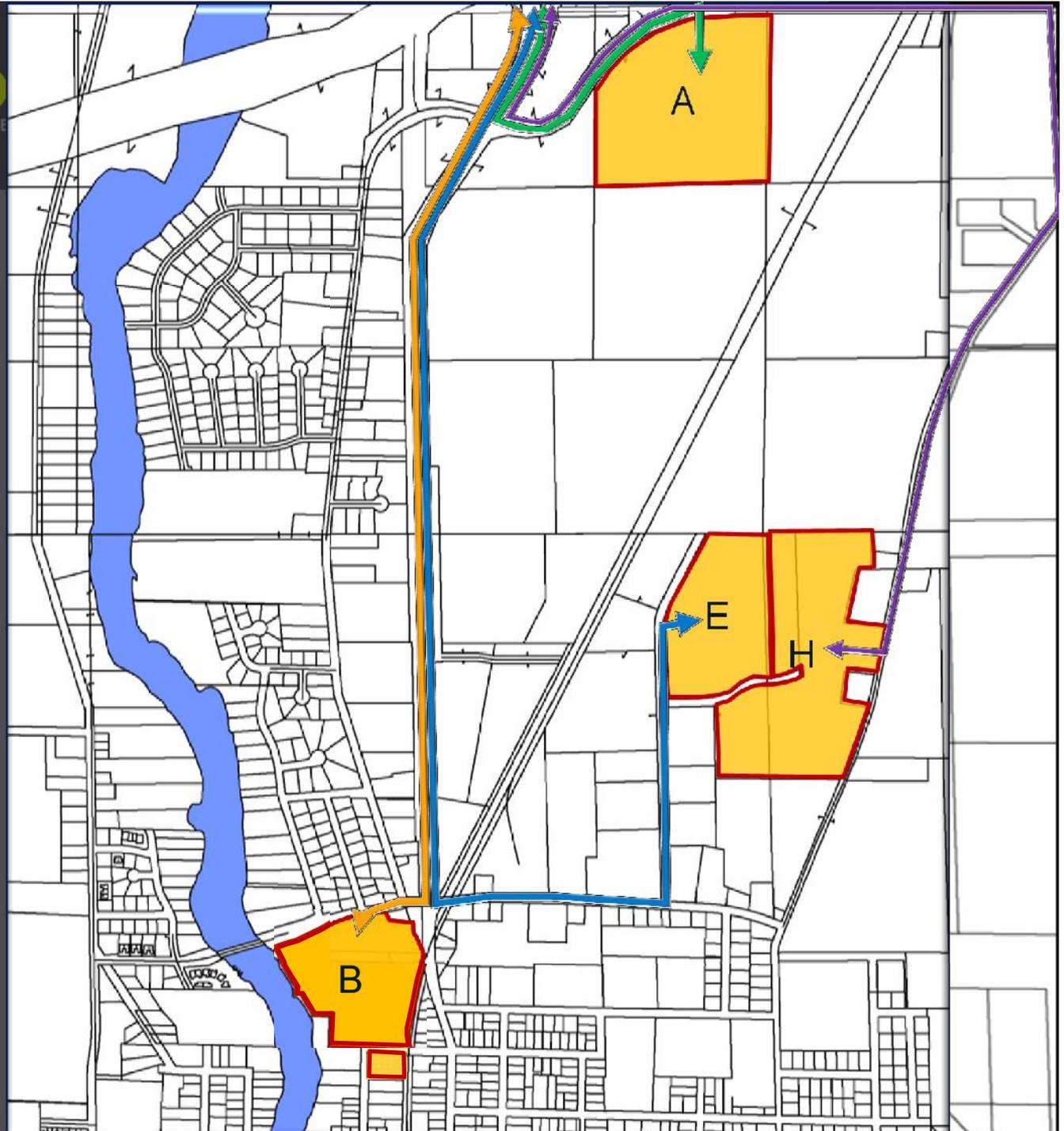
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Distance to STH 26

- A – .6 mi
- B – 1.7 mi
- E – 2.1 mi
- H – 2.3 mi

Secondary access
routes to downtown
Jefferson

A is the closest
H is farthest





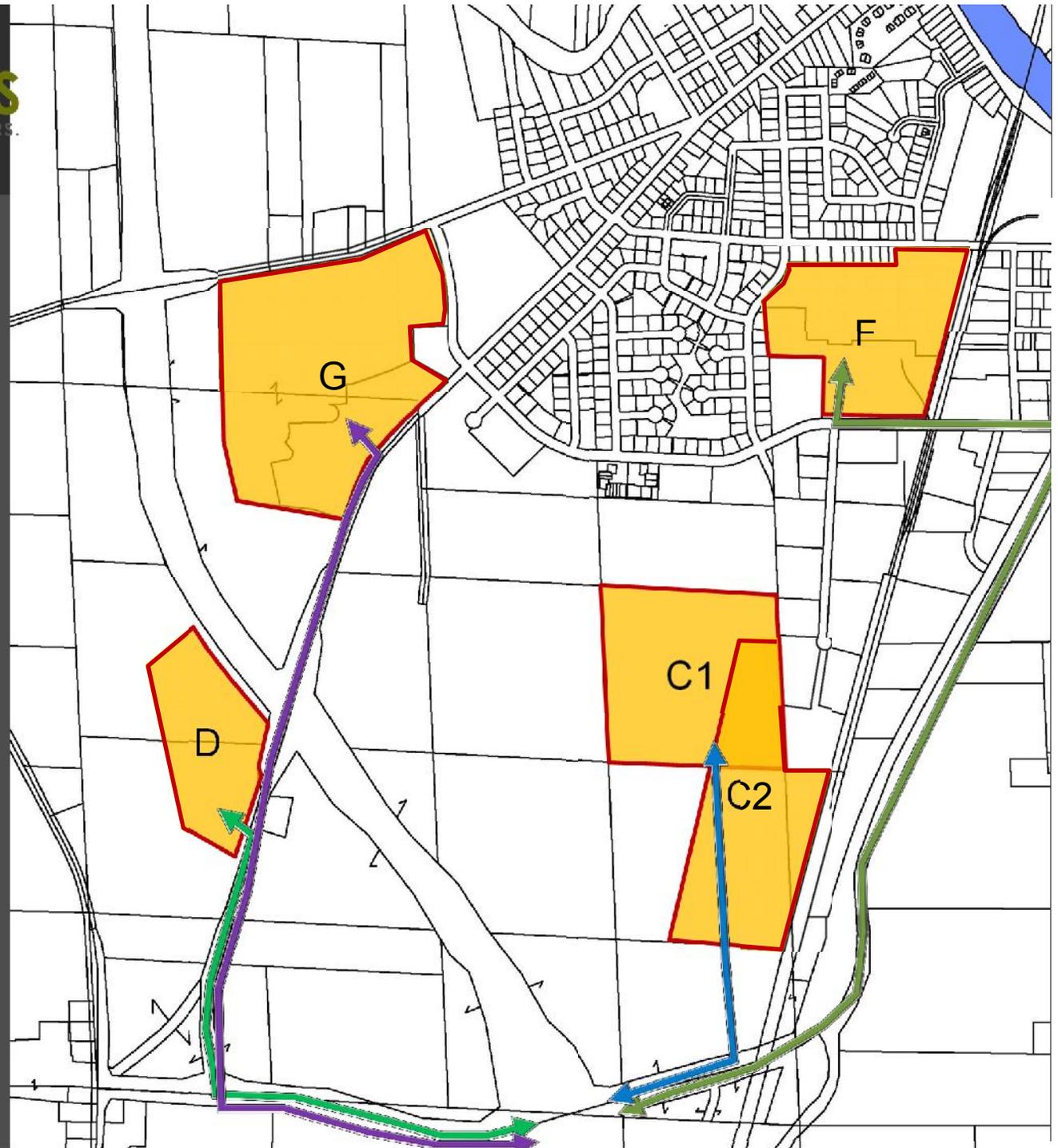
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Distance to STH 26

C1 –	.4 mi
C2 –	.25 mi
D –	.9 mi
F –	1.6 mi
G –	1.4 mi

Secondary access routes to downtown Jefferson

C2 is closest
F is farthest

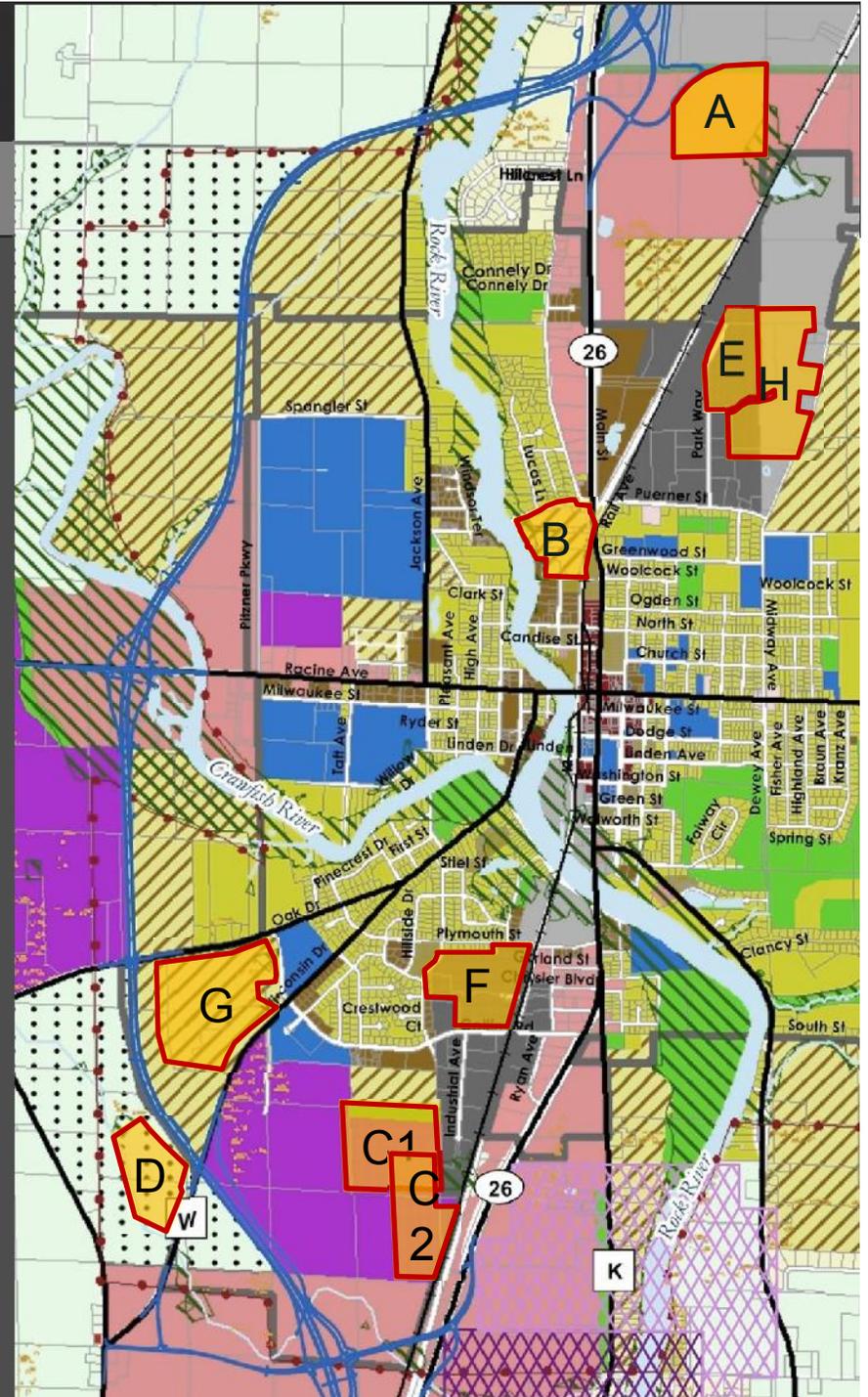




Candidate Site City Land Use

A – Junction Road	Commercial
B – Puerner Street	Neighborhood
C1 – County land	Mixed Use
C2 – County land	Mixed Use
D – County land	Not in City
E – Briggs & Stratton	Industrial
F – Schweigert	Industrial
G – Old Countryside Home	Neighborhood
H – Ganser	Industrial

Sites B & G nonconforming, D outside





Site A – Junction Road

- Steep slope down from Junction Road
- Extensive Water & Sewer utility extensions
- Wetlands and wet soil to south
- Junction Road need to be upgraded on County costs
- Close to STH 26, .6 Mi.



Site B – Puerner Street

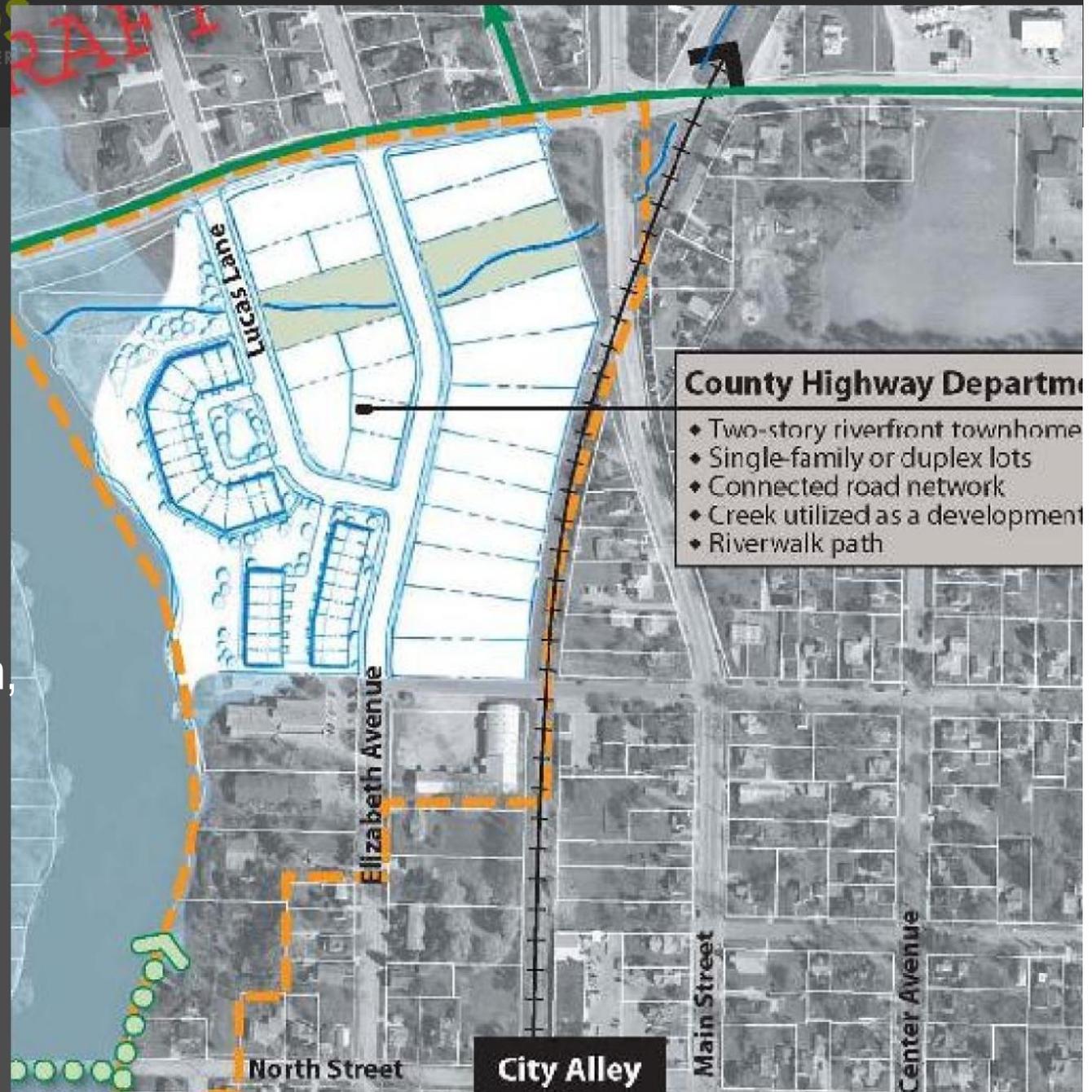
- 9 Acres developable
- Insufficient site area for parking, Storage Buildings
- Insufficient area for Detention Pond
- Flood plain and stormwater control of salt, oils, fuels
- Incompatible with City Land Use
- Leveling of site would require retaining walls along River
- 1.6 Mi. to STH 26





Site B – Puerner Street

- City Redevelopment sites Puerner Street for residential uses and extension of Riverwalk.
- Corridor of recreation, walking, biking and the environment



Renovation Development Issues

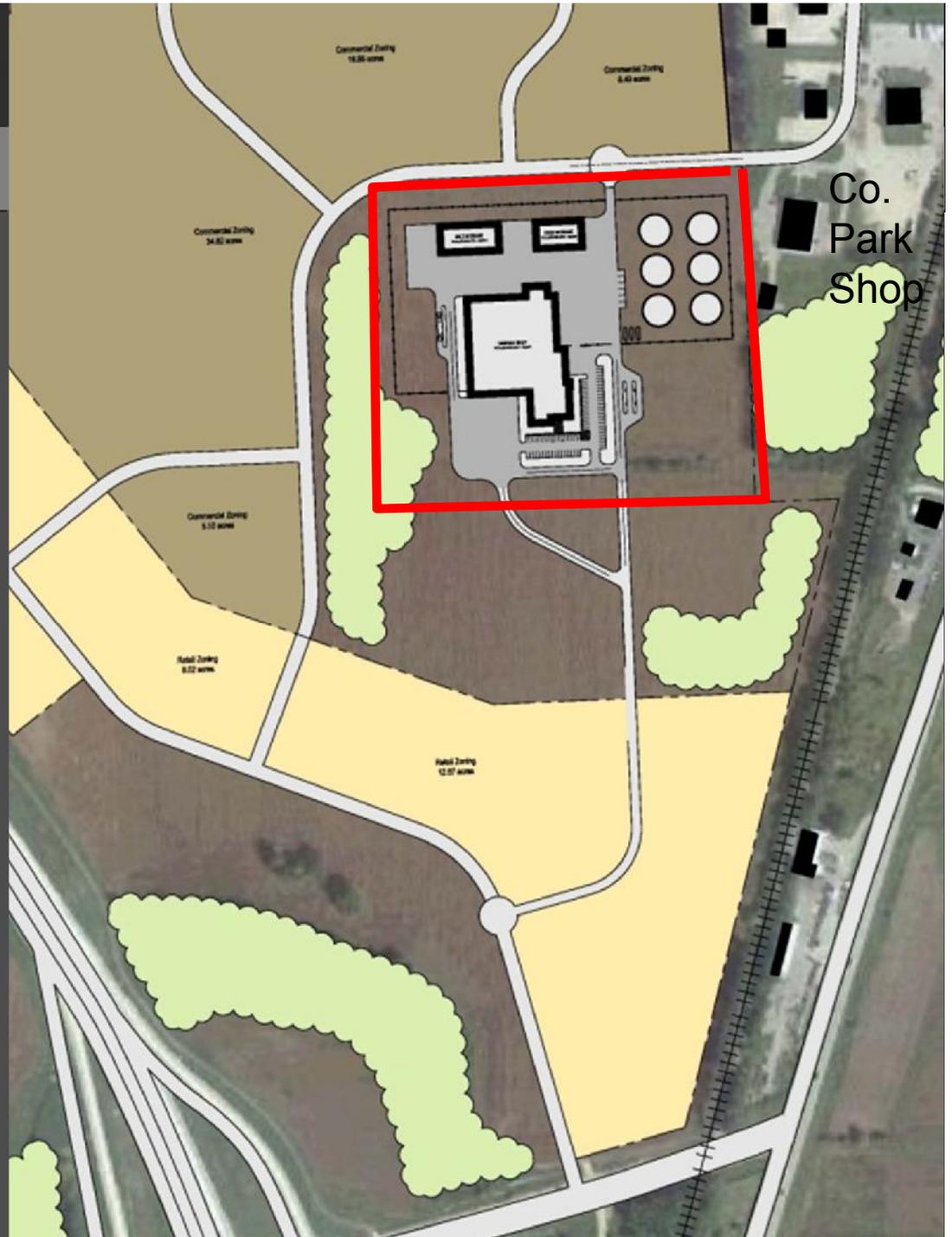
- Buildings are energy inefficient by 40% vs. new
- Arrangement, Heights , Widths of Buildings inefficient
- Past Renovations, Additions are over 30 years old and need repair
- Acreage of site is inadequate to place all Yard functions
- River & higher floodplain level limit development area, uses
- Stormwater detention pond would take up 1 acre
- Site would have to be significantly regraded to level off for 112,000 SF building footprint
- Not compatible with City re-development plans



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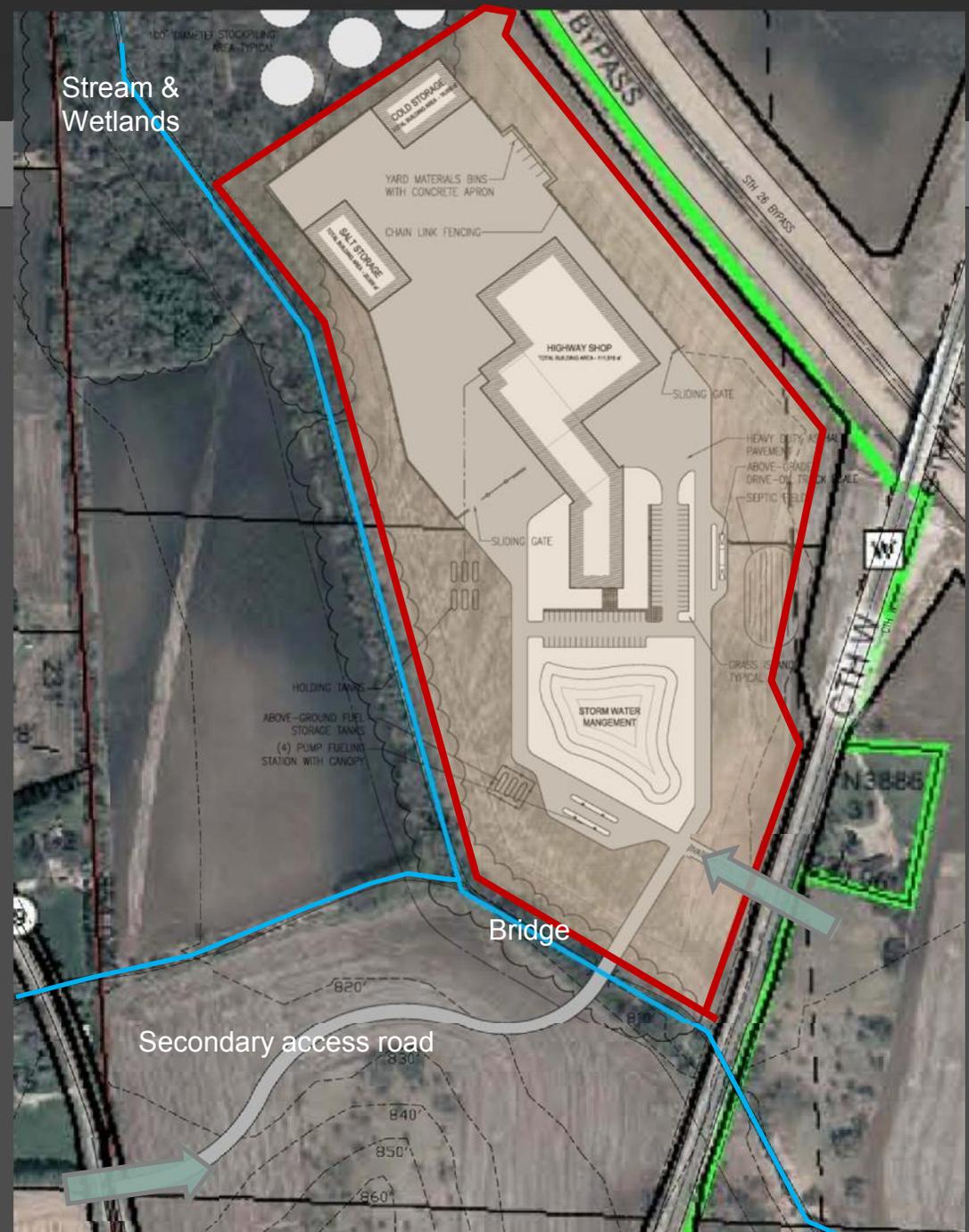
Site C1 – County Land Off Industrial Drive

- 40 acres developable
- Room for expansion
- Utilities brought in from Industrial Drive
- Compatible with City Land Use.
- Not compatible with County Master Plan
- Level site
- Interface with Park Operations
- New Access Road to STH 26
- .4 Mi. to STH 26



Site D – County Land at CTH W

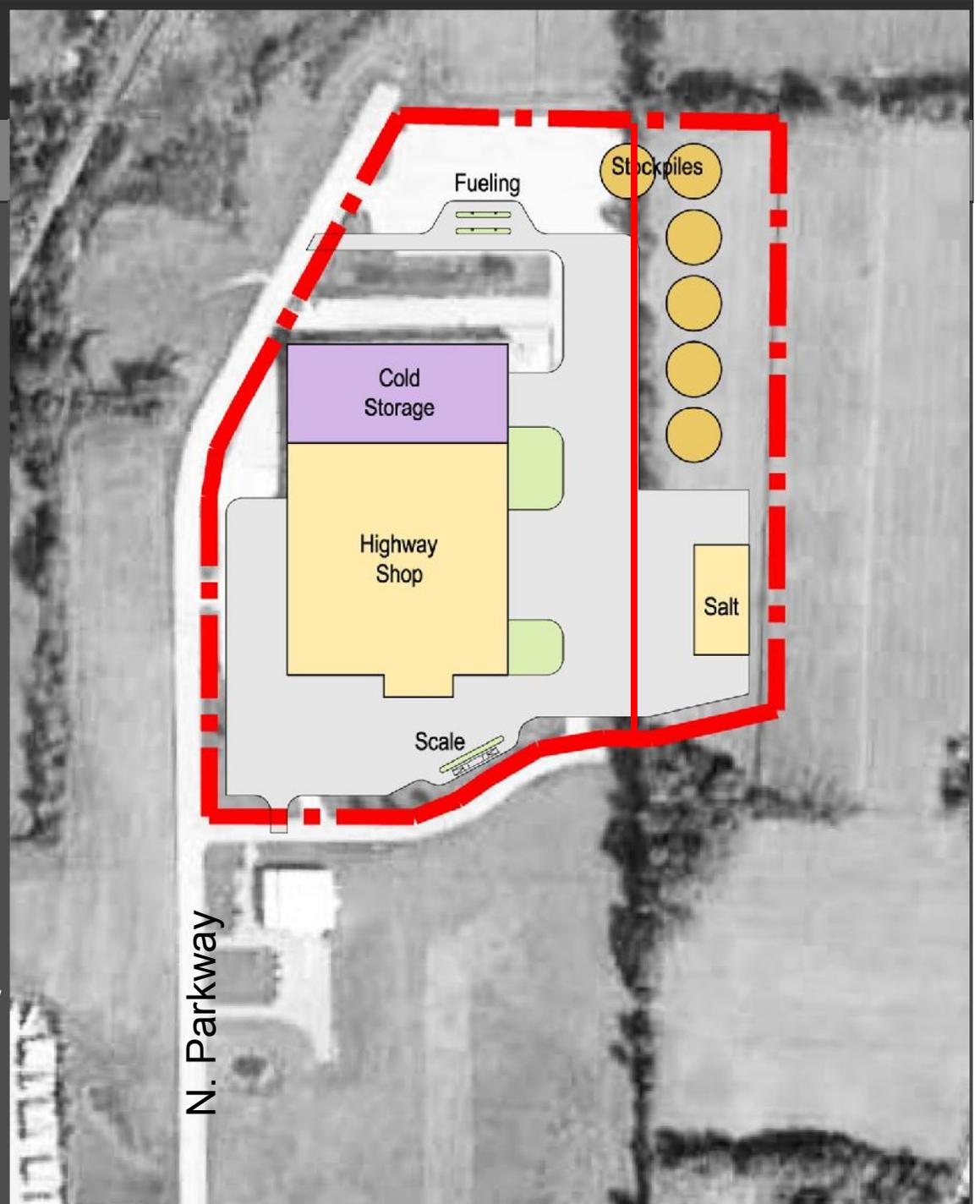
- 15 acres developable, too small
- Extensive city utility costs
- Near stream causing limitations on shoreland disturbance, drainage, septic, fuel tanks
- Secondary access road costly to build, over stream and around hill
- .9 Mi. to STH 26





Site E – Briggs & Stratton

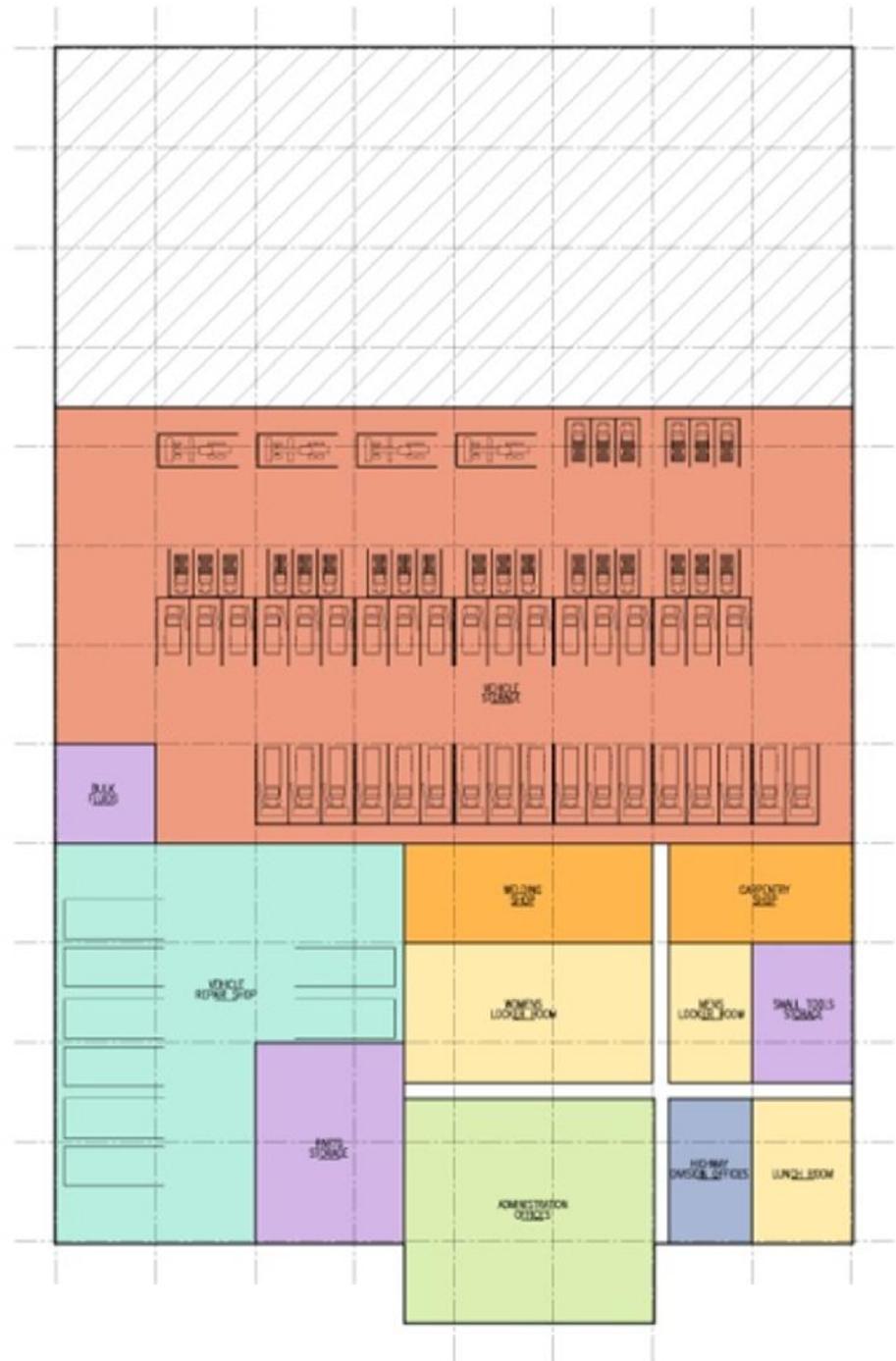
- 25 acres, tight fitting for site functions.
- Building footprint close to street, constricts truck exiting and turning areas
- City utilities in place
- Roadways in place
- Distance to highway further than existing shop
- Need to purchase the rear 6 acres
- 2.1 Mi. to STH 26





Site E – Briggs & Stratton

- 172,000 SF used, 62% larger than new design.
- More area to heat, exhaust, light, maintain, = greater operational costs
- Column spacing inefficient creates wide drive aisles, straight parking stalls
- Need to partition up shop areas for fire separation



Briggs & Stratton Building Condition

Site E – Briggs & Stratton

- Overhead doors too small
- Concrete panels to be knocked out for larger Overhead Doors
- Floor slab not designed for heavy trucks
- Ceiling structure too low for cranes, truck bed extension
- No floor drainage
- HVAC sized up for vehicle exhaust
- Loading docks need to be filled in for level approach

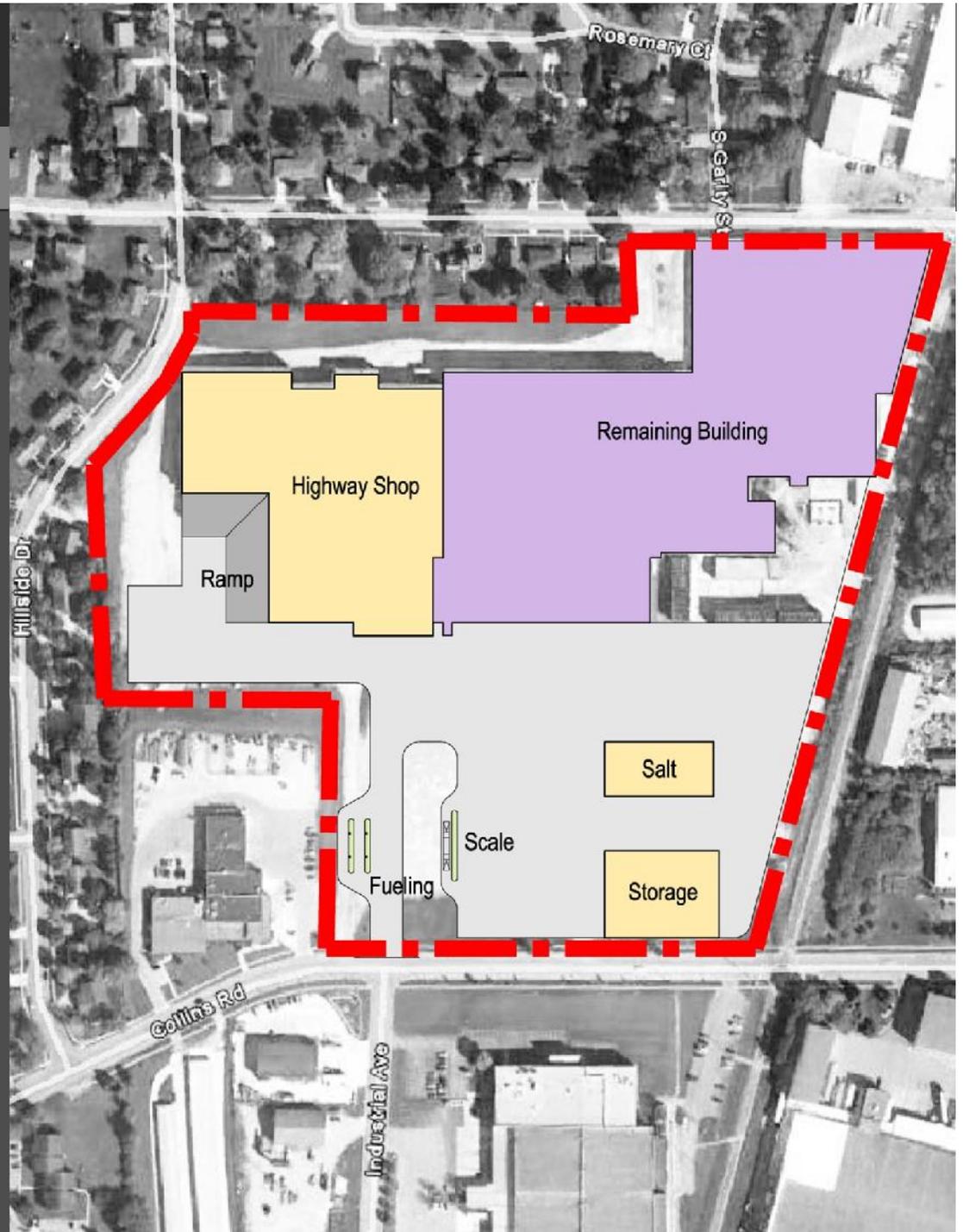




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Site F – Schweigert

- 33 acres built out with a 618,000 SF building
- City utilities in place
- Roadways in place, needs paving
- Steep slope on north
- Can reuse Shed building
- Building footprint close to property lines constricts truck exiting and turning area
- Not all structures needed
- Will owner sell portion, can County lease remaining?
- 1.6 Mi. to STH 26





Site F - Schweigert

- 175,000 SF used, 63% larger than new design.
- More area to heat, exhaust, light, maintain, = greater operational costs
- Column spacing inefficient creates wide drive aisles, straight parking stalls
- Sufficient height
- Need to partition up shop areas for fire separation



Site F – Schweigert

- Sufficient ceiling clearance
- Overhead doors too small
- Metal panels to be knocked out for larger OH Doors
- Floor slab not designed for heavy trucks
- No floor drainage
- HVAC sized up for exhaust
- Loading docks need to be filled for level approach
- New walls & roofing for energy compliance





Site G – Old Countryside Home

- 60 acres more than sufficient
- Not compatible with City Land Use
- Site elevation is crowned higher toward street, requiring terracing and retaining walls
- Utilities available
- 2 curb cuts on Wisconsin Ave will need acceleration lanes
- 1.4 Mi. to STH 26



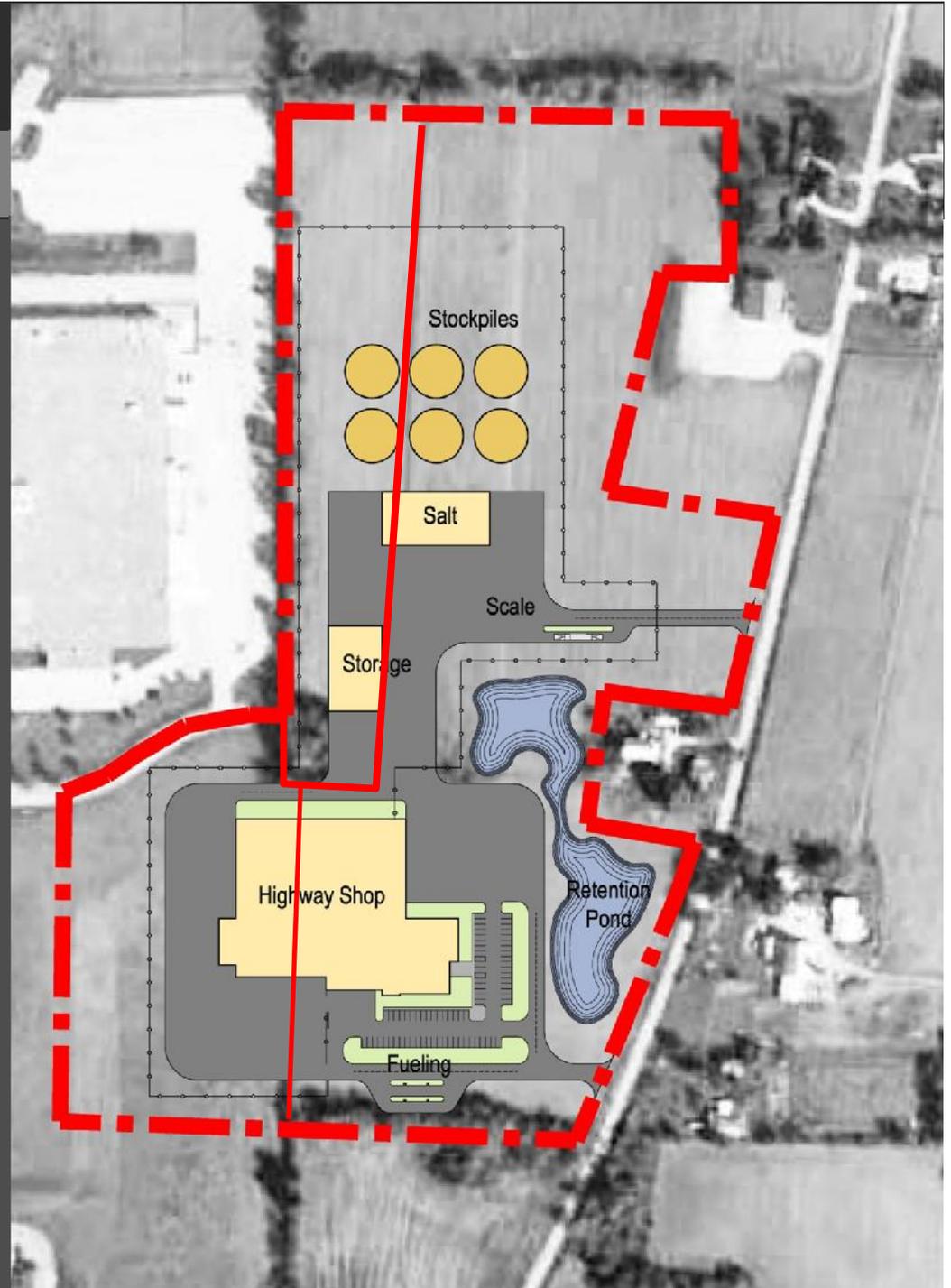
Site G – Old Countryside Home

- No reuse of any structures
- Buildings and site structures need to be demolished, estimated costs \$800,000



Site H - Ganser on Dewey Rd.

- 36 acres comprised of three parcel assembly
- 2.1 mile drive to STH 26
- Local roads in poor condition. Dewey and Junction need complete upgrade to handle heavy trucks. Costs of \$xxxx
- Site is jigsawed by existing homes to remain
- Negotiating and purchasing with 3 owners



Site C2 – County land off Industrial Drive

- 40 acres developable
- Utilities brought in from Industrial Drive
- Compatible with City Land Use.
- Mostly compatible with County Master Plan
- Level site
- Interface with Park Operations
- .25 Mi. to STH 26

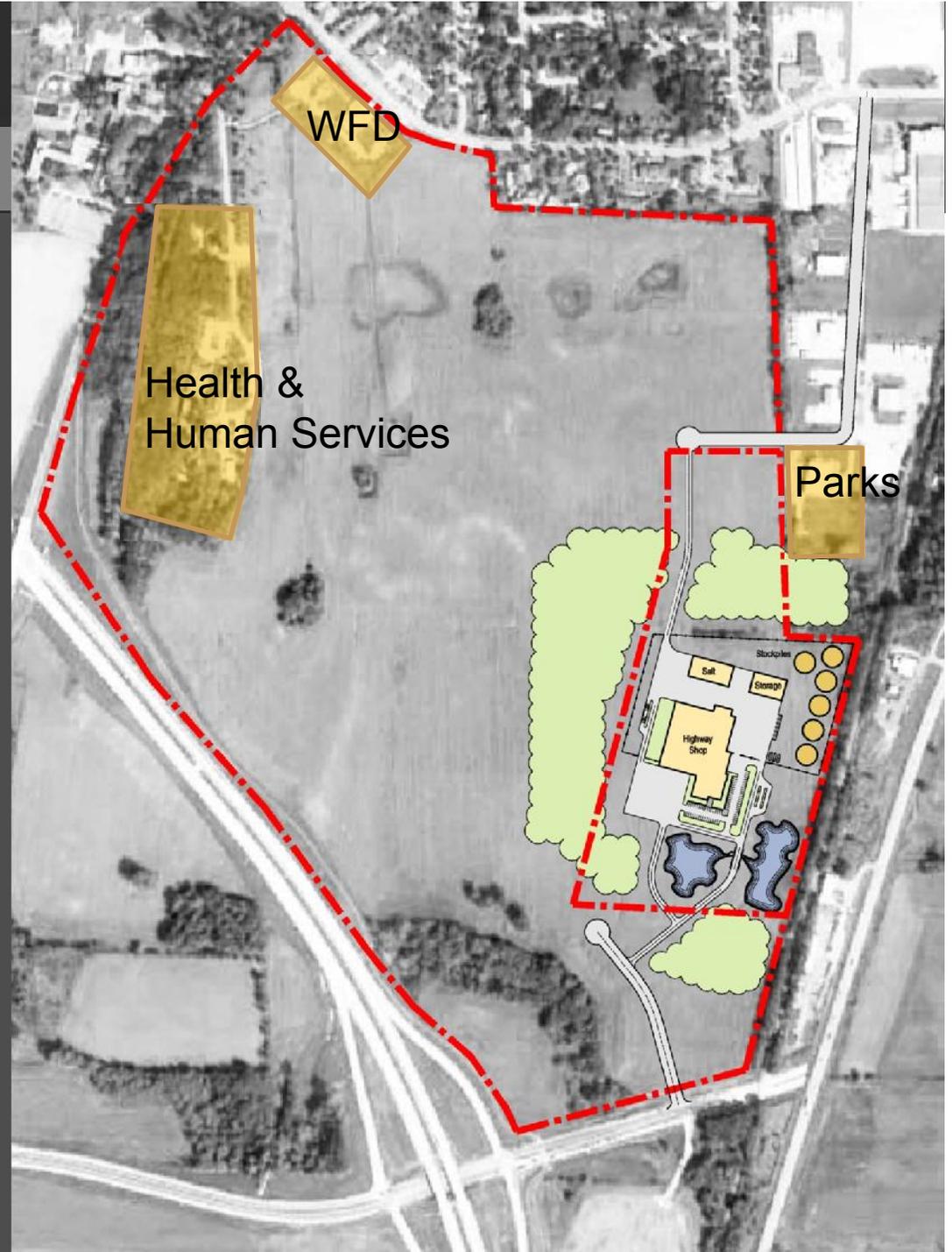




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Site C2 – Site Relationships

- 260 acres in this segment of Countryside Farms
- Highway Shop takes 30 to 40 acres
- Synergy and efficiency of co-locating with other County Departments
- Starts beginning of infrastructure for future subdivision





County Master Plan Overlay

- C2 complies with County Master Plan of 2005
- Site C extends uses of Industrial Drive
- Stays north of Interchange and Commercial development at Access Point.
- City did not adopt/incorporate this plan into its Land Use Plan



SITE C2 DEVELOPMENT COSTS – County Farms at Industrial

Division	Description	Quantity	Unit	Cost	Total Cost
Division 31	Earthwork				
	Contractor mobilization	1	allow	\$25,000.00	\$25,000.00
	Earthwork - Site preparation	1	allow	\$10,000.00	\$10,000.00
	Earthwork - Stripping and Stockpiling	95,900	sy	\$1.61	\$154,399.00
	Earthwork - Finish Grading	95,900	sy	\$0.85	\$81,515.00
	Power, Gas Utilities	1	allow	\$75,000.00	\$75,000.00
	subtotal				\$345,914.00
Division 32	Exterior Improvements				
	Drainage and containment	1	allow	\$75,000.00	\$75,000.00
	Paving - Asphalt	32,070	sy	\$6.50	\$208,455.00
	Site improvements - fencing, gates, signage	1	allow	\$125,000.00	\$125,000.00
	Site Lighting	1	allow	\$32,000.00	\$32,000.00
	Landscaping	1	allow	\$15,000.00	\$15,000.00
	subtotal				\$455,455.00
Division	Site Specialties				
	Vehicle scale (above grade)	1	ea	\$64,000.00	\$64,000.00
	Fueling Station	1	allow	\$180,000.00	\$180,000.00
	Fueling station canopy	1	allow	\$45,000.00	\$45,000.00
	Salt Storage Shed (Gambrel Style)	18,000	sf	\$31.00	\$558,000.00
	subtotal				\$847,000.00
	Sitework Total				\$1,648,369.00

SITE C2 DEVELOPMENT COSTS – County Farms at Industrial

Site C2 Summary Costs			
Building Construction Cost Total	112,025 sf	\$99.80	\$11,179,615.00
Site Work and Site Specialties			\$1,648,369.00
Construction Contingency (5%)		5%	\$641,399.20
Site C2 Total Construction Costs			\$13,469,383.20
Other Project Costs			
Private Access Road	3400 LF	\$ 125.00	\$425,000.00
Survey & Soils Exploration	0	0	\$10,000.00
Demolition Puerner St	0	0	\$100,000.00
Purchase of Land	0	0	\$0.00
Temporary Quarters	0	0	\$0.00
City Utility Improvements	900 LF	430	\$387,000.00
Architectural/Engineering Fees		5%	\$673,469.16
City Building Permit Fees			\$56,005.81
Planning Application Fees			\$15,000.00
Sale of Puerner St Site Offset			-\$700,000.00
Other Project Costs			\$966,474.97
Site C Total Project Costs			\$14,435,858.17
Green Option Add Ons			\$ 780,207.10
Total Costs with Add Ons			\$15,216,065.27

SITE E DEVELOPMENT COSTS – Briggs & Stratton

Division	Description	Quantity	Unit	Cost	Total Cost
Division 31	Earthwork				
	Contractor mobilization	1	allow	\$25,000.00	\$25,000.00
	Earthwork - Site preparation	1	allow	\$20,000.00	\$20,000.00
	Earthwork - Stripping and Stockpiling	4,000	sy	\$1.61	\$6,440.00
	Earthwork - Finish Grading	4,000	sy	\$0.85	\$3,400.00
	Utility services from ROW	1	allow	\$5,000.00	\$5,000.00
	subtotal				\$59,840.00
Division 32	Exterior Improvements				
	Drainage and containment	1	allow	\$128,000.00	\$128,000.00
	Paving - Asphalt	10,000	sy	\$6.50	\$65,000.00
	Site improvements - fencing, gates, signage	1	allow	\$20,000.00	\$20,000.00
	Site Lighting	1	allow	\$10,000.00	\$10,000.00
	Landscaping	1	allow	\$5,000.00	\$5,000.00
	subtotal				\$228,000.00
Division	Site Specialties				
	Vehicle scale (above grade)	1	ea	\$64,000.00	\$64,000.00
	Fueling Station	1	allow	\$180,000.00	\$180,000.00
	Fueling station canopy	1	allow	\$45,000.00	\$45,000.00
	Salt Storage Shed (Gambrel Style)	9,000	sf	\$31.00	\$279,000.00
	subtotal				\$568,000.00
	Sitework Total				\$855,840.00

SITE E DEVELOPMENT COSTS – Briggs & Stratton

Site Summary Costs			
Building Construction Cost Total	174,205 sf	\$27.34	\$4,762,359.00
Site Work and Site Specialties			\$855,840.00
Construction Contingency (5%)		8%	\$449,455.92
Site Total Construction Costs			\$6,067,654.92
Other Project Costs			
Survey & Soils Exploration			\$2,000.00
Demolition of Puerner Street			\$100,000.00
Partial demolition of Briggs Stratton			\$25,000.00
Purchase of Land/Building			\$5,800,000.00
Temporary Quarters			\$0.00
City Utility Improvements			\$0.00
Architectural/Engineering Fees		6%	\$364,059.30
City Building Permit Fees			\$56,005.81
Planning Application Fees			\$15,000.00
Sale of Puerner St Site Offset			-\$700,000.00
20 year loss of tax rolls	20	\$ 132,000.00	\$ 2,640,000.00
Other Project Costs			\$8,302,065.10
Site Total Project Costs			\$14,369,720.02
Green Option Add Ons			\$ 780,207.10
Total Costs with Add Ons			\$15,149,927.12

SITE F DEVELOPMENT COSTS - Schweigert

Division	Description	Quantity	Unit	Cost	Total Cost
Division 31	Earthwork				
	Contractor mobilization	1	allow	\$25,000.00	\$25,000.00
	Earthwork - Site preparation	1	allow	\$20,000.00	\$20,000.00
	Earthwork - Stripping and Stockpiling	5,000	sy	\$1.61	\$8,050.00
	Earthwork - Finish Grading	5,000	sy	\$0.85	\$4,250.00
	Utility services from ROW	1	allow	\$5,000.00	\$5,000.00
	subtotal				\$62,300.00
Division 32	Exterior Improvements				
	Drainage and containment	1	allow	\$128,000.00	\$128,000.00
	Paving - Asphalt	20,000	sy	\$6.50	\$130,000.00
	Site improvements - fencing, gates, signage	1	allow	\$20,000.00	\$20,000.00
	Site Lighting	1	allow	\$30,000.00	\$30,000.00
	Landscaping	1	allow	\$10,000.00	\$10,000.00
	subtotal				\$318,000.00
Division	Site Specialties				
	Vehicle scale (above grade)	1	ea	\$64,000.00	\$64,000.00
	Fueling Station	1	allow	\$180,000.00	\$180,000.00
	Fueling station canopy	1	allow	\$45,000.00	\$45,000.00
	Salt Storage Shed (Gambrel Style)	9,000	sf	\$31.00	\$279,000.00
	subtotal				\$568,000.00
	Sitework Total				\$948,300.00

SITE F DEVELOPMENT COSTS - Schweigert

Site Summary Costs			
Building Construction Cost Total	178,405 sf	\$27.05	\$4,826,159.00
Site Work and Site Specialties			\$948,300.00
Construction Contingency (5%)		8%	\$461,956.72
Site Total Construction Costs			\$6,236,415.72
Other Project Costs			
Survey & Soils Exploration			\$2,000.00
Demolition of Puerner Street			\$100,000.00
Partial Demo Swieggerts			\$80,000.00
Purchase of Land/Building			\$5,600,000.00
Temporary Quarters			\$0.00
City Utility Improvements			\$0.00
Architectural/Engineering Fees		6%	\$374,184.94
City Building Permit Fees	LS		\$56,005.81
Planning Application Fees			\$15,000.00
Sale of Puerner St Site Offset			-\$700,000.00
20 year loss of tax rolls	20 \$	312,500 \$	\$ 6,250,000
Other Project Costs			\$11,777,190.75
Site Total Project Costs			\$18,013,606.47
Green Option Add Ons			\$ 780,207.10
Total Costs with Add Ons			\$18,793,813.57

SITE G DEVELOPMENT COSTS – Old Countryside Home

Division	Description	Quantity	Unit	Cost	Total Cost
Division 31	Earthwork				
	Contractor mobilization	1	allow	\$25,000.00	\$25,000.00
	Earthwork - Site preparation	1	allow	\$45,000.00	\$45,000.00
	Earthwork - Stripping and Stockpiling	135,000	sy	\$1.61	\$217,350.00
	Earthwork - Finish Grading	135,000	sy	\$0.85	\$114,750.00
	Gas, Power services from ROW	1	allow	\$10,000.00	\$10,000.00
	subtotal				\$412,100.00
Division 32	Exterior Improvements				
	Drainage and containment	1	allow	\$128,000.00	\$128,000.00
	Paving - Asphalt	32,070	sy	\$6.50	\$208,455.00
	Private Access Road	100	LF	\$125.00	\$12,500.00
	Site improvements - fencing, gates, signage	1	allow	\$125,000.00	\$125,000.00
	Site Lighting	1	allow	\$32,000.00	\$32,000.00
	Landscaping	1	allow	\$15,000.00	\$15,000.00
	subtotal				\$520,955.00
Division	Site Specialties				
	Vehicle scale (above grade)	1	ea	\$64,000.00	\$64,000.00
	Fueling Station	1	allow	\$180,000.00	\$180,000.00
	Fueling station canopy	1	allow	\$45,000.00	\$45,000.00
	Salt Storage Shed (Gambrel Style)	18,000	sf	\$31.00	\$558,000.00
	subtotal				\$847,000.00
	Sitework Total				\$1,780,055.00

SITE G DEVELOPMENT COSTS – Old Countryside Home

Site Summary Costs			
Building Construction Cost Total	112,025 sf	\$99.80	\$11,179,615.00
Site Work and Site Specialties			\$1,780,055.00
Construction Contingency (5%)		5%	\$647,983.50
Site Total Construction Costs			\$13,607,653.50
Other Project Costs			
Survey & Soils Exploration	0	0	\$15,000.00
Demolition Puerner St	0	0	\$100,000.00
Demolition of Nursing Home, Site	0	0	\$800,000.00
Purchase of Land			\$750,000.00
Temporary Quarters	0	0	\$0.00
City Utility Improvements			\$5,000.00
Architectural/Engineering Fees		5%	\$680,382.68
City Building Permit Fees	LS		\$56,005.81
Planning Application Fees	LS		\$15,000.00
Sale of Puerner St Site Offset			-\$700,000.00
Other Project Costs			\$1,721,388.48
Site A Total Project Costs			\$15,329,041.98
Green Option Add Ons			\$ 780,207.10
Total Costs with Add Ons			\$16,109,249.08

SITE H DEVELOPMENT COSTS – Ganser at Dewey Road

Division	Description	Quantity	Unit	Cost	Total Cost
Division 31	Earthwork				
	Contractor mobilization	1	allow	\$25,000.00	\$25,000.00
	Earthwork - Site preparation	1	allow	\$75,000.00	\$75,000.00
	Earthwork - Stripping and Stockpiling	150,000	sy	\$1.61	\$241,500.00
	Earthwork - Finish Grading	150,000	sy	\$0.85	\$127,500.00
	Gas, Power services from ROW	1	allow	\$20,000.00	\$20,000.00
	subtotal				\$489,000.00
Division 32	Exterior Improvements				
	Drainage and containment	1	allow	\$150,000.00	\$150,000.00
	Paving - Asphalt	32,070	sy	\$6.50	\$208,455.00
	Private Access Drive	100	LF	\$125.00	\$12,500.00
	Site improvements - fencing, gates, signage	1	allow	\$125,000.00	\$125,000.00
	Site Lighting	1	allow	\$32,000.00	\$32,000.00
	Landscaping	1	allow	\$15,000.00	\$15,000.00
	subtotal				\$542,955.00
Division	Site Specialties				
	Vehicle scale (above grade)	1	ea	\$64,000.00	\$64,000.00
	Fueling Station	1	allow	\$180,000.00	\$180,000.00
	Fueling station canopy	1	allow	\$45,000.00	\$45,000.00
	Salt Storage Shed (Gambrel Style)	18,000	sf	\$31.00	\$558,000.00
	subtotal				\$847,000.00
	Sitework Total				\$1,878,955.00

SITE H DEVELOPMENT COSTS – Ganser at Dewey Road

Site Summary Costs			
Building Construction Cost Total	112,025 sf	\$99.80	\$11,179,615.00
Site Work and Site Specialties			\$1,878,955.00
Construction Contingency (5%)		5%	\$652,928.50
Site Total Construction Costs			\$13,711,498.50
Other Project Costs			
Dewey & Junction Road Improvements			\$1,100,000.00
Survey & Soils Exploration	0	0	\$15,000.00
Demolition Puerner St	0	0	\$100,000.00
Purchase of Land	36	\$ 20,000.00	\$720,000.00
Temporary Quarters	0	0	\$0.00
City Utility Improvements			\$80,000.00
Architectural/Engineering Fees		5%	\$685,574.93
City Building Permit Fees	LS		\$56,005.81
Planning Application Fees	LS		\$15,000.00
Sale of Puerner St Site Offset			-\$700,000.00
Other Project Costs			\$2,071,580.73
Site Total Project Costs			\$15,783,079.23
Green Option Add Ons			\$ 780,207.10
Total Costs with Add Ons			\$16,563,286.33

HIGHWAY SHOP DEVELOPMENT COSTS

Candidate Site	Building Costs	Site Developer	Contingency	Green Option	Other Project Cc	Project Total
Site A Junction Road	\$ 11,179,615	\$ 1,888,805	\$ 653,421	\$ 780,207	\$ 1,280,991	\$ 15,783,039
Site B Puerner Street	\$ 11,179,615	\$ 1,051,200	\$ 611,541	\$ 780,207	\$ 968,124	\$ 14,590,686
Site C1 County Land at Indu	\$ 11,179,615	\$ 1,648,369	\$ 641,399	\$ 780,207	\$ 837,475	\$ 15,087,065
Site C2 County Land at Indu	\$ 11,179,615	\$ 1,648,369	\$ 641,399	\$ 780,207	\$ 966,475	\$ 15,216,065
Site D County Land at W	\$ 11,179,615	\$ 1,599,250	\$ 638,943	\$ 780,207	\$ 1,940,896	\$ 16,138,912
Site E Briggs & Stratton	\$ 4,762,359	\$ 855,840	\$ 449,456	\$ 780,207	\$ 8,302,065	\$ 15,149,927
Site F Schweigert	\$ 4,826,159	\$ 948,300	\$ 461,957	\$ 780,207	\$ 11,777,191	\$ 18,793,814
Site G Old County Home	\$ 11,179,615	\$ 1,780,055	\$ 647,984	\$ 780,207	\$ 1,721,388	\$ 16,109,249
Site H Ganser on Dewey	\$ 11,179,615	\$ 1,878,955	\$ 652,929	\$ 780,207	\$ 2,071,581	\$ 16,563,286

SITE SELECTION MATRIX A – D Sites

Criteria	Weight	Parcel A Adjusted		Parcel B Adjusted		P. C1/C2 Adjusted		Parcel D Adjusted	
		North	Weight	Central	Weight	South	Weight	South	Weight
Distance to State Highways	1.5	5	7.5	2	3	5	7.5	4	6
Site Size	1.5	5	7.5	1	1.5	5	7.5	3	4.5
Expansion Areas	1.4	5	7	1	1.4	5	7	2	2.8
Access Road Capacity	1.4	2	2.8	3	4.2	5	7	3	4.2
Cost to Purchase	1.4	1	1.4	5	7	5	7	5	7
Cost of Site Development	1.3	3	3.9	4	5.2	4	5.2	3	3.9
Cost of Infrastructure	1.3	2	2.6	5	6.5	3	3.9	2	2.6
Temporary Quarters Cost	1.2	5	6	1	1.2	5	6	5	6
Economic Development Impact	1.2	5	6	2	2.4	4	4.8	4	4.8
City Land Use Compatibility	1.2	5	6	1	1.2	5	6	5	6
Zoning Conformance	1	5	5	5	5	5	5	4	4
Minimal Site Grading	1	2	2	4	4	4	4	4	4
Drainage & Stormwater Ease	1	2	2	4	4	4	4	2	2
Availability of Utilities	1	2	2	5	5	2	2	2	2
Amount of Demo & Renovation	1.2	5	6	3	3.6	5	6	5	6
Operational, Energy Efficiency	1.4	5	7	3	4.2	5	7	4	5.6
Total Rating			74.7		59.4		89.9		71.4

SITE SELECTION MATRIX E – H SITES

Criteria	Weight	Parcel E Adjusted		Parcel F Adjusted		Parcel G Adjusted		Parcel H Adjusted	
		North	Weight	Central	Weight	South	Weight	South	Weight
Distance to State Highways	1.5	1	1.5	2	3	3	4.5	1	1.5
Site Size	1.5	3	4.5	4	6	5	7.5	3	4.5
Expansion Areas	1.4	2	2.8	3	4.2	5	7	4	5.6
Access Road Capacity	1.4	5	7	4	5.6	4	5.6	2	2.8
Cost to Purchase	1.4	2	2.8	1	1.4	2	2.8	2	2.8
Cost of Site Development	1.3	5	6.5	3	3.9	2	2.6	3	3.9
Cost of Infrastructure	1.3	5	6.5	5	6.5	5	6.5	2	2.6
Temporary Quarters Cost	1.2	5	6	5	6	5	6	5	6
Economic Development Impact	1.2	5	6	5	6	5	6	5	6
City Land Use Compatibility	1.2	5	6	5	6	1	1.2	5	6
Zoning Conformance	1	5	5	5	5	2	2	5	5
Minimal Site Grading	1	3	3	4	4	2	2	5	5
Drainage & Stormwater Ease	1	2	2	3	3	4	4	5	5
Availability of Utilities	1	5	5	5	5	5	5	5	5
Amount of Demo & Renovation	1.2	2	2.4	2	2.4	2	2.4	5	6
Operational, Energy Efficiency	1.4	1	1.4	2	2.8	5	7	4	5.6
Total Rating			68.4		70.8		72.1		73.3

SUMMARY RANKING OF SITES

Rank	Matrix Rating	Candidate Site	Project Total
1	89.9	Site C2 County Land at Industrial	\$ 15,216,065
2	89.9	Site C1 County Land at Industrial	\$ 15,087,065
3	74.7	Site A Junction Road	\$ 15,783,039
4	73.3	Site H Ganser on Dewey	\$ 16,563,286
5	72.1	Site G Old County Home	\$ 16,109,249
6	71.4	Site D County Land at W	\$ 16,138,912
7	70.8	Site F Schweigert	\$ 18,793,814
8	68.4	Site E Briggs & Stratton	\$ 15,149,927
9	59.4	Site B Puerner Street	\$ 14,590,686

Summary of Recommendation of Site C2

- Readily accessible to STH 26.
- Sufficiently large for current and future expansions.
- New access road to Highway.
- County already owns the land.
- Costs to develop the site including grading, roadway and drainage will be “typical.”
- No temporary quarters costs.
- Economic investment, future development in this area.

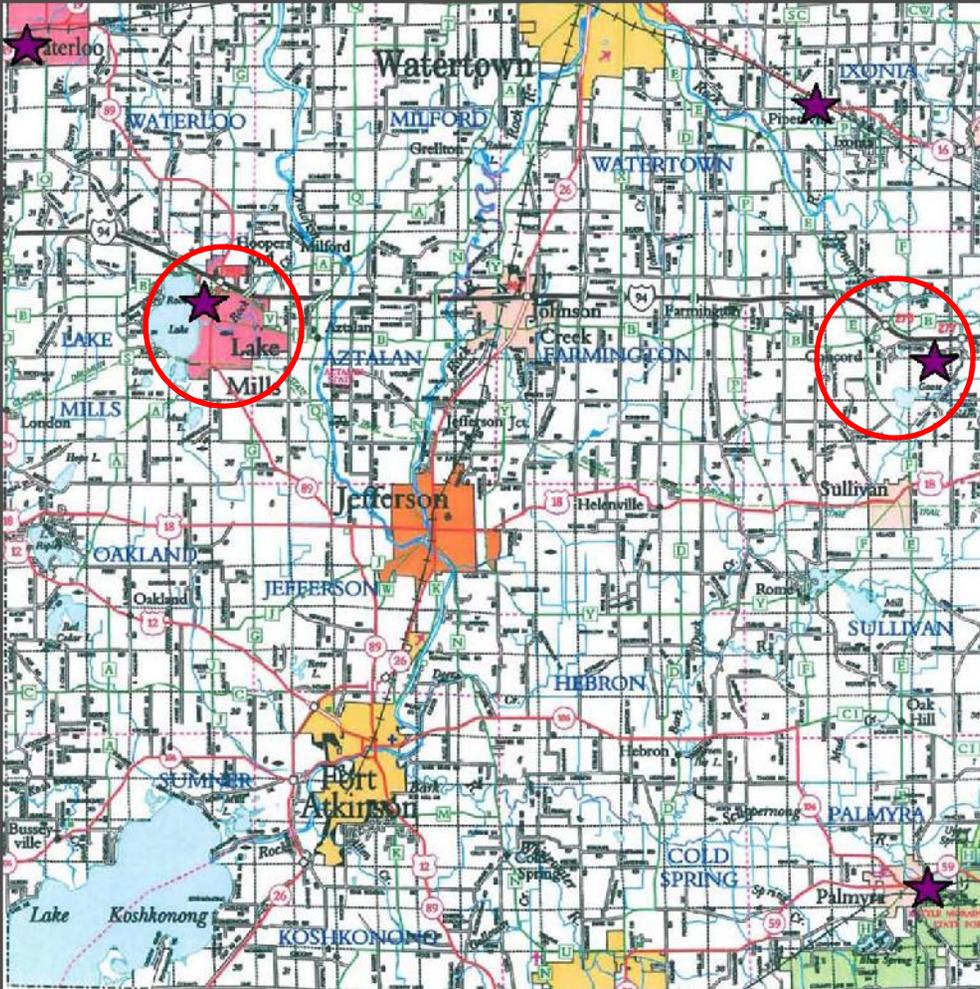


EVALUATION CRITERIA SUMMARY

- Compatible with City of Jefferson Land Use Plan.
- Compatible with past County Master Plan
- Zoning change allowable
- Site is generally flat with gentle slope to creek.
- Ability to control the flow of storm water.
- Water and sewer utilities will need to be brought to the site.
- No building and site demolitions nor renovations
- No owner or owners to negotiate with, expeditious



SATELLITE SHOP FACILITIES

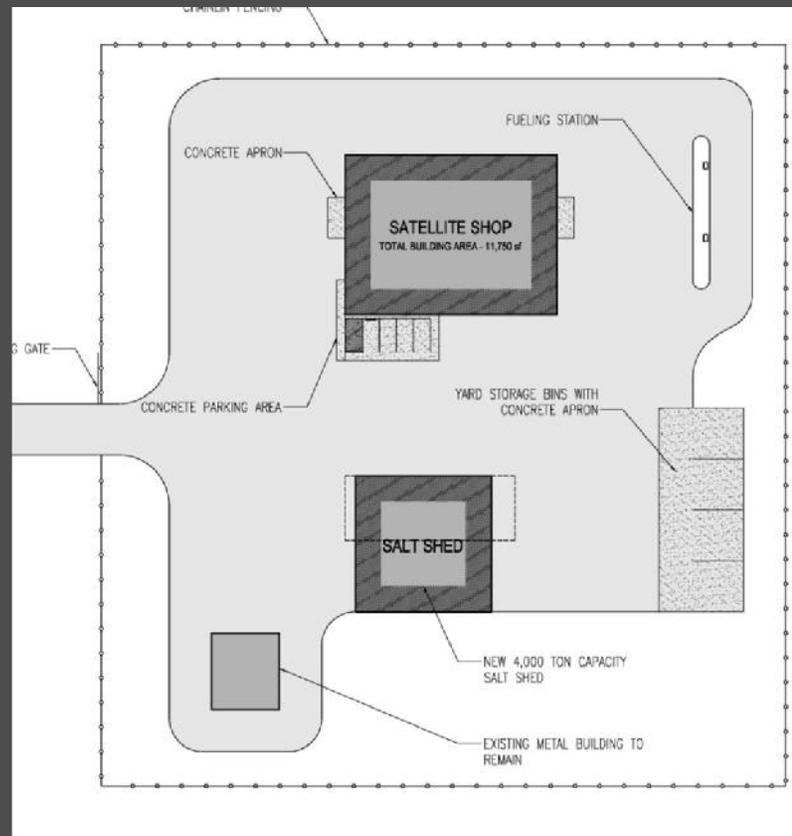


JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY

Cost Estimate Summary

Concord and Lake Mills Satellite Shops

\$2,531,539



Next Steps

- Certified Survey Map (CSM).
- Zoning Change.
- Utility Design.
- City Plan Commission Approval.
- Disposition of Puerner Street Facility.
- Integration of Sheriff Administration and Patrol Division Building.
- Full Building Design and Detailed Cost Estimating.



“Green” and Sustainable Approaches

- Rainwater collection and cistern system.
- Radiant in-floor heating system for garage areas.
- Electronically monitored “light-pipe” system in garage areas.
- Tight building envelope - additional roof and wall insulation.
- Waste oil recovery and heating units.
- Solar hot water heating.
- Photovoltaics.
- Geothermal heating.
- LEED Certification and Grants.



BARRIENTOS
DESIGN. ARCHITECTS. ENGINEERS.

NEW BUILDING DESIGN SUMMARY

Thank You

JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY