

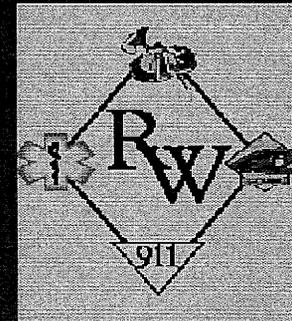
June 2012

Town of Greenville Project Management Services

Final Report Presentation

Cullen Peltier
RW Management Group, Inc.

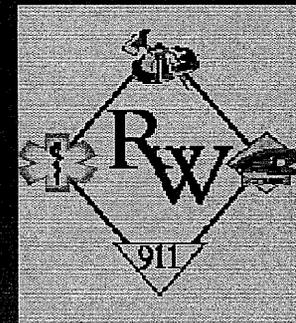
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Project Planning Team

- ◆ Project Management
 - ◆ Cullen Peltier – RW Management
- ◆ Technical Specialist
 - ◆ Trevor Frank– SEH Inc
- ◆ Town of Greenville Project Team
 - ◆ Dave Tebo
 - ◆ Greg Kippenhan
 - ◆ Dean Culbertson
 - ◆ Andy Peters
 - ◆ Mark Evers
 - ◆ Rick Romenesko

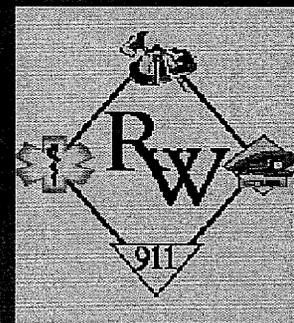
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RW Management Role

- ◆ Schedule and Facilitate Meetings
- ◆ Guide Discussion
- ◆ Provide technical expertise on Fire Department Siting, Design, and Architecture
- ◆ Present Final Report to Greenville Town Board

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Background

- ◆ RW Management Report
 - ◆ *Fire Department Capital Improvement and Staffing Needs – April 2012*
 - ◆ *Page 2.6 – “RW recommends that a new station be built at the current location and that the new station includes drive through apparatus bays, male/female locker room/shower facilities, a turn-out gear changing area, a diesel exhaust removal system, improved kitchen facilities and training facilities and dorm rooms for at least four firefighters.”*

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Goals and Objectives

- ◆ Project goals
 - ◆ Define Potential Sites for Future Town of Greenville Fire Department
 - ◆ Develop Design Considerations
 - ◆ Develop Potential Footprint of Future Station
 - ◆ Review Sites Based on Factors such as cost, space, future use, etc.
 - ◆ Recommendation of Site to the Town Board by the Project Planning Team

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Defining Potential Sites

- ◆ Existing Town Property Housing Fire Department and DPW
 - ◆ Current Location of Fire Department (Cell Tower)
 - ◆ On Hwy 76 – 3 properties currently exist (Size and Access to Hwy 76)
 - ◆ Below the Hill – Existing DPW Structures
- ◆ Property – NW Corner of Hwy 76 and Parkview Drive

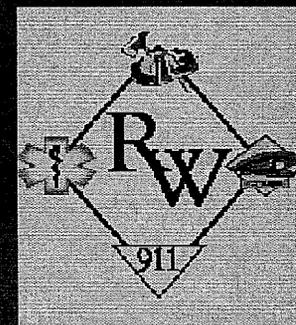
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Sites Narrowed Down By Project Team

- ◆ Site #1 - Property – NW Corner of Hwy 76 and Parkview Drive
- ◆ Site #2 - Current Fire Department Location – Below Hill – Existing DPW Structures

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Review of Design Considerations

- ◆ Exterior Structures
- ◆ Property Attributes
- ◆ Interior Relating to Equipment
- ◆ Interior Relating to Administration, Training & Residential Areas

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Creating the Footprint

- ◆ Review of design considerations based off Industry and Architectural Design Standards
- ◆ Review of recent construction in like-sized communities (Bellevue and Elkhart Lake)
- ◆ Best estimate of size based off design consideration provided by the group
- ◆ Simply used to determine basic footprint
- ◆ Thorough analysis of features and design would occur before construction.

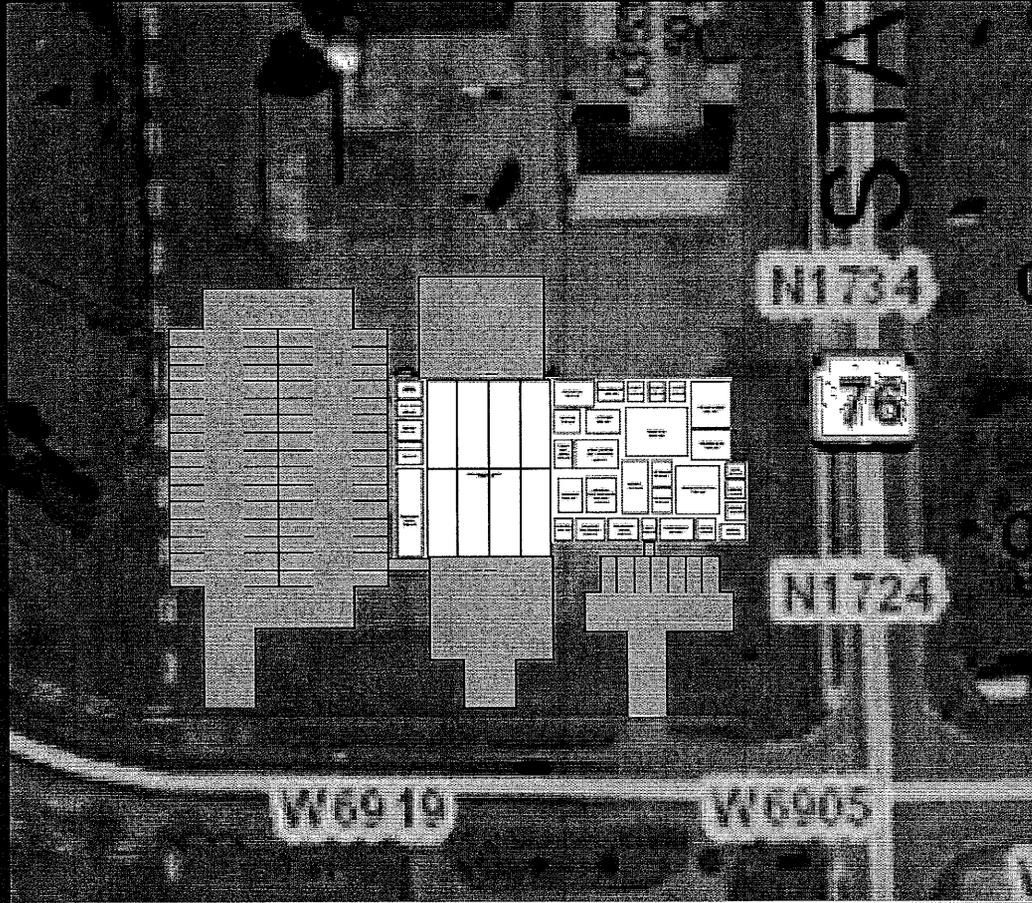
NOTE: Changes in design features may increase or decrease the cost. However, substantial design changes would have to occur in order to significantly impact the footprint.

Future discussion with Grand Chute regarding shared service would not impact location or design of the station.

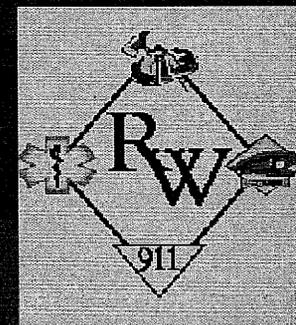
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Potential Footprint Site #1



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Potential Footprint Site #2



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Site Review – Site #1

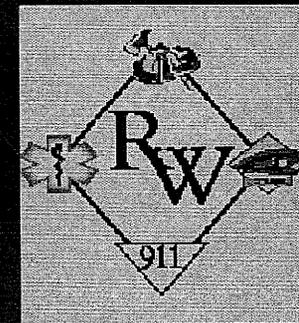
PROS

- ◆ Easier access to primary response area
- ◆ Village Showcase – sets example for future development
- ◆ Aesthetically Pleasing
- ◆ Real Estate investment (Subdivide property for future sale)
- ◆ Relocation of Water and Sewer Department to existing Fire Department reducing need for million dollar expansion of the Town Hall

CONS

- ◆ Heritage Ordinance Process – Potentially on two faces of structure
- ◆ Politically Unappealing
- ◆ Loss of tax base
- ◆ Cost – Est. \$300,000
- ◆ Concerns from adjoining residential properties – need to create a buffer

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Site Review – Site #2

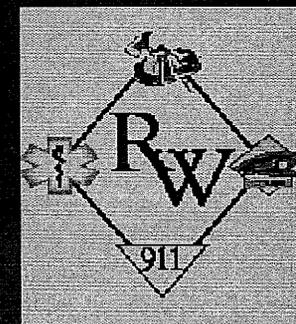
PROS

- ◆ Zero Impact on Tax Base
- ◆ Zero Outlay for purchase of property
- ◆ Additional Utility Costs
- ◆ Relocation of Water and Sewer Department to existing Fire Department reducing need for million dollar expansion of Town Hall
- ◆ More fill required at this site

CONS

- ◆ **SITE CONGESTION**
- ◆ Purchase of additional land for yard waste site
- ◆ Costs to remove existing structures – Salt Shed & DPW Equipment Shed
- ◆ Possible construction of buildings to replace removed structures
- ◆ No additional room for DPW Expansion

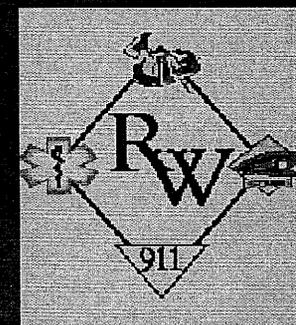
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Project Team Recommendations

- ◆ Site #1 – Property on NW
Corner of Hwy 76 and Parkview
Drive

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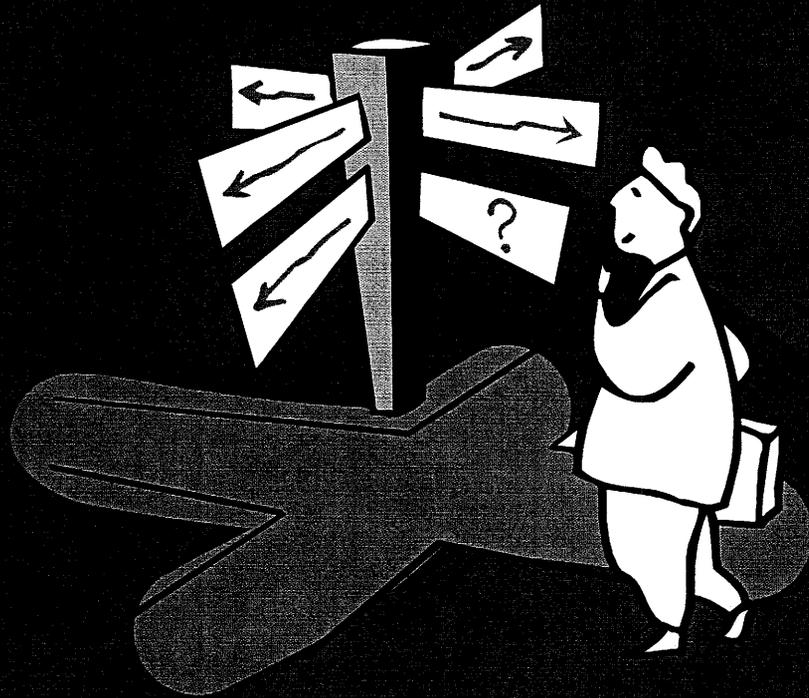
Next Steps

◆ ??????????

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Questions and Comments



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