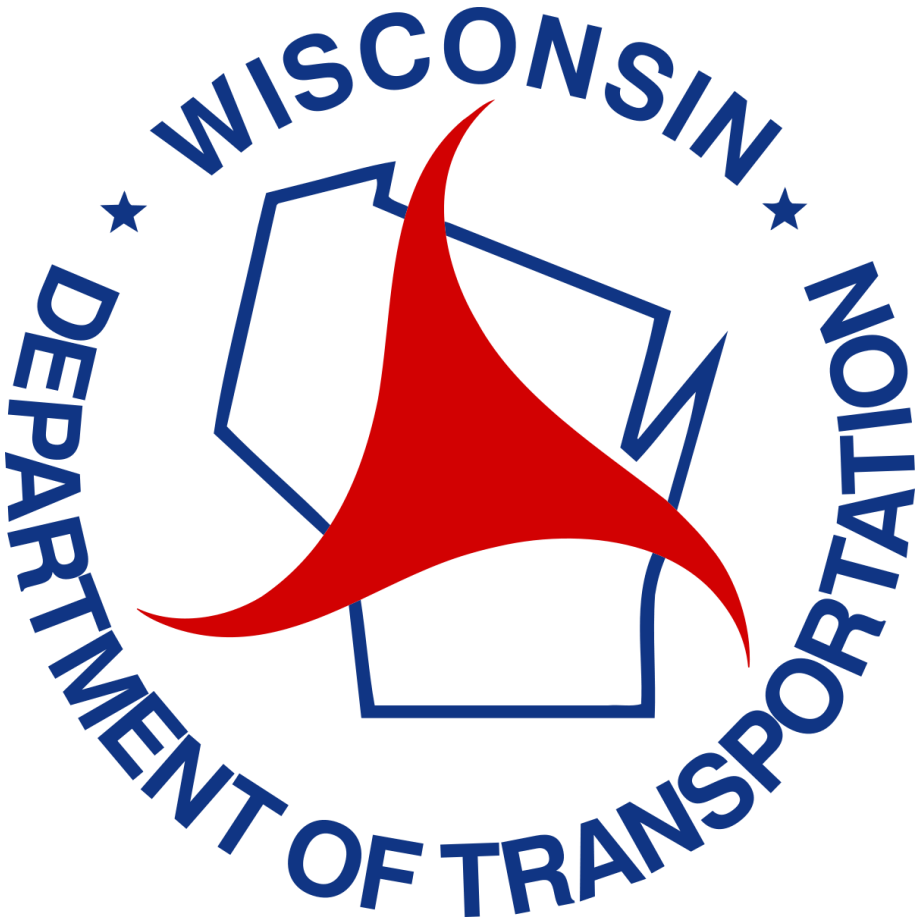
BUILDING
MORE THAN
BUILDINGS®

FEASIBILITY STUDY

WISDOT SERVICE FACILITY STUDY
ID 1060-27-03

WISCONSIN DEPARTMENT OF TRANSPORTATION
West Allis, WI

Final – October 4, 2021



101 W. Pleasant Street, Suite 104, Milwaukee, WI 53212| Tel: (414) 287-2600 | www.gilbaneco.com

Gilbane

TABLE OF CONTENTS

TABLE OF CONTENTS

SECTION 5

OTHER INFORMATION & EXHIBITS

1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The Wisconsin Department of Transportation (WisDOT) is evaluating relocation options and potential costs for the replacement of the West Allis Facility (WASF) under the Service Facility Study ID 1060-27-03. This replacement is necessitated by the proposed Washington Street Extension portion of the I-94 East-West Corridor project. The following study includes an evaluation of the existing user needs and functional program spaces, as well as relocation classifications for alternate existing facilities that could be renovated to meet the function or possible sites for a new construction build.

The existing WASF located at 935 S. 60th Street, West Allis, WI 53214 is situated on a 5.55-acre site that includes both functional space with indoor and outdoor material storage, vehicle storage, office space, equipment and vehicle maintenance, workshops, and laboratories across three separate buildings. Current space limitations for on hand emergency equipment replacement storage has been identified by the functional user group leads for consideration in the future facility spatial needs.

Feasibility Study Key Data Points	
Number of available sites studied:	18
Number of evaluated sites with detailed estimated costs:	6
Existing facility building size (square feet):	45,215
Existing facility site size (acres):	5.55
Proposed replacement building size (square feet):	48,243
Site size range of analyzed properties (acres):	5.3 – 27.2
Current Market Replacement Costs: (Range in FY2021)	$16,900,000 – to – $22,200,000

A total of 18 locations were evaluated for current fair market considerations during this study. The properties ranged to include appropriately sized land/out-lots for a long-term home for user operations, and an optimized facility program was developed and is used as the base assumption for the renovation of existing structures and new construction cost

A new program space construction cost estimate was provided to establish a baseline of capital costs for an unimproved lot development. Costs (site + building) for developed properties were included on summary matrix for sample comparison options with program replacement costs. It is to be noted that available parcels included in the study have been used for baseline parcel costs, but availability of parcels is not guaranteed until formal purchase negotiations are established.

Upon final analysis the baseline current market replacement costs for the WASF has been established within a current market replacement cost of $16,900,000 to $22,200,000 based on the sample size of available commercial development sites. (Additionally, market variability should be taken into consideration if estimated costs are used for programming purposes in future fiscal years; a recommended 4-5% escalation per year is industry standard.)

2

SECTION 2 – STUDY RESULTS

INTRODUCTION

Presented first in this section is a matrix of all sites considered as part of this study, highlighting first the six potential sites for which full evaluation information, including cost estimates, is provided. This selection of sites demonstrates a range of different existing conditions and how they impact the overall selection criteria of location, site/ facility attributes, impacts to operations and future costs, project schedule, and cost. Following the additional comparison matrix for the remaining sites, real estate details on the researched potential sites and a map of their locations are included. As noted in the executive summary, the availability of suitable sites is dynamic, and the sites presented in this study represent what is available on the market at the time of its publication. Section two concludes with an example evaluation scorecard and tabulation table for use in comparing proposed sites.

The evaluation matrix presented captures information on each site in six different categories:

A. Location

- Site # on provided map – corresponds to the map and listing of considered sites presented later in section 2
- Driving distances – are listed for each site to the existing WASF, nearest interstate onramp, Hale interchange, and WisDOT Southeast Regional Office (Barstow facility)
- Highway access route notes – comments on the types of roads deliveries and vehicles would follow between each site and the nearest interstate on or offramp
- Neighborhood/ zoning notes – general notes about the surrounding area of each proposed site

B. Site & Facility

- Total proposed outdoor storage area – where feasible for new construction sites, a secured three-acre outdoor storage area, separate from employee/ visitor parking, is proposed (see section 3.1 for description of proposed building and site programs). If this is not possible at a site, this row indicates what is potentially available
- Total excess lands – land that is not proposed to be built on or used for any access lanes or storage areas
- Likelihood of site remediation required – comments on the possibility of soil remediation or contaminated soils disposal being required based on site history and location
- Total enclosed building/ available SF – for new construction, a 48,243 SF (see section 3.1) replacement facility is proposed. In the case of leased properties, the available square footage is listed
- Level of interior finishes – where possible, comments are included in this row on the finish level of available lease sites

C. Operations & Cost Impacts

- Conditioned SF – the proposed (or available) square footage of fully heated and cooled rooms.
- Unconditioned storage SF – lists the amount of proposed (or available) fully enclosed space that is not to receive constant tempering and air conditioning
- Site layout & access – efficiency/ flow – includes notes on the likelihood that an efficient site plan will be able to be developed on a given site based on its size, layout, or the configuration of existing buildings proposed to remain or be leased
- Drive-in vehicle bays – for new construction sites, a building with 14 two vehicle wide drive in bays for vehicle storage/ maintenance is proposed. Existing sites for lease list the available bays in that building assuming that none are able to be added via renovation
- Loading docks - for new construction sites, a building with two loading docks is proposed. Existing sites for lease list the available docks in that building assuming that none are able to be added via renovation

D. Schedule

- Availability for construction/ renovation start – lists the time that the site or facility is expected to be ready for construction or renovation to begin
- Construction/ renovation completion (per above start) – varies depending on either new construction or renovation and what level of site development is required

E. Other

- Site specific pros & cons – includes specific comments on potential benefits or issues with each given site not necessarily covered in previous rows

F. Cost

- Total building construction cost – includes direct (trade) costs, escalation based on a spring 2022 construction start, a combined design, estimating, and construction contingency, and an estimated cost for GC/ CM staff, general conditions, fee, and insurances for the renovation or new construction proposed
- Total site construction cost – includes direct (trade) costs, escalation based on a spring 2022 construction start, a combined design, estimating, and construction contingency, and an estimated cost for GC/CM staff, general conditions, fee, and insurances for the development of the potential site

NOTES ON "OTHER OWNER CONSIDERATIONS"

The 'Other Project Costs' category identified on the evaluation matrix includes anticipated costs outside of construction but required for a complete project budget. The following is a general list of items that make up these costs.

1. Land acquisition – included where possible on the evaluation matrix. Where leased facilities are proposed, a 30 year lease is figured using 2% annual escalation
2. Off-site improvements (Adjacent roadway Improvements, traffic lights, turn lanes, public utility mains, etc.)
3. Professional service fees and reimbursables (Architect, Engineering, Consulting, Owner's Representative, etc.) – included on the evaluation matrix based on a standard 8-10%

4. Geotechnical surveys, testing, and material testing
5. Regulatory and permit fees – included on the evaluation matrix based on a standard 1-2%
6. Owner required furniture, fixtures and equipment – Including but not limited to loose equipment, furniture, workstations, computers, phones, voice/data/security equipment, indoor plantings and artwork.
7. Operating supplies and expenses
8. Environmental testing and remediation costs (Asbestos, contaminated soils, USTs, etc.)
9. Builder's Risk Insurance
10. Other Owner Insurance
11. Offsite utility infrastructure and connection fees (Power, gas, telephone, data, etc.)

EVALUATION SCORECARD & TABULATION TABLE

An example scorecard is provided that can be used with any proposed property to capture the opinions of evaluators on each site's potential as a replacement for the WASF. Scoring categories are directly aligned with the information on the evaluation matrix and selection weights are based on input from WisDOT staff.

SECTION 2.1 - STUDY RESULTS

OVERALL SITE EVALUATION MATRIX

WISCONSIN DEPARTMENT OF TRANSPORTATION
SERVICE FACILITY STUDY ID 1060-27-03
Feasibility Study
West Allis, WI

EVALUATION MATRIX - DETAIL ANALYZED SITES

Gilbane

R1

OVERALL EVALUATION MATRIX

June 30, 2021

		EXISTING WASF FACILITY	NEW CONSTRUCTION	RENOVATION	NEW CONSTRUCTION	NEW CONSTRUCTION	NEW CONSTRUCTION	NEW CONSTRUCTION
	SITE OPTION:	935 S 60th St, West Allis	4205 N Port Washigton Rd, Greendale	3701 N Humbolt Avenue, Milwaukee	Menomonee Valley Land (1135 W Canal St), Milwaukee	10941 W Layton St, Greenfield	6201 S Pennsylvania Ave, Cudahy	S 108th Street and Oklahoma Ave, West Allis
A	**Location:**							
	Site # on provided map	0	5	6	9	11	14	17
	Driving distance from existing WASF	0.0 Miles	9.2 Miles	8.7 Miles	3.5 Miles	8.6 Miles	13.2 Miles	6.2 Miles
	Driving distance from existing Southeast Region Office	15.3 Miles	22.0 Miles	22.9 Miles	16.9 Miles	16.7 Miles	27.0 Miles	10.2 Miles
	Driving distance from nearest interstate entrance	1.0 Miles	0.9 Miles	1.9 Miles	0.7 Miles	0.6 Miles	1.8 Miles	0.8 Miles
	Driving distance from Hale Interchange	5.9 Miles	15.0 Miles	15.8 Miles	12.4 Miles	2.1 Miles	11.4 Miles	4.7 Miles
	Highway acess route notes	Entirely wide, 4 lane streets	Entirely wide, 4 lane streets	Requires 0.4 Miles on 2- lane road	Entirely wide, 4 lane streets	Entirely wide, 4 lane streets	Entirely wide, 4 lane streets	Entirely wide, 4 lane streets
	Neighborhood/ zoning notes		Industrial, partially crossed by I-43 overpass	Existing industrial	Heavy industrial area, borders WE Energies Powerplant	Mixed, borders restaurant & across street from housing	Industrial, but borders housing 1 side	Commercial, borders multi-family residential on one side
	Re-zone required	N/A	No	No	No	No	Possible	Possible
B	**Site & Facility:**							
	Total site size (Acres)	5.55 acre	27.20 Acre	8.747 Acres	24.40 Acres	6.49 Acres	5.34 Acres	5.48 Acres
	Total proposed outdoor storage area (Acres)	~2 acre	3 Acres proposed	<3 Acres, but potentially 2+ acres indoor	3 Acres proposed	3 Acres proposed	3 Acres proposed	<3 Acres due to site constraints
	Total proposed other built/paved/ landscaped area (SF)	None	231,500 sf	~5,000 sf	130,680 sf	130,680 sf	160,340 sf	113,550 sf
	Total excess lands (Acres)	N/A	18 Acres	Potential for asbestos in facility	16 Acres	0 Acres	0 Acres	0 Acres
	Area for future expansion / flexibility	None	Yes	Some	Yes	No	No	No
	Likelihood of site remediation required	N/A	Somewhat likely	Potential for asbestos in facility	Likely for future expansion	Slightly likely, small area if so	Unlikely	Slightly likely, small area if so
	Building Demolition required	N/A	No	Interiors for renovation	No	Yes, 15k SF Buidling	No	No
	Total enclosed building/ available SF	45,215 sf	48,243 sf	172,344 sf	48,243 sf	48,243 sf	48,243 sf	48,243 sf
	Program SF compared to WASF	Equal	Optimized Program	Significantly more interior storage area, less outdoor	Optimized Program	Optimized Program	Optimized Program	Optimized Program
	Level of interior finishes	Outdated, Low Grade Commercial	New, commercial grade	Likely outdated, renovation assumed	New, commercial grade	New, commercial grade	New, commercial grade	New, commercial grade
C	**Operations Cost & Impacts:**							
	Conditioned SF	25,864 sf	26,743 sf	172,344 sf	26,743 sf	26,743 sf	26,743 sf	26,743 sf
	Unconditioned storage SF	19,351 sf	21,500 sf	Potentially zero sf	21,500 sf	21,500 sf	21,500 sf	21,500 sf
	Site layout & access - efficiency/ flow	Inefficient, constrained site	~750' access from road, but space for custom site layout	Efficient with multiple access points	Efficent Canal St. Access, single driveway w/ railroad tracks crossing	Existing truck crossdock, 2 driveways	Similiarly constrained as existing site, likely only 1 driveway	Two separate acess roads
	Drive-in vehicle bays	14 Double	14 Double	4	14 Double	14 Double	14 Double	14 Double
	Loading docks	2	2	4	2	2	2	2
D	**Schedule:**							
	Availability for Construction/ Renovation Start	N/A	TBD, not currently on market	TBD	TBD	TBD	TBD	TBD
	Construction/ Renovation Completion (per above start)	N/A	TBD, 10-12 month construction duration	TBD, 6-8 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration
E	**Other:**							
	Site Specific Pros & Cons:	Pro:	Pro: Large site	Pro: enclosed laydown area	Pro: Site ready for building	Pro: Utilize Existing Paving	Pro: Less expensive land	Pro: One existing acess road
		Pro:	Pro:	Pro:	Pro:	Pro: Location	Pro:	Pro: Location
		Con:	Con: Location	Con: Lease cost over time	Con: Potential need for 2 story	Con: No future expansion room	Con: No future expansion room	Con: No future expansion room
		Con:	Con:	Con: Office likely will require heavy renovation	Con: lot includes excess unusable land	Con:	Con: Same size site as existing	Con: Heavy modification to existing storm system
	TOTAL BUILDING CONSTRUCTION COST *(see detail)*	**9,834,239** 217.50	**10,450,431** 216.62	**4,690,063** 27.21	**10,450,431** 216.62	**10,450,431** 216.62	**10,450,431** 216.62	**10,450,431** 216.62
	TOTAL SITE CONSTRUCTION COST *(see detail)*	**N/A**	**6,060,649**	**w/ Above**	**3,213,867**	**3,876,012**	**3,886,675**	**4,813,414**
	OTHER PROJECT COSTS (A/E, FFE, Misc.) - PRELIMINARY - SEE SECTION INTRODUCTION FOR FURTHER DESCRIPTION							
	Land Acquisition OR 30 Year Lease Cost	$2,500,000-$3,000,000 valued	3,400,000 buy	23,046,065 lease	4,750,000 buy	3,050,300 buy	600,000 buy	875,000 buy
	Professional Services 8-10%		1,485,997 9%	422,106 9%	1,229,787 9%	1,289,380 9%	1,290,340 9%	1,373,746 9%
	Permits, Regulatory, Testing 1-2%		247,666 1.5%	70,351 1.5%	204,964 1.5%	214,897 1.5%	215,057 1.5%	228,958 1.5%
	OTHER OWNER CONSIDERATIONS 3.5%		577,888 3.5%	164,152 3.5%	478,250 3.5%	501,426 3.5%	501,799 3.5%	534,235 3.5%
	Furniture, Fixtures & Equipment w/ Above							
	Utility Costs w/ Above							
	Technology, IT, AV w/ Above							
	Occupancy, Marketing, Legal, Misc. w/ Above							
	Owner's Reserve w/ Above							
	SUBTOTAL OTHER COSTS		**5,711,551** 118.39	**23,702,674** 137.53	**6,663,002** 138.11	**5,056,002** 104.80	**2,607,195** 54.04	**3,011,938** 62.43
	TOTAL PROJECT COST		**22,222,631** 460.64	**28,392,738** 164.74	**20,327,300** 421.35	**19,382,445** 401.77	**16,944,301** 351.23	**18,275,783** 378.83

WISCONSIN DEPARTMENT OF TRANSPORTATION
SERVICE FACILITY STUDY ID 1060-27-03
Feasibility Study
West Allis, WI

ADDITIONAL SITES FOR CONSIDERATION

Gilbane

R1

OVERALL EVALUATION MATRIX

June 30, 2021

		RENOVATION	NEW CONSTRUCTION	NEW CONSTRUCTION	NEW CONSTRUCTION	RENOVATION	NEW CONSTRUCTION	NEW CONSTRUCTION	RENOVATION	NEW CONSTRUCTION	NEW CONSTRUCTION	NEW CONSTRUCTION
	SITE OPTION:	11200 W Heather Ave, Milwaukee	Towne Corporate Park (8501 N Pfeil St), Milwaukee	6767 N 115th St, Milwaukee	6242 N 64th St, Milwaukee	3130 Intertech Dr, Brookfield	1600 N. 113th St, Wauwatosa	4200 S 76th St, Greenfield	5400 S. 60th St, Greenfield	College Ave & Howell Ave Oak Creek, WI	7440 S. 13th St, Oak Creek	Multiple Parcels, Downtown Waukesha
A	**Location:**											
	Site # on provided map	1	2	3	4	7	8	10	12	13	15	16
	Driving distance from existing WASF	15.0 Miles	14.1 Miles	12.1 Miles	8.8 Miles	13.9 Miles	5.7 Miles	4.3 Miles	5.4 Miles	16.1 Miles	16.4 Miles	15.0 Miles
	Driving distance from existing Southeast Region Office	23.8 Miles	23.5 Miles	20.9 Miles	24.6 Miles	5.6 Miles	13.0 Miles	18.2 Miles	20.0 Miles	25.0 Miles	25.4 Miles	0.1 Miles
	Driving distance from nearest interstate entrance	3.1 Miles	2.7 Miles	1.5 Miles	5.2 Miles	0.7 Miles	2.1 Miles	1.1 Miles	1.5 Miles	2.9 Miles	1.0 Miles	1.0 Miles
	Driving distance from Hale Interchange	17.3 Miles	17.0 Miles	14.4 Miles	18.1 Miles	16.1 Miles	7.9 Miles	1.9 Miles	3.7 Miles	8.7 Miles	9.0 Miles	13.0 Miles
	Highway acess route notes	Requires 0.3 miles on 2-lane road	Requires 0.3 miles on 2-lane road	Requires 0.9 miles on 2-lane road	Requires 0.2 miles on 2-lane road	Requires 0.9 miles on 2-lane road	Requires 0.3 miles on 2-lane road	Entirely wide, 4 lane road	Entirely wide, 4 lane road	Entirely wide, 4 lane road	Requires 0.4 miles on 2-lane road	Requires 0.1 miles on 2-lane road
	Neighborhood/ zoning notes	Industrial	Corprate park, borders subdivision	Rural, housing nearby but can be isolated	Industrial	Industrial	Existing landfill - city land	Existing commercial, restaurants and businesses bordering	Existing heavy office	Industrial	Light industrial, across the street from houses & church	Downtown commercial district
	Re-zone required	No	No	No	No	No	Possible	Yes	No	No	No	Yes
B	**Site & Facility:**											
	Total site size (Acres)	5.29 Acres	4.54 Acres	16.60 Acres	4.29 Acres	2.50 Acres	18.00 Acres	23.80 Acres	14.45 Acres	TBD Acres	7.80 Acres	8.15 Acres
	Total proposed outdoor storage area (Acres)	Some, unpaved	<3 acres	3 Acres proposed	<3 Acres	Little to none without purchase of adjacent lot	3 Acres proposed	3 Acres proposed	2-3 acres if existing parking lots used for laydown	3 Acres proposed	3 Acres proposed	3 Acres proposed
	Total proposed other built/paved/ landscaped area (SF)	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	Total excess lands (Acres)											
	Area for future expansion / flexibility	Yes	No	Yes	No	No	Yes	Yes	Yes	Likely	Yes but limited	Yes but as separate structures
	Likelihood of site remediation required	Unlikely	Unlikely	Unlikely	Unlikely	No	Yes	Unlikely, existing building pad after demo	No	Unlikely	Unlikely	Likely
	Building Demolition required	No	No	No	Yes, 13k sf building	No	No	Yes, large building	No	No	No	Yes
	Total enclosed building/ available SF	68,335 sf	48,243 sf	48,243 sf	48,243 sf	33,500 sf	48,243 sf	48,243 sf	164,800 sf	48,243 sf	48,243 sf	48,243 sf
	Program SF compared to WASF	20,000sf larger	Optimized Program	Optimized Program	Optimized Program	>10k sf smaller	Optimized Program	Optimized Program	More than 3x larger	Optimized Program	Optimized Program	Optimized Program
	Level of interior finishes	Existing, grade unknown	New, commercial grade	New, commercial grade	New, commercial grade	Unknown, existing industrial	New, commercial grade	New, commercial grade	Existing commercial office	New, commercial grade	New, commercial grade	New, commercial grade
C	**Operations Cost & Impacts:**											
	Conditioned SF	68,335 sf	26,743 sf	26,743 sf	26,743 sf	33,500 sf	26,743 sf	26,743 sf	164,800 sf	26,743 sf	26,743 sf	26,743 sf
	Unconditioned storage SF	0 sf	21,500 sf	21,500 sf	21,500 sf	0 sf	21,500 sf	21,500 sf	0 sf	21,500 sf	21,500 sf	21,500 sf
	Site layout & access - efficiency/ flow	Bulding front/ Storage Back, efficient	Small site, would constrain laydown and drive lanes	Large site with multiple road potential access, efficient layout could be done	Efficient, would require additional land purchase	Efficient but little to no laydown area	Efficient, large site	Efficient, large site with existing paving	If existing parking lots utilized for laydown, inefficient access	If property size adequate, could be set up for efficient operations	Efficient, open site	Discuss w/ owner
	Drive-in vehicle bays	3	14 Double	14 Double	14 Double	1	14 Double	14 Double	1	14 Double	14 Double	14 Double
	Loading docks	4	2	2	2	2	2	2	6	2	2	2
D	**Schedule:**											
	Availability for Construction/ Renovation Start	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
	Construction/ Renovation Completion (per above start)	TBD, 6-8 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration if addition required	TBD, 10-12 month construction duration, potential add'l earthwork	TBD, 11-13 month construction duration with building demo	TBD, 6-8 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration	TBD, 10-12 month construction duration
E	**Other:**											
	Site Specific Pros & Cons:	Pro:	Pro:	Pro:	Pro:	Pro:	Pro: Large site, potentially inexpensive	Pro: large site with existing paving	Pro: Location	Pro:	Pro:	Pro:
		Pro:	Pro:	Pro:	Pro:	Pro:	Pro:	Pro: Location	Pro:	Pro:	Pro:	Pro:
		Con: Location	Con: Location	Con: Location	Con: Location	Con: Location/ size	Con: Site conditions concerns	Con: in commercial mall	Con:	Con:	Con:	Con:
		Con: Potentially larger facility than needed, unused space to heat/ cool	Con:	Con:	Con:	Con: Requires purchase of second nearby lot for adequate laydown area	Con:	Con: Large building demolition required	Con: Significantly larger building than needed	Con:	Con:	Con: Numerous parcels would need to be combined and rezoned
	TOTAL BUILDING CONSTRUCTION COST *(see detail)*	**TBD**	**10,450,431** 216.62	**10,450,431** 216.62	**10,450,431** 216.62	**TBD**	**10,450,431** 216.62	**10,450,431** 216.62	**TBD**	**10,450,431** 216.62	**10,450,431** 216.62	**10,450,431** 216.62
	TOTAL SITE CONSTRUCTION COST *(see detail)*	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**
	OTHER PROJECT COSTS (A/E, FFE, Misc.) - PRELIMINARY - SEE SECTION INTRODUCTION FOR FURTHER DESCRIPTION											
	Land Acquisition OR 30 Year Lease Cost	4,643,795 lease	317,000 buy	2,185,846 buy	1,300,000 buy	2,875,000* buy	TBD	TBD	TBD	TBD	TBD	4,523,000 buy
	Professional Services 8-10%											
	Permits, Regulatory, Testing 1-2%											
	OTHER OWNER CONSIDERATIONS 3.5%											
	Furniture, Fixtures & Equipment w/ Above											
	Utility Costs w/ Above											
	Technology, IT, AV w/ Above											
	Occupancy, Marketing, Legal, Misc. w/ Above											
	Owner's Reserve w/ Above											
	SUBTOTAL OTHER COSTS	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**
	TOTAL PROJECT COST	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**	**TBD**

SECTION 2.2 - STUDY RESULTS

LIST OF POTENTIAL REPLACEMENT SITES

CUSHMAN & WAKEFIELD | BOERKE

GILBANE - WISDOT
Industrial Availabilities For Sale & Lease

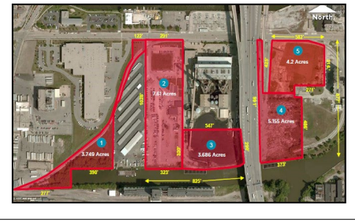
	Property	Address	Bldg. Size/ Site Size	Dock Doors Drive-Ins Clear Height	Available SF	Sale Price/ Lease Rate OPEX	Comments
0		935 S 60th Street West Allis	47,302 SF 5.55 Acres	N/A	N/A	N/A	▪ Current WISDOT West Allis site ▪ 0.6 Miles to I-94
1		11200 W Heather Avenue, Milwaukee	68,335 SF 5.293 Acres	4 Docks 3 Drive-Ins 22' Clear	68,335 SF	$4,300,000 ($62.93/SF) $5.15 NNN $1.50/SF	▪ For Sale or Lease ▪ 2.1 Miles to I-41
2		Towne Corporate Park 8501 N Pfeil Street, Milwaukee	Green Field Construction 4.54 Acres	N/A	N/A	$317,000 ($65,000/Acre) N/A N/A	▪ For Sale or Lease ▪ Parcel B ▪ 1.8 Miles to I-41 ▪ Modern Milwaukee Business Park
3		6767 N 115th Street, Milwaukee	16.6 Acres	N/A	N/A	$2,185,846 ($131,677/Acre) N/A N/A	▪ For Sale ▪ 0.7 Miles to I-41 ▪ Utilities in Road, Planned Industrial
4		6242 N 64th Street Milwaukee	13,950 SF 4.29 Acres	0 Docks 4 Drive-Ins 18' Clear	13,950 SF	$1,300,000 ($93.19/SF) $7.31 NNN $1.50/SF	• For Sale or Lease • 3.3 Miles to I-41 • Former bus terminal, additional land available

Copyright © 2021 Cushman & Wakefield. All rights reserved.
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Images sourced from CoStar™

CUSHMAN & WAKEFIELD | BOERKE

GILBANE - WISDOT
Industrial Availabilities For Sale & Lease

	Property	Address	Bldg. Size/ Site Size	Dock Doors Drive-Ins Clear Height	Available SF	Sale Price/ Lease Rate OPEX	Comments
5		4205 N Port Washington Rd Glendale	27.2 Acres	TBD	TBD	$3,400,000 ($125,000/Acre) N/A N/A	• For Sale • 0.3 Miles to I-43 • Currently under contract, will likely be coming back to market
6		3701 N Humboldt Avenue, Milwaukee	172,344 SF 8.747 Acres	4 Docks 4 Drive-Ins 13'-27' Clear	172,344 SF	Negotiable $3.20 NNN $1.14/SF	▪ For Lease ▪ 1.4 Miles to I-43 ▪ Fenced yard/parking
7		3130 Intertech Drive, Brookfield	33,500 SF 2.5 Acres	2 Docks 1 Drive-In 19' Clear	33,500 SF	$2,875,000 ($85.82/SF) $4.75 NNN $1.70/SF	▪ For Sale or Lease ▪ 9.2 Miles to I-41 ▪ 2.9 Miles to I-94 ▪ Adjacent 4-acre parcel available for sale
8		1600 N 113th Street, Wauwatosa	18 Acres	TBD	TBD	TBD	▪ Former landfill site ▪ Municipal Owned ▪ 1 Mile to I-41
9		Menomonee Valley Land, Milwaukee	24.4 Acres	TBD	TBD	$4,750,000 ($194,672/Acre) N/A N/A	▪ For Sale ▪ Opportunity zone ▪ 1.7 Miles to I-94

Copyright © 2021 Cushman & Wakefield. All rights reserved.

Images sourced from CoStar™

CUSHMAN & WAKEFIELD | BOERKE

GILBANE - WISDOT
Industrial Availabilities For Sale & Lease

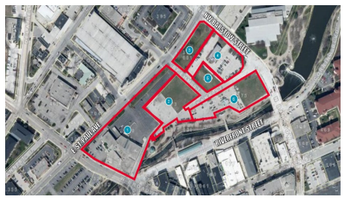
	Property	Address	Bldg. Size/ Site Size	Dock Doors Drive-Ins Clear Height	Available SF	Sale Price/ Lease Rate OPEX	Comments
10		Brixmor - Spring Mall Greenfield, WI	23.8 Acres	TBD	TBD	TBD	▪ Redevelopment Opportunity ▪ Re-zone Required for industrial use ▪ 2.1 Miles to I-41 and I-43
11		10941 W Layton Street Greenfield, WI	15,480 SF 6.49 Acres	34 Docks	15,480 SF	$3,050,300 ($470,000/Acre)	▪ For Sale ▪ Former truck terminal ▪ 0.4 Miles to I-43
12		5400 S 60th Street Greendale, WI	164,800 SF 14.45 Acres	6 Docks 1 Drive-In 22' Clear	164,800 SF	Negotiable	• For Sale • Former Goodwill HQ, heavy office • 1.4 Miles to I-94
13		College Ave & Howell Ave Oak Creek, WI	218,224 SF	28 Docks 4 Drive-Ins 28' Clear	218,224 SF	$5.50 NNN $1.60/SF	▪ For Lease, Proposed development ▪ Potential BTS Sale ▪ 2 miles to I-94
14		6201 S Pennsylvania Ave Cudahy, WI	5.34 Acres	N/A	232,610 SF	$600,000 ($112,359.55/Acre)	▪ For Sale ▪ Vacant Land ▪ 3.9 Miles to I-94

Copyright © 2021 Cushman & Wakefield. All rights reserved.

Images sourced from CoStar™

CUSHMAN & WAKEFIELD | BOERKE

GILBANE - WISDOT
Industrial Availabilities For Sale & Lease

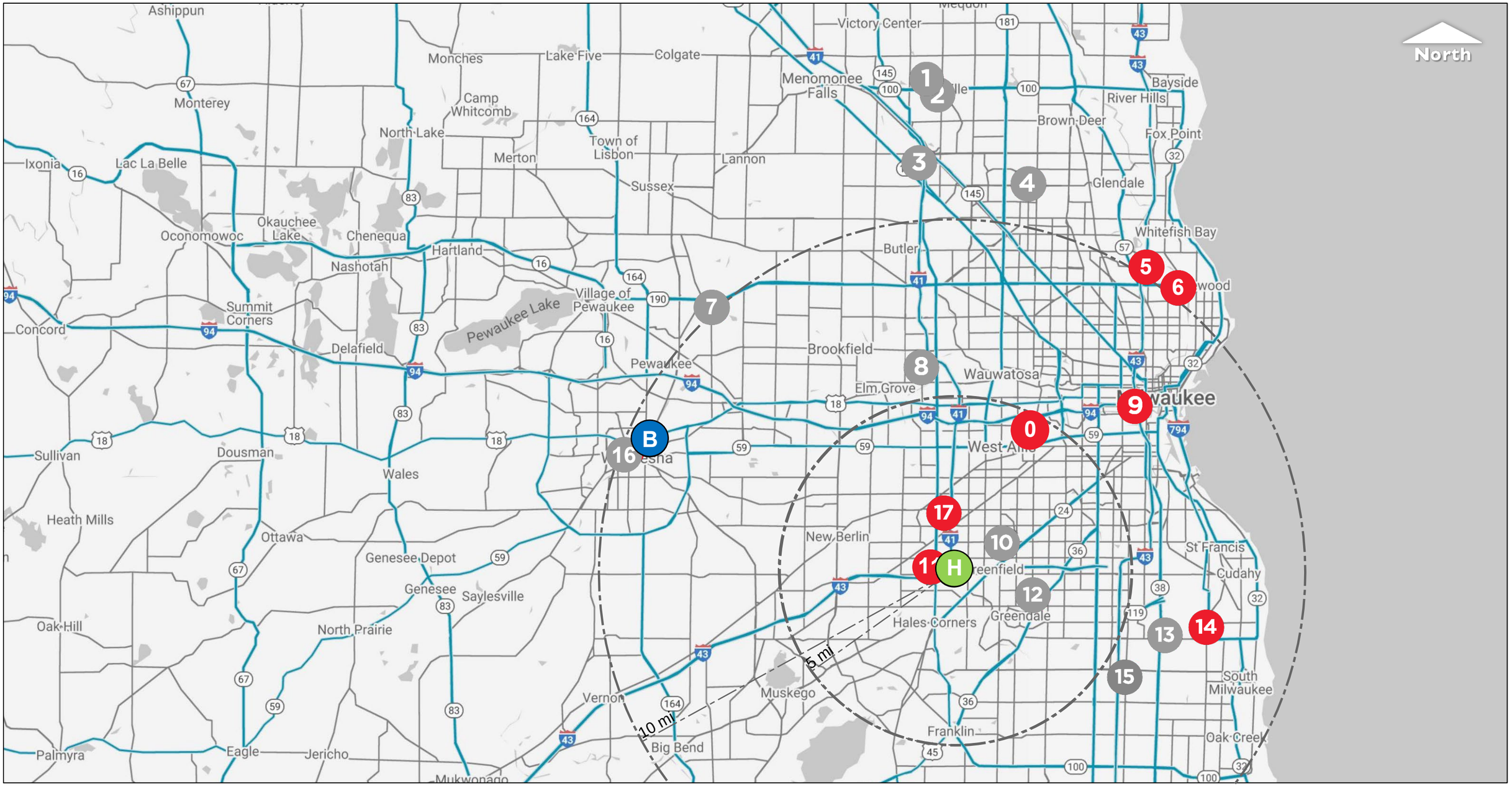
	Property	Address	Bldg. Size/ Site Size	Dock Doors Drive-Ins Clear Height	Available SF	Sale Price/ Lease Rate OPEX	Comments
15		7440 S 13th Street Oak Creek, WI	114,400 SF 7.8 Acres	12 Docks 30' Clear	39,900 - 114,400 SF	Negotiable $5.50 NNN $1.50/SF	▪ For Sale or Lease ▪ Proposed Development ▪ 0.7 Miles to I-41 / I-94
16		Waukesha Parcels Waukesha, WI	55,397 SF 13.25 Acres	N/A	N/A	TBD	▪ 11 parcels collectively ▪ 11.9 Miles to I-41 ▪ 2.8 Miles to I-94
17		S 108th Street and Oklahoma Ave West Allis, WI	5.478 Acres	N/A	5.478 Acres	$875,000 ($159,729.82/Acre)	▪ 1 Mile to 1-41 ▪ 3.7 Miles to I-94

Copyright © 2021 Cushman & Wakefield. All rights reserved.
The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Images sourced from CoStar™

CUSHMAN & WAKEFIELD | BOERKE

GILBANE - WISDOT
Industrial Availabilities For Sale & Lease



Copyright © 2021 Cushman & Wakefield. All rights reserved.

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Images sourced from CoStar™

SECTION 2.4 - STUDY RESULTS

EVALUATION SCORECARD

POTENTIAL SITE NUMBER:

SITE NAME:

A **Location Score:**
Scale of 1-10, 10 being most desireable

B **Site/ Facility Attributes Score:**
Scale of 1-10, 10 being most desireable

C **Impact to Operations/ Future Costs Score:**
Scale of 1-10, 10 being most desireable

D **Schedule/ Building Availability Score:**
Scale of 1-10, 10 being most desireable

E **Site Specific Pros & Cons Bonus Score:**
Scale of 1-10, 10 being most desireable

Reasoning for score:

F **Total Project Cost Score:**
Scale of 1-10, 10 being most desireable

TOTAL SCORE:
(A*3) + (B*3) + (C*2) + (D*1) + (E*1) + (F*0) =

SECTION 2.5 - STUDY RESULTS

SCORING TABULATION
SAMPLE

WISCONSIN DEPARTMENT OF TRANSPORTATION
SERVICE FACILITY STUDY ID 1060-27-03
Feasibility Study
West Allis, WI

Gilbane

R2

SCORING TABULATION

October 4, 2021

		SITE NAME: / SITE NUMBER:	4205 N Port Washington Rd 5	Menomonee Valley Land 9	10941 W Layton St 11	6201 S Pennsylvania Ave 14	N. Humboldt Ave 6	Downtown Waukesha 16	S 108th St. and Oklahoma 17
A	**Location Score**	Scale of 1-10, 10 being most desireable	7	8	10	8	4	7	9
B	**Site/Facility Attributes Score**	Scale of 1-10, 10 being most desireable	6	6	10	4	4	9	4
C	**Impact to Operations/Future Costs Score**	Scale of 1-10, 10 being most desireable	10	9	10	10	3	10	10
D	**Schedule/Building Availability Score**	Scale of 1-10, 10 being most desireable	0	7	9	9	10	2	9
E	**Site Specific Pros & Cons Bonus Score**	Scale of -10 to 10, +10 being most pros	4	(3)	6	(4)	3	9	(8)
		Comments on reasoning for score:	large site lots of surplus land Not currently on Market	Rail Xing/ existing utility Flood concern/ environment Not as accessible to Interstate	Need adjacent lot to West Potential I-43 alignment impac Re-zone potential issue	Site too small Would need Speedway lot	Environmental Security concerns	Requires Bank building/ lot Adjacent to Barstow Potentially less sf needs	Narrow access bisects site Detention pond on site Potentially less sf needs
F	**Total Project Cost Score**	NOT USED IN THIS EVALUATION	0	0	0	0	0	0	0
	TOTAL CALCULATED SCORE	(A*3) + (B*3) + (C*2) + (D*1) + (E*1) + (F*0) =	63	64	95	61	43	79	60
	NUMBER OF EVALUATIONS		1	1	1	1	1	1	1
	AVERAGE SCORE	Total Combined Score/ Number of Evaluations	63	64	95	61	43	79	60
			4205 N Port Washington Rd	**Menomonee Valley Land**	**10941 W Layton St**	**6201 S Pennsylvania Ave**	**N. Humboldt Ave**	**Multiple Parcels, Downtown Waukesha**	**S 108th Street and Oklahoma Ave, West Allis**

3

SECTION 3 – FACILITY REPLACEMENT OPTIONS

INTRODUCTION

This section begins with an optimized space programming by square footage that addresses the deficiencies of the existing facility and provides for future team expansion. This proposed program makes assumptions about features a new facility would employ based on input from WisDOT staff members and analysis of current building codes and principles such as thermal comfort standards. Following the program, the new construction building cost estimate applies these square footages to an appropriate budgetary cost per square foot based on extensive historical data of similar construction projects.

Section 3.2 follows with a summary of and detailed backups for estimates of five potential sites considered likely possibilities for the replacement facility and clarifications outlining the assumptions made in these estimates. To demonstrate the option for renovating an existing facility, section 3.3 includes an estimate of an existing site that could be renovated to meet WisDOT's needs as an alternative to building new. All of the estimate summaries in this section include indirect costs (such as escalation, contingency, and GC/CM staffing, fee, insurance, etc.) to provide a full picture of the construction project costs involved in each option.

Not included in the estimate summaries throughout this section are the other project costs or "owner costs" referenced in section three's overall evaluation matrices.

SECTION 3.1 - FACILITY REPLACEMENT

NEW CONSTRUCTION
PROPOSED BUILDING

DESCRIPTION	Current SF	Proposed SF
Common/ Support	**2,596**	**3,610**
Entrance/ Vestibule	50	50
Corridors	961	1,100
Restrooms - Increase size and fixture count for women's restrooms, add staff shower rooms	280	500
Break Area - Add dedicated break room with kitchenette for all employee use & safety	-	300
Conference Rooms - Increase main conference room size and add second small room for flexible meeting/ private quite room use	279	600
Janitor Closet	58	60
Mechanical/ Electrical	569	600
Facility Maintenance - Tool storage area with flexible working space for 1 building maintenance staff when on site	399	400
Operations Group	**36,521**	**37,250**
Shared Office - Desks, filing/ copy space, minimum 1 large plan table - Add space for future team	2,270	2,500
Individual Office	377	350
Work Shop - Includes work space, tool storage, and staging space	2,823	3,000
Conditioned Storage, Hardware, & Staging	8,694	8,750
Bridge Maintenance Group Office/ Storage Room	144	150
Enclosed Vehicle Storage/ Maintenance (Non-conditioned)	8,713	10,500
Enclosed Storage (Non-conditioned)	10,818	11,000
Tempered Vehicle Maintenance and Washbay - 3 vehicle washbay/ maintenance garage (formerly 6 vehicle spaces in tempered area)	2,682	1,000
Technical Services Group	**4,287**	**5,525**
Shared Office - Add space for future team growth	687	1,000
Soils Lab - Includes floor drains and necessary MEP for temp control	266	600
Main Lab (including field lab flex space) - Work tables/ counters, ovens, hoods, other equipment in this space, add space for future team growth	922	1,250
Shaker Rooms - small sound isolated rooms for shakers only	64	75
Hot Mix Asphalt (HMA) Testing - Hoods and venting for HMA testing, add space for future team growth	561	750
Climate Controlled Storage	1,589	1,700
Special Storage - Nuclear Density Gauge	46	50
Dedicated Sample Drop-Off/ Pick-Up Vestibule	152	100
Other	**1,811**	**1,858**
Walls, Chases, & Void Space	1,811	1,858
TOTAL BUILDING AREA	**45,215**	**48,243**

NOTE: Additional building square footage may be considered for future team expansion. See following pages for corresponding construction cost note.

DESCRIPTION	Current SF	Proposed SF
Site		
Secure Material Laydown	38,222	130,680
Material Laydown	1,793	*w/ Above*
Parking	10,014	10,014
Unpaved Areas	8,693	*Varies*
Drive Lanes, Access, etc.	126,410	*Varies*
Building Footprint	45,215	48,243
Loading Docks	2,370	2,370
TOTAL SITE AREA	**232,717**	*Varies*

WISCONSIN DEPARTMENT OF TRANSPORTATION

SERVICE FACILITY STUDY ID 1060-27-03

Feasibility Study

West Allis, WI

R1

CONSTRUCTION COST SUMMARY - OPTIMIZED BUILDING PROGRAM **June 30, 2021**

DESCRIPTION		AREA SF	$/SF	TOTAL	
Site Improvements/ Demolition				*w/ Site*	
New Construction Office - Mid-Grade Finish		20,068	$ 200.00	$ 4,013,572	
New Construction Laboratory/ Light Industrial		6,675	$ 325.00	$ 2,169,375	
New Construction Unconditioned Storage		21,500	$ 95.00	$ 2,042,500	
SUBTOTAL CONSTRUCTION		**48,243**	**$**	**8,225,447**	*170.50*
Escalation (Start Spring 2022)	*5.0%*			*411,272*	*8.53*
Contingency (Estimating/Design/Construction)	*10%*			*863,672*	*17.90*
GC/CM Staff, GCs, Fee, Insurance	*10%*			*950,039*	*19.69*
TOTAL CONSTRUCTION			**$**	**10,450,431**	*216.62*

NOTE: Additional building square footage may be considered for future team expansion.
For additional 4,000 SF of office space, ADD ~$950,000 - $1,100,000
For additional 2,000 SF of laboratory space, ADD ~$800,000 - $1,000,000

NEW CONSTRUCTION BUILDING ESTIMATE – GENERAL CLARIFICATIONS

1. A Design/Estimating contingency and a construction contingency are included for the project. Contingency varies depending on level of design and building complexity. As design progresses the design/estimating contingency will be adjusted to reflect the level of the plans and specifications. We recommend an Owner's Contingency be carried in the project budget for scope changes and/or design oversights throughout the project.

2. Pricing included throughout this study is preliminary and budgets are intended for site selection decision making purposes only. Site availability and real estate costs will change over time. We recommend professional design/engineering services for the next phase of this process to validate building program and begin preliminary design documents for validation of assumptions and budget.

3. Escalation is based on a Spring 2022 construction start and is included in the estimate. In the event of phasing changes, the project start is postponed, or the construction duration is extended, pricing should be adjusted accordingly to account for cost escalation and local market conditions.

4. The estimate does not include acceleration or related premium time. Construction hours are assumed to be 1st shift other than occasional off-hours work to accommodate tie-ins or shut downs / connections of major systems.

5. Builder's Risk insurance is included in the estimate.

6. Pricing includes a 1 year labor and material warranty for all components.

7. The estimate assumes trade contractors will provide individual payment/performance bonds for their work.

8. The estimate assumes the project will follow LEED / Green construction practices. We do not specifically include costs for LEED registration and costs associated with achieving a specific LEED rating.

NEW CONSTRUCTION BUILDING ESTIMATE – CLARIFICATIONS BY SYSTEM

01 SITE / DEMOLITION

1. See Section 3.2 – New Construction Site

02 BUILDING EXCAVATION

1. Excavation, removal and/or backfill for necessary foundation work is included.
2. See overall evaluation matrix for commentary on the likelihood of soil remediation being needed at each proposed site

03 FOUNDATIONS

1. New slab on grade with spread footings & continuous footings is included.
2. Deep foundations are not assumed to be necessary and not included

04 STRUCTURE

05 EXTERIOR WALLS

06 ROOFING & MOISTURE PROTECTION

07 MISCELLANEOUS METALS

08 ROUGH & FINISH CARPENTRY

09 SUBDIVISIONS – INTERIOR PARTITIONS & DOORS

10 INTERIOR FINISHES

1. Remodeled finishes are assumed to be appropriate for a mid-grade commercial building and institutional laboratory

11 SPECIALTIES

12 EQUIPMENT & FURNISHINGS

13 SPECIAL CONSTRUCTION

14 CONVEYING

1. New construction building is assumed to be a single-story structure and not require conveying systems

15 FIRE PROTECTION

16 PLUMBING

17 HVAC & BUILDING CONTROLS

18 ELECTRICAL & LIGHTING

19 COMMUNICATIONS, A/V & SECURITY

20 GENERAL REQUIREMENTS

1. General Requirements are included in this estimate. This covers general temporary construction costs: temporary walkways and partitions, safety, protection of occupied areas, shared scaffolding / hoisting, traffic control, dumpsters, temporary toilets, construction way finding, interim and final cleaning, etc.

SECTION 3.2 - FACILITY REPLACEMENT

NEW CONSTRUCTION
SITE OPTIONS

WISCONSIN DEPARTMENT OF TRANSPORTATION
SERVICE FACILITY STUDY ID 1060-27-03
Feasibility Study
West Allis, WI

R1

CONSTRUCTION COST SUMMARY - SITE

June 30, 2021

DESCRIPTION		5 N. Port Washigton Rd. 27.20	*$/acre*	9 Menomonee Valley Land 24.40	*$/acre*	11 W. Layton Street 6.49	*$/acre*	14 S. Pennsylvania Ave. 5.34	*$/acre*	17 S 108th Street & Oklahoma Ave 5.48	*$/acre*
01 Site Improvements / Demolition		$ 4,586,814	*$ 168,633*	$ 2,432,316	*$ 99,685*	$ 2,933,440	*$ 451,994*	$ 2,941,510	*$ 550,844*	$ 3,642,883	*$ 665,002*
20 General Requirements		$ 183,473	*$ 6,745*	$ 97,293	*$ 3,987*	$ 117,338	*$ 18,080*	$ 117,660	*$ 22,034*	$ 145,715	*$ 26,600*
30 Other		$ -	*$ -*	$ -	*$ -*	$ -	*$ -*	$ -	*$ -*	$ -	*$ -*
SUBTOTAL SITE CONSTRUCTION		**$ 4,770,286**	*$ 175,378*	**$ 2,529,608**	*$ 103,672*	**$ 3,050,777**	*$ 470,074*	**$ 3,059,170**	*$ 572,878*	**$ 3,788,598**	*$ 691,602*
Escalation (Start Spring 2022)	*5.0%*	*238,514*	*$ 8,769*	*126,480*	*$ 5,184*	*152,539*	*$ 23,504*	*152,958*	*$ 28,644*	*189,430*	*$ 34,580*
Contingency (Estimating/Design/Construction)	*10%*	*500,880*	*$ 18,415*	*265,609*	*$ 10,886*	*320,332*	*$ 49,358*	*321,213*	*$ 60,152*	*397,803*	*$ 72,618*
GC/CM Staff, GCs, Fee, Insurance	*10%*	*550,968*	*$ 20,256*	*292,170*	*$ 11,974*	*352,365*	*$ 54,293*	*353,334*	*$ 66,167*	*437,583*	*$ 79,880*
TOTAL CONSTRUCTION		**$ 6,060,649**	*$ 222,818*	**$ 3,213,867**	*$ 131,716*	**$ 3,876,012**	*$ 597,228*	**$ 3,886,675**	*$ 727,842*	**$ 4,813,414**	*$ 878,681*

NEW CONSTRUCTION SITE ESTIMATES – GENERAL CLARIFICATIONS

1. Quantity take-offs and estimates have been prepared using publicly available site data and overhead imagery and may vary from actual quantities. Further consideration of a site should include procurement of survey information by a licensed surveyor.

2. Pricing included throughout this study is preliminary and budgets are intended for site selection decision making purposes only. Site availability and real estate costs will change over time. We recommend professional design/engineering services for the next phase of this process to validate building program and begin preliminary design documents for validation of assumptions and budget.

3. A Design/Estimating contingency and a construction contingency are included for the project. Contingency varies depending on level of design and building complexity. As design progresses the design/estimating contingency will be adjusted to reflect the level of the plans and specifications. We recommend an Owner's Contingency be carried in the project budget for scope changes and/or design oversights throughout the project.

4. Escalation is based on a Spring 2022 construction start and is included in the estimate. In the event of phasing changes, the project start is postponed, or the construction duration is extended, pricing should be adjusted accordingly to account for cost escalation and local market conditions.

5. The estimate does not include acceleration or related premium time. Construction hours are assumed to be 1st shift other than occasional off-hours work to accommodate tie-ins or shut downs / connections of major systems.

6. Builder's Risk insurance is included in the estimate.

7. Pricing includes a 1 year labor and material warranty for all components.

8. The estimate assumes trade contractors will provide individual payment/performance bonds for their work.

9. The estimate assumes the project will follow LEED / Green construction practices. We do not specifically include costs for LEED registration and costs associated with achieving a specific LEED rating.

NEW CONSTRUCTION SITE ESTIMATES – CLARIFICATIONS BY SYSTEM

01 SITE / DEMOLITION

1. Demolition of existing buildings, where applicable, is included in the estimate.
2. Berms for on-site excavated soil are included.
3. Removal and replacement of existing paving where unsuitable for WisDOT needs is included. See estimate detail.
4. Removal of existing on-site trailers or temporary construction that may currently exist on a property is not included and assumed to be completed by the property seller.
5. New storm piping at the parking areas and material laydown areas is included.
6. Demolition of existing slabs/ underground construction is included only as necessary to construct the proposed new building and site improvements.
7. All properties assume necessary utility connections would be available at the right-of-way, and that no obstructions prevent utilities from following the most efficient path directly from the right-of-way to the proposed building.

8. Asphalt paving is assumed at all parking areas and drive lanes not anticipated to receive heavy vehicle traffic
9. Concrete paving is assumed at heavy vehicle drive lanes, the material laydown/ storage area, and adjacent to the loading dock/ drive-in vehicle maintenance bays.
10. Decorative landscaping is assumed to be minimal, only at building exterior and along public facing frontage
11. Seeding for cover grass is included across each site's undeveloped areas. Where sites appear to have forested areas undisturbed by this project, these areas assumed to remain undisturbed. See each site detail.
12. A three acre concrete material laydown area is assumed, where possible, on each site.
13. Where possible, each site assumes two driveway entrances from closest appropriate public street.

20 GENERAL REQUIREMENTS

1. General Requirements are included in this estimate. This covers general temporary construction costs: temporary walkways and partitions, safety, protection of occupied areas, shared scaffolding / hoisting, traffic control, dumpsters, temporary toilets, construction way finding, interim and final cleaning, etc.

WISCONSIN DEPARTMENT OF TRANSPORTATION

SERVICE FACILITY STUDY ID 1060-27-03

Feasibility Study

West Allis, WI

4205 N Port Washington Rd - Site 5

R1

June 30, 2021

	DESCRIPTION	QUANTITY	UNIT	TOTAL COST
07	**01 Site Improvements/ Demolition**			**$ 4,586,814**
08				
09	Site Clearing (Including Small Misc Demo)			$ 177,725
10				
11	Rough Grading			$ 353,600
12				
13	Foundation Excavation			*w/ Building Construction Cost*
14				
15	Concrete Paving, inc. base & curbs (Drive, Apron, Laydown Area)			$ 2,558,500
16	Asphalt Paving, inc. base & curbs (Parking Area Only)			$ 145,080
17				
18	Security Fencing, inc. gates (Laydown Area)			$ 375,000
19				
20	Landscape			$ 162,166
23				
24	Site Utilities			
25	Water			$ 162,500
30	Sanitary			$ 108,492
34	Storm			$ 390,000
36	Gas			*By Utility*
38	Electrical			$ 153,750
43				
44	**20 General Requirements**			**$ 183,473**
45				
46	General Requirements			$ 183,473
47	Temp Construction			*w/ above*
48	Site Fencing			*w/ above*
49	Protect Adjacent Property			*w/ above*
50	Temp roads/parking			*w/ above*
51	Safety			*w/ above*
52	Daily Clean Ups			*w/ above*
53	Construction Debris			*w/ above*
54	Misc Testing			*w/ above*
55				
56	**30 Other**			**$ -**
57				
58	Not Used			
59				

WISCONSIN DEPARTMENT OF TRANSPORTATION

SERVICE FACILITY STUDY ID 1060-27-03

Feasibility Study

West Allis, WI

Menomonee Valley Land - Site 9

R1

June 30, 2021

	DESCRIPTION	QUANTITY	UNIT		TOTAL COST
07	**01 Site Improvements/ Demolition**			**$**	**2,432,316**
08					
09	Site Clearing (Including Small Misc Demo)			$	225,000
10					
11	Rough Grading			$	221,000
12	Dress Existing Stone for Laydown Slab			$	24,000
13					
14	Foundation Excavation			*w/ Building Construction Cost*	
15					
16	Concrete Paving, inc. curbs (Laydown Area) on existing dressed stone			$	1,110,780
17	Asphalt Paving, inc. base & curbs (Parking Area Only)			$	-
18					
19	Security Fencing, inc. gates (Laydown Area)			$	155,000
20					
21	Landscape			$	289,600
24					
25	Site Utilities				
26	Water			$	87,000
31	Sanitary			$	38,436
35	Storm			$	195,000
37	Gas				*By Utility*
39	Electrical			$	86,500
44					
45	**20 General Requirements**			**$**	**97,293**
46					
47	General Requirements			$	97,293
48	Temp Construction				*w/ above*
49	Site Fencing				*w/ above*
50	Protect Adjacent Property				*w/ above*
51	Temp roads/parking				*w/ above*
52	Safety				*w/ above*
53	Daily Clean Ups				*w/ above*
54	Construction Debris				*w/ above*
55	Misc Testing				*w/ above*
56					
57	**30 Other**			**$**	**-**
58					
59	Not Used				
60					

WISCONSIN DEPARTMENT OF TRANSPORTATION

SERVICE FACILITY STUDY ID 1060-27-03

Feasibility Study

West Allis, WI

10941 W Layton St - Site 11

Gilbane

R1

June 30, 2021

	DESCRIPTION	QUANTITY	UNIT	TOTAL COST
07	**01 Site Improvements/ Demolition**			**$ 2,933,440**
08				
09	Existing Building Demolition			$ 158,400
10	Site Clearing (Including Small Misc Demo)			$ 39,204
11				
12	Rough Grading			$ 39,000
13				
14	Foundation Excavation			*w/ Building Construction Cost*
15				
16	Concrete Paving, inc. base & curbs (Laydown Area only, utilize existing)			$ 1,633,500
17	Asphalt Paving, inc. base & curbs (Not needed, utilize existing)			$ -
18				
19	Security Fencing, inc. gates (Laydown Area)			$ 375,000
20				
21	Landscape			$ 28,000
24				
25	Site Utilities			
26	Water			$ 84,900
31	Sanitary			$ 35,886
35	Storm			$ 455,000
37	Gas			*By Utility*
39	Electrical			$ 84,550
44				
45	**20 General Requirements**			**$ 117,338**
46				
47	General Requirements			$ 117,338
48	Temp Construction			*w/ above*
49	Site Fencing			*w/ above*
50	Protect Adjacent Property			*w/ above*
51	Temp roads/parking			*w/ above*
52	Safety			*w/ above*
53	Daily Clean Ups			*w/ above*
54	Construction Debris			*w/ above*
55	Misc Testing			*w/ above*
56				
57	**30 Other**			**$ -**
58				
59	Not Used			
60				

	DESCRIPTION	QUANTITY	UNIT	TOTAL COST
07	**01 Site Improvements/ Demolition**			**$ 2,941,510**
08				
09	Site Clearing (Including Small Misc Demo)			$ 70,500
10				
11	Rough Grading			$ 69,420
12				
13	Foundation Excavation			*w/ Building Construction Cost*
14				
15	Concrete Paving, inc. base & curbs (Drive, Apron, Laydown Area)			$ 1,864,750
16	Asphalt Paving, inc. base & curbs (Parking Area Only)			$ 72,540
17				
18	Security Fencing, inc. gates (Laydown Area)			$ 337,500
19				
20	Landscape			$ 31,464
23				
24	Site Utilities			
25	Water			$ 114,900
30	Sanitary			$ 35,886
34	Storm			$ 260,000
36	Gas			*By Utility*
38	Electrical			$ 84,550
43				
44	**20 General Requirements**			**$ 117,660**
45				
46	General Requirements			$ 117,660
47	Temp Construction			*w/ above*
48	Site Fencing			*w/ above*
49	Protect Adjacent Property			*w/ above*
50	Temp roads/parking			*w/ above*
51	Safety			*w/ above*
52	Daily Clean Ups			*w/ above*
53	Construction Debris			*w/ above*
54	Misc Testing			*w/ above*
55				
56	**30 Other**			
57				
58	Not Used			
59				

WISCONSIN DEPARTMENT OF TRANSPORTATION

SERVICE FACILITY STUDY ID 1060-27-03

Feasibility Study
West Allis, WI

S. 108th St. & Oklahoma Ave. - Site 17

R1
June 30, 2021

	DESCRIPTION	QUANTITY	UNIT	TOTAL COST
07	**01 Site Improvements/ Demolition**			**$ 3,642,883**
08				
09	Site Clearing (Including Small Misc Demo)			$ 23,755
10				
11	Rough Grading			$ 71,240
12				
13	Foundation Excavation			*w/ Building Construction Cost*
14				
15	Concrete Paving, inc. base & curbs (Drive, Apron, Laydown Area)			$ 2,233,750
16	Asphalt Paving, inc. base & curbs (Parking Area Only)			$ 65,000
17				
18	Security Fencing, inc. gates (Laydown Area)			$ 387,500
19				
20	Landscape			$ 4,000
23				
24	Infill excisting retention pond, imported fill			$ 311,702
25				
26	Site Utilities			
27	Water			$ 131,000
32	Sanitary			$ 55,436
36	Storm			$ 260,000
38	Gas			*By Utility*
40	Electrical			$ 99,500
45				
46	**20 General Requirements**			**$ 145,715**
47				
48	General Requirements			$ 145,715
49	Temp Construction			*w/ above*
50	Site Fencing			*w/ above*
51	Protect Adjacent Property			*w/ above*
52	Temp roads/parking			*w/ above*
53	Safety			*w/ above*
54	Daily Clean Ups			*w/ above*
55	Construction Debris			*w/ above*
56	Misc Testing			*w/ above*
57				
58	**30 Other**			
59				
60	Not Used			
61				

SECTION 3.3 - FACILITY REPLACEMENT RENOVATION OPTIONS

WISCONSIN DEPARTMENT OF TRANSPORTATION
SERVICE FACILITY STUDY ID 1060-27-03
Feasibility Study
West Allis, WI

R1

CONSTRUCTION COST SUMMARY - RENOVATION **June 30, 2021**

DESCRIPTION		**6 N. Humboldt Avenue** 172,344	*$/sqft*
Site Improvements		$ 250,000	
Office Building Renovation (13,826 sf)		$ 1,866,510	*135.00*
Industrial Building Renovation (35,000sf of 158,518 sf for conditioned storage/ work areas)		$ 1,575,000	*45.00*
SUBTOTAL CONSTRUCTION		**$ 3,691,510**	*21.42*
Escalation (Start Spring 2022)	*5.0%*	*184,576*	*1.07*
Contingency (Estimating/Design/Construction)	*10%*	*387,609*	*2.25*
GC/CM Staff, GCs, Fee, Insurance	*10%*	*426,369*	*2.47*
TOTAL CONSTRUCTION		**$ 4,690,063**	*27.21*

RENOVATION ESTIMATE – GENERAL CLARIFICATIONS

1. A Design/Estimating contingency and a construction contingency are included for the project. Contingency varies depending on level of design and building complexity. As design progresses the design/estimating contingency will be adjusted to reflect the level of the plans and specifications. We recommend an Owner's Contingency be carried in the project budget for scope changes and/or design oversights throughout the project.

2. Pricing included throughout this study is preliminary and budgets are intended for site selection decision making purposes only. Site availability and real estate costs will change over time. We recommend professional design/engineering services for the next phase of this process to validate building program and begin preliminary design documents for validation of assumptions and budget.

3. Escalation is based on a Spring 2022 construction start and is included in the estimate. In the event of phasing changes, the project start is postponed, or the construction duration is extended, pricing should be adjusted accordingly to account for cost escalation and local market conditions.

4. The estimate does not include acceleration or related premium time. Construction hours are assumed to be 1st shift other than occasional off-hours work to accommodate tie-ins or shut downs / connections of major systems.

5. Builder's Risk insurance is included in the estimate.

6. Pricing includes a 1 year labor and material warranty for all components.

7. The estimate assumes trade contractors will provide individual payment/performance bonds for their work.

8. The estimate assumes the project will follow LEED / Green construction practices. We do not specifically include costs for LEED registration and costs associated with achieving a specific LEED rating.

RENOVATION ESTIMATE – CLARIFICATIONS BY SYSTEM

01 SITE / DEMOLITION

1. Minor site improvements, such as asphalt patching or fence repair is included

02 BUILDING EXCAVATION

03 FOUNDATIONS

04 STRUCTURE

1. Minor structural modifications, such as supports for new mechanical equipment or overhead doors is included

05 EXTERIOR WALLS

1. Minor building enclosure modifications, such as flashing at new penetrations or repair of miscellaneous door/window hardware for security is included

06 ROOFING & MOISTURE PROTECTION

1. Minor roofing patching/ flashing, such as for new penetrations is included

07 MISCELLANEOUS METALS

08 ROUGH & FINISH CARPENTRY

09 SUBDIVISIONS – INTERIOR PARTITIONS & DOORS

1. Full remodeling/ renovation of the existing ~13,000 office building is assumed to create the necessary lab and office spaces outlined in the proposed building program

10 INTERIOR FINISHES

2. Remodeled finishes are assumed to be appropriate for a mid-grade commercial building and institutional laboratory

11 SPECIALTIES

12 EQUIPMENT & FURNISHINGS

1. The existing overhead cranes at the facility are assumed to be functional and the estimate does not include removal or replacement

13 SPECIAL CONSTRUCTION

14 CONVEYING

15 FIRE PROTECTION

1. Necessary modifications to the fire protection system are included to meet proposed programming needs

   The existing buildings are assumed to be fully sprinkled – the estimate does not include installation of a new fire protection system

16 PLUMBING

1. Plumbing system modifications are included to meet proposed programming needs

17 HVAC & BUILDING CONTROLS

1. New ductwork, insulation, diffusers, VAV units, and piping are included in estimate for the existing ~13,000sf building that will be set renovated for office/ lab space
2. Existing industrial building is assumed to have suitable mechanical controls (ventilation, heating) to meet storage and vehicle maintenance needs of WisDOT proposed program

18 ELECTRICAL & LIGHTING

1. Electrical system modifications are included to meet proposed programming needs

19 COMMUNICATIONS, A/V & SECURITY

1. An adequate security system is not assumed to exist in the facility and is included in the estimate

20 GENERAL REQUIREMENTS

1. General Requirements are included in this estimate. This covers general temporary construction costs: temporary walkways and partitions, safety, protection of occupied areas, shared scaffolding / hoisting, traffic control, dumpsters, temporary toilets, construction way finding, interim and final cleaning, etc.

4

SECTION 4 – EXISTING FACILITY ASSESSMENT

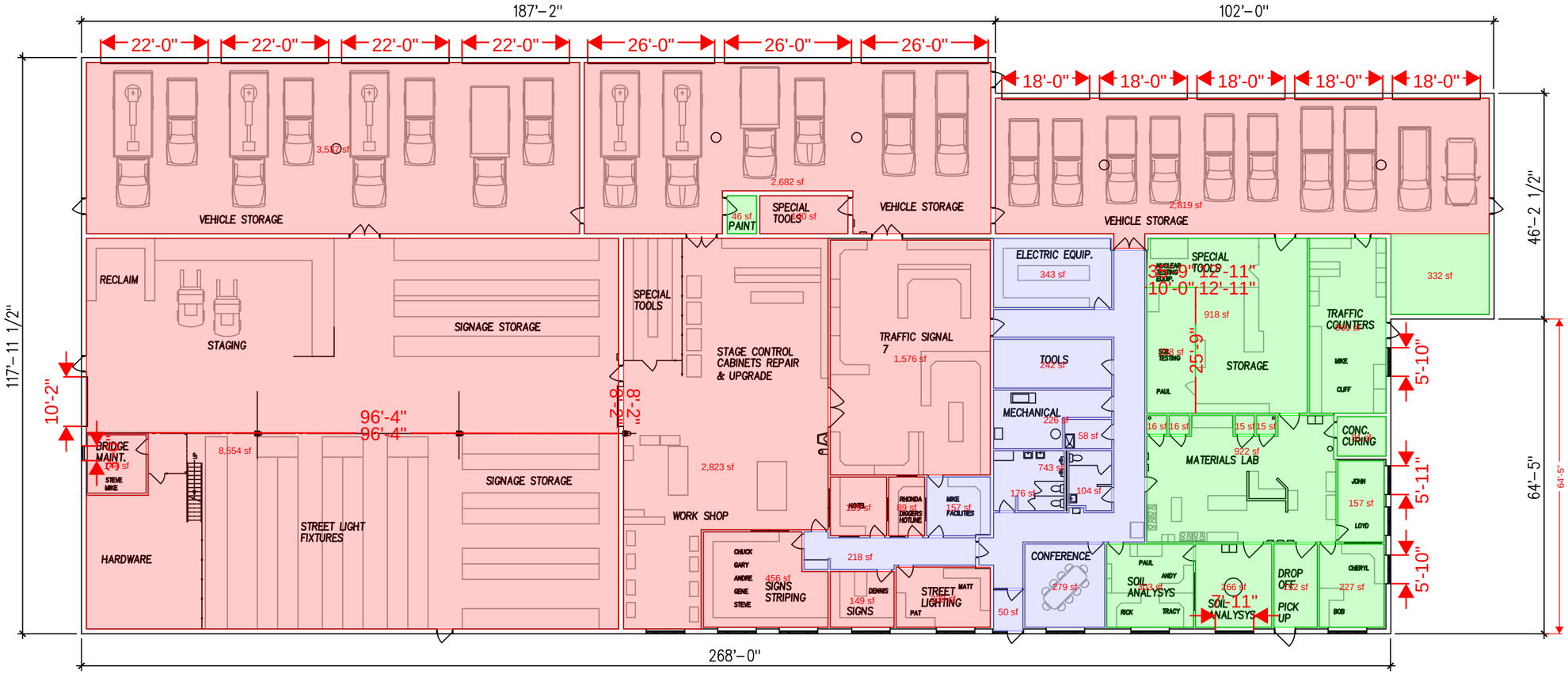
INTRODUCTION

This section begins with a square footage breakdown of the different rooms and use types within the three existing buildings at the WASF. Floor plans and overhead views of the site are included with color-coded takeoffs aligned with the colors on the program analysis. Following these plans is a detailed cost breakdown, organized by building, that represents an estimate of the construction cost (trade cost, insurances, fees, escalation, contingency, is included as was in section three) if the facility were to be rebuilt in as close to an exact match as possible. Photos of the existing facility are included for reference.

DESCRIPTION	CURRENT SF
Common/ Support	**2,596**
Entrance/ Vestibule	50
Corridors	961
Restrooms	280
Break Area	-
Conference Rooms	279
Janitor Closet	58
Mechanical/ Electrical	569
Facility Maintenance	399
Operations Group	**36,521**
Shared Office	2,270
Individual Office	377
Work Shop - Includes work space, tool storage, and staging space	2,823
Conditioned Storage, Hardware, & Staging	8,694
Bridge Maintenance Group Office/ Storage Room	144
Enclosed Vehicle Storage/ Maintenance (Non-conditioned)	8,713
Enclosed Storage (Non-conditioned)	10,818
Tempered Vehicle Maintenance and Washbay	2,682
Technical Services Group	**4,287**
Shared Office	687
Soils Lab	266
Main Lab (including field lab flex space)	922
Shaker Rooms - small sound isolated rooms for shakers only	64
Hot Mix Asphalt (HMA) Testing	561
Climate Controlled Storage	1,589
Special Storage - Nuclear Density Gauge	46
Dedicated Sample Drop-Off/ Pick-Up Vestibule	152
Other	**1,811**
Walls, Chases, & Void Space	1,811
TOTAL BUILDING AREA	**45,215**

DESCRIPTION	CURRENT SF
Site	
Secure Material Laydown	38,222
Material Laydown	1,793
Parking	10,014
Unpaved Areas	8,693
Drive Lanes, Access Around Laydown, etc.	126,410
Building Footprint	45,215
Loading Docks	2,370

DESCRIPTION	CURRENT SF
TOTAL SITE AREA	**232,717**



building 'A' – floor plan

SCALE 3/32" = 1'-0"

NORTH

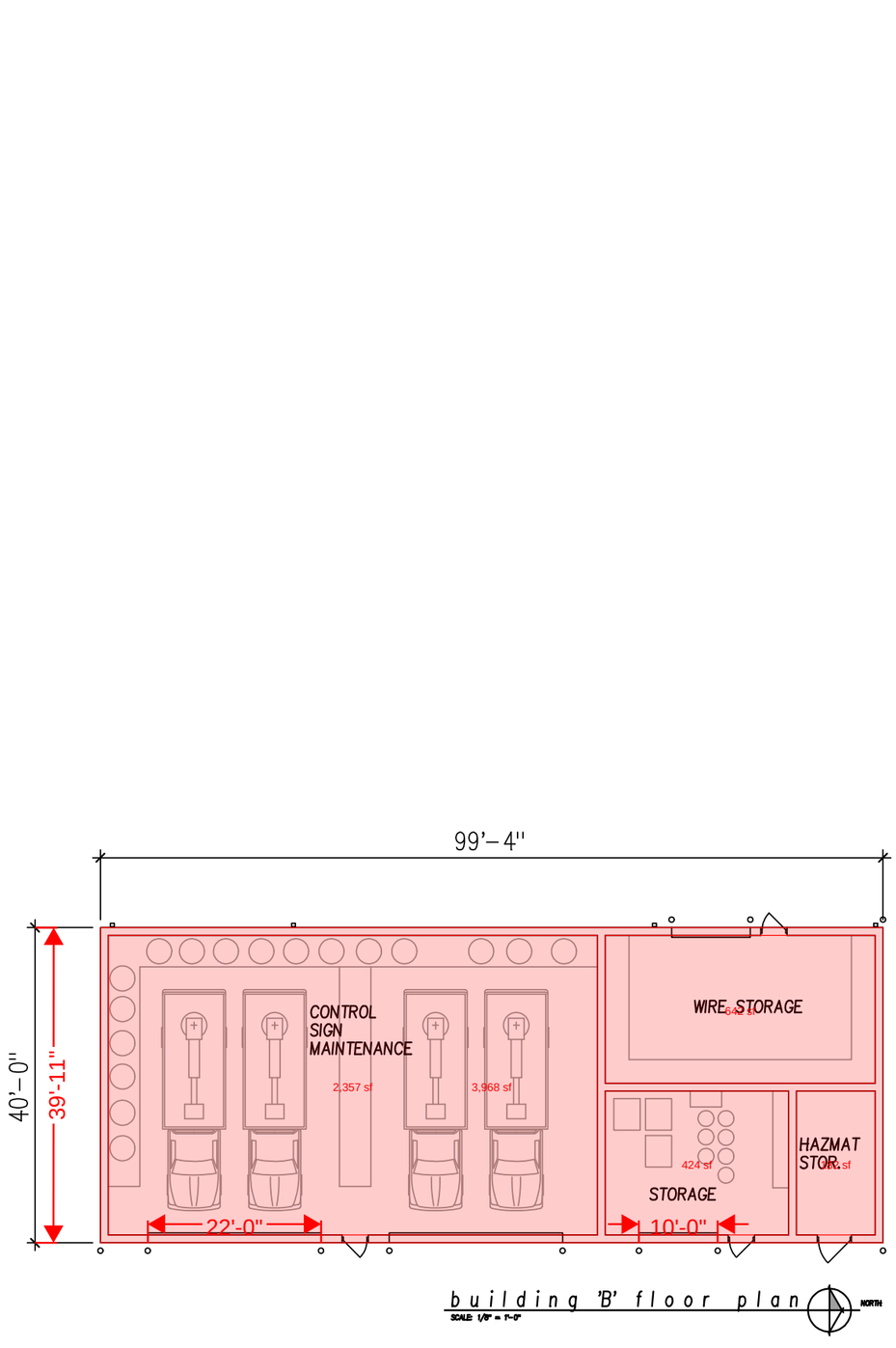
0 10' 20' 30' 40'

ARCHITECTS/PLANNERS, S.C.
1545 South 84th Street
West Allis, Wisconsin 53214
(414) 258–9995

REVISIONS

space plan utilization for:
WISCONSIN D.O.T.
935 S. 60th STREET
WEST ALLIS, WISCONSIN

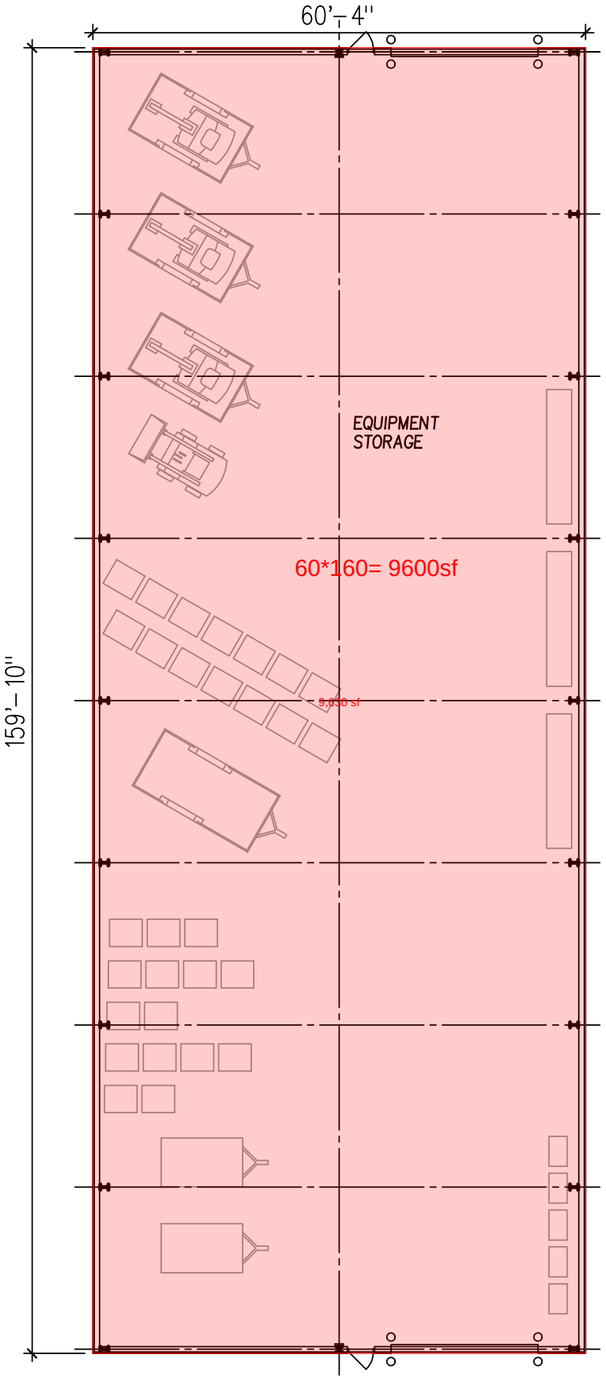
DRAWN
JEH
DATE
1–15–13
JOB NO.
12035
SHEET
2



building 'B' floor plan

SCALE: 1/8" = 1'-0"

NORTH



building 'C' floor plan

SCALE: 1/8" = 1'-0"

NORTH

0 10' 20' 30' 40'

ARCHITECTS/PLANNERS, S.C.
1545 South 84th Street
West Allis, Wisconsin 53214
(414) 258–9995

REVISIONS

space plan utilization for:
WISCONSIN D.O.T.
935 S. 60th STREET
WEST ALLIS, WISCONSIN

DRAWN
JEH
DATE
12–17–12
JOB NO.
12035
SHEET
4


901
935 S 60th St, West
Allis, WI 53214
998 sf
4,116 sf
19,063 sf
4,109 sf
10,587 sf
1,818 sf
635 sf
28'-0"
16'-0"
1,793 sf
232,716 sf
4,769 sf
4,210 sf
468 sf
567 sf
28'-0"
25'-0"
50'-0"
3D
Map
Google
Imagery ©2021 Google, Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021
United States
Terms
Privacy
Send feedback
50 ft

Location 1	Quantity	Unit Cost	Total Cost
BUILDING A	**32,209 SF**	**$185.90 / SF**	**$5,987,630**
BUILDING B	**3,972 SF**	**$166.16 / SF**	**$660,003**
BUILDING C	**9,665 SF**	**$113.07 / SF**	**$1,092,815**
Subtotal Direct Cost		$168.84 /SF	$7,740,448

Indirect Costs	Amount	Total Cost
Design and Estimating Contingency	10.00%	$774,045
Subtotal 1		**$8,514,492**
Escalation	5.00%	$387,022
Subtotal 3		**$8,901,515**
CM Cost and Fee	10.00%	$890,151
Projected Cost of Work		**$9,791,666**
Total Construction Cost	$213.58 /SF	$9,791,666

BUILDING A

DESCRIPTION	TOTAL COST
01 GENERAL REQUIREMENTS	**$300,000**
01 00 00 SITE SERVICES	**$300,000**
Site Services	$300,000
03 CONCRETE	**$404,143**
03 30 00 CAST-IN-PLACE CONCRETE	**$404,143**
Loading Dock and Ramp Slab	$13,880
Slab on Grade	$225,463
Continuous Footings Complete $/cy	$36,400
Column Footings	$18,800
Foundation Walls	$72,800
Loading Dock Ramp Wall & Footer	$8,000
Moisture Mitigation - Slab on Grade	$28,800
04 MASONRY	**$810,110**
04 20 00 UNIT MASONRY	**$810,110**
Exterior Reinforced Masonry w/ Textured Face	$285,950
Interior CMU - 8"	$524,160
05 METALS	**$942,663**
05 10 00 STRUCTURAL METAL FRAMING	**$763,063**
Metal Decking	$225,463
Structural Steel - 8 # / sf	$537,600
05 50 00 METAL FABRICATIONS	**$179,600**
Support Steel - Exterior OH Door Supports & Frames	$112,000
Loading Dock Angles, Bumpers, Equipment	$10,000
Bollards	$57,600
06 WOOD, PLASTICS, & COMPOSITES	**$392,480**
06 20 00 FINISH CARPENTRY	**$392,480**
Street Lighting Casework	$6,750
Signs Casework	$7,500
Signs Striping Casework	$12,375
Materials Lab Casework	$20,475
Traffic Counters Casework	$18,525
Traffic Signal Casework	$54,900
Special Tools Casework	$19,525
Soil Analyst Casework	$15,275
Signage Storage	$83,500
Storage Casework	$14,400
Staging Casework	$13,750
Reclaim Casework	$9,075
Work Counters	$12,450

BUILDING A [CONTINUED]

DESCRIPTION	TOTAL COST
Electric Equipment Casework	$22,680
Street Light Fixture Casework	$81,300
07 THERMAL & MOISTURE PROTECTION	**$614,977**
07 50 00 MEMBRANE ROOFING	**$515,344**
TPO Roofing System Complete - 60 mil w/ avg R30 insulation	$515,344
07 60 00 FLASHING & SHEET METAL	**$75,625**
Sheet Metal Flashing & Trim Complete $/sf	$75,625
07 90 00 JOINT PROTECTION	**$24,008**
Exterior Sealants Complete $/sf	$24,008
08 OPENINGS	**$422,600**
08 10 00 DOORS & FRAMES	**$144,500**
HM DR Frame - Exterior	$12,000
HM DR Frame - Exterior w/ Transom Window	$15,000
HM DR - Interior - Double 60/70	$25,000
HM DR - Interior -	$92,500
08 30 00 SPECIALTY DOORS & FRAMES	**$180,000**
Overhead Door - 18'	$60,000
Overhead Door - 22'	$105,000
Overhead Coiling Door - Interior 8' ($/each)	$15,000
08 50 00 WINDOWS	**$34,100**
Metal Window - Exterior 4x6, 4x3, including glazing	$5,940
Metal Window - Exterior 4x8, including glazing	$28,160
08 70 00 HARDWARE	**$32,000**
Door Hardware - Additional Security Hardware	$32,000
08 90 00 LOUVERS & VENTS	**$32,000**
Louver - Exterior Aluminum	$32,000
09 FINISHES	**$343,721**
09 30 00 TILING	**$21,870**
Ceramic Wall Tile	$16,920
Porcelain Floor Tile	$4,950
09 60 00 FLOORING	**$154,647**
Epoxy Flooring	$153,072
Carpeting Complete $/sf	$1,575
09 90 00 PAINTING & COATING	**$167,204**
Paint Interior - Door & Frames	$10,600
Paint Interior CMU Walls	$111,870
Sealed Concrete Floors	$44,734
10 SPECIALTIES	**$18,040**
10 20 00 INTERIOR SPECIALTIES	**$18,040**
Toilet Compartment - Solid Surface - Handicapped	$4,500

BUILDING A [CONTINUED]

DESCRIPTION	TOTAL COST
Urinal Screen	$800
Open Wire Mesh Partition	$9,990
HC Bars	$600
Sanitary Napkin Disposal	$75
Sanitary Napkin Vendor	$500
Toilet Paper Holder	$225
Dispenser - Towel	$750
Mirror - Small ($/ea)	$600
11 EQUIPMENT	**$0**
11 10 00 VEHICLE & PEDESTRIAN EQUIPMENT	**$0**
Vehicle Maintenance Equipment - Excluded, By Owner	$0
11 50 00 EDUCATIONAL & SCIENTIFIC EQUIPMENT	**$0**
Lab Equipment - Excluded, By Owner	$0
21 FIRE SUPPRESSION	**$96,627**
21 00 00 FIRE-SUPPRESSION SYSTEMS	**$96,627**
Fire Protection	$96,627
22 PLUMBING	**$221,845**
22 10 00 PLUMBING PIPING	**$203,545**
Water Meter	$8,000
Backflow Preventer	$7,500
Domestic Cold and Hot Water	$96,627
Domestic Hot Water Heater	$10,000
Sanitary Piping	$64,418
Oil Interceptor	$9,000
Floor Drain 4" Med. Duty	$8,000
22 40 00 PLUMBING FIXTURES	**$18,300**
Water Closet - Wall	$4,500
Urinal - Trough	$2,400
Lavatory - Countertop	$4,200
Mop Sink	$2,200
Drinking Fountain	$5,000
23 HEATING, VENTILATING, & AIR CONDITIONING (HVAC)	**$644,180**
23 30 00 HVAC AIR DISTRIBUTION	**$644,180**
HVAC System	$644,180
26 ELECTRICAL	**$644,180**
26 05 00 COMMON WORK RESULTS FOR ELECTRICAL	**$644,180**
Electrical	$644,180

BUILDING A [CONTINUED]

DESCRIPTION	TOTAL COST
31 EARTHWORK	**$56,664**
31 10 00 SITE CLEARING	**$0**
Clearing & Grubbing - with site	$0
31 20 00 EARTH MOVING	**$56,664**
Backfill Continuous Footings	$34,944
Excavate Recessed Loading Dock	$1,245
Excavation - Footings - Berm on Site	$20,475
32 EXTERIOR IMPROVEMENTS	**$75,400**
32 10 00 BASES, BALLASTS, & PAVING	**$68,400**
Fine Grade S.O.G. Base	$24,000
Compacted Gravel Base | Under SOG-Haul, Place, & Compact	$44,400
32 30 00 SITE IMPROVEMENTS	**$7,000**
Painted Steel Dock and Ramp Railing	$7,000
TOTAL BUILDING A	$185.90 / SF $5,987,630

BUILDING B

DESCRIPTION	TOTAL COST
01 GENERAL REQUIREMENTS	**$40,000**
01 00 00 SITE SERVICES	**$40,000**
Site Services	$40,000
03 CONCRETE	**$73,217**
03 30 00 CAST-IN-PLACE CONCRETE	**$73,217**
Loading Dock and Ramp Slab	$3,810
Slab on Grade - Stone base with Site Preparation	$23,832
Continuous Footings Complete $/cy	$12,400
Foundation Walls	$24,800
Loading Dock Ramp Wall & Footer	$4,800
Concrete Densify/ Seal Slab on Grade - Not Used	$0
Moisture Mitigation - Slab on Grade	$3,575
04 MASONRY	**$133,683**
04 20 00 UNIT MASONRY	**$133,683**
Exterior Reinforced Masonry w/ Textured Face	$104,563
Interior CMU - 8"	$29,120
05 METALS	**$117,204**
05 10 00 STRUCTURAL METAL FRAMING	**$95,004**
Metal Decking	$27,804
Structural Steel - 8 # / sf	$67,200
05 50 00 METAL FABRICATIONS	**$22,200**
Support Steel - Exterior OH Door Supports & Frames	$6,000
Loading Dock Angles and Bumpers - Exterior	$4,500
Bollards - Pipe	$11,700
06 WOOD, PLASTICS, & COMPOSITES	**$37,700**
06 20 00 FINISH CARPENTRY	**$37,700**
Control Sign Casework	$25,550
Storage Casework	$2,400
Wire Storage Casework	$9,750
07 THERMAL & MOISTURE PROTECTION	**$61,889**
07 50 00 MEMBRANE ROOFING	**$47,664**
Membrane Roofing System	$47,664
07 60 00 FLASHING & SHEET METAL	**$12,040**
Sheet Metal Flashing & Trim Complete $/sf	$12,040
07 90 00 JOINT PROTECTION	**$2,185**
Exterior Sealants Complete $/sf	$2,185
08 OPENINGS	**$58,200**

BUILDING B [CONTINUED]

DESCRIPTION	TOTAL COST
08 10 00 DOORS & FRAMES	**$11,200**
HM DR Frame - Exterior	$11,200
08 30 00 SPECIALTY DOORS & FRAMES	**$37,000**
Overhead Door - 10'	$15,000
Overhead Door - 22'	$22,000
08 70 00 HARDWARE	**$10,000**
Door Hardware - Additional Security Hardware	$10,000
09 FINISHES	**$800**
09 60 00 FLOORING	**$0**
Epoxy Flooring - Not Used	$0
09 90 00 PAINTING & COATING	**$800**
Paint Interior - Door & Frames	$800
Paint Interior CMU Walls - Not Used	$0
21 FIRE SUPPRESSION	**$8,937**
21 00 00 FIRE-SUPPRESSION SYSTEMS	**$8,937**
Fire Protection	$8,937
22 PLUMBING	**$50,360**
22 10 00 PLUMBING PIPING	**$50,360**
Water Meter	$0
Backflow Preventer	$7,500
Domestic Cold water to building	$6,000
Storm Piping	$11,916
Sanitary Piping	$7,944
Oil Interceptor	$9,000
Floor Drain 4" Med. Duty	$8,000
23 HEATING, VENTILATING, & AIR CONDITIONING (HVAC)	**$15,888**
23 30 00 HVAC AIR DISTRIBUTION	**$15,888**
HVAC System	$15,888
26 ELECTRICAL	**$35,748**
26 05 00 COMMON WORK RESULTS FOR ELECTRICAL	**$35,748**
Electrical	$35,748
31 EARTHWORK	**$15,043**
31 10 00 SITE CLEARING	**$0**
Clearing & Grubbing - with site	$0
31 20 00 EARTH MOVING	**$15,043**
Backfill Continuous Footings	$8,556
Excavate Recessed Loading Dock	$442

BUILDING B [CONTINUED]

DESCRIPTION	TOTAL COST
Excavation - Footings - Berm on Site	$6,045
32 EXTERIOR IMPROVEMENTS	**$11,335**
32 10 00 BASES, BALLASTS, & PAVING	**$6,085**
Fine Grade S.O.G. Base	$2,800
Compacted Gravel Base | Under SOG-Haul, Place, & Compact	$3,285
32 30 00 SITE IMPROVEMENTS	**$5,250**
Painted Steel Dock and Ramp Railing	$5,250
TOTAL BUILDING B	$166.16 / SF $660,003

BUILDING C

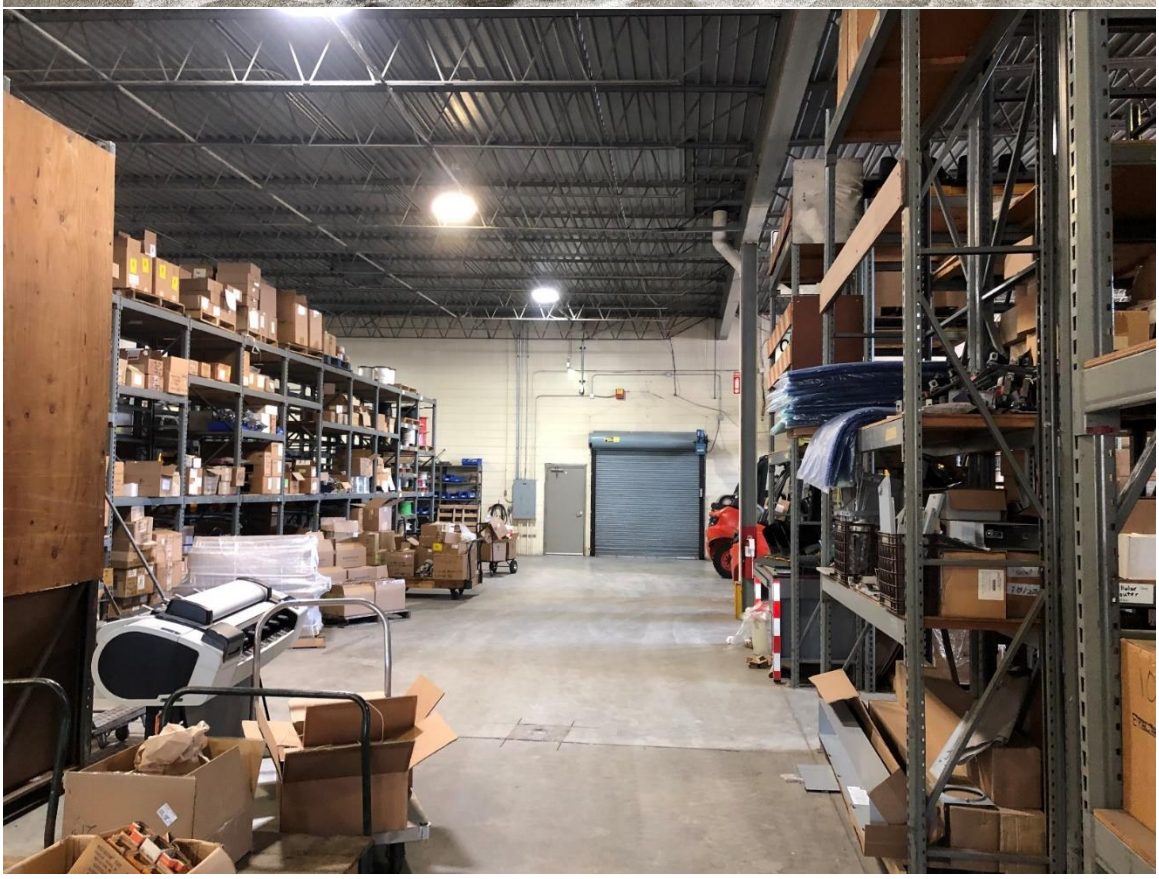
DESCRIPTION	TOTAL COST
01 GENERAL REQUIREMENTS	**$90,000**
01 00 00 SITE SERVICES	**$90,000**
Site Services	$90,000
03 CONCRETE	**$133,172**
03 30 00 CAST-IN-PLACE CONCRETE	**$133,172**
Slab on Grade - Stone base with Site Preparation	$57,990
Continuous Footings Complete $/cy	$19,600
Building permieter curb on top of SOG	$7,200
Foundation Walls	$39,200
Concrete Densify/ Seal Slab on Grade - Not Used	$0
Moisture Mitigation - Slab on Grade	$9,182
05 METALS	**$217,000**
05 10 00 STRUCTURAL METAL FRAMING	**$208,800**
Clear Span Gable Roof Pre-Engineered Building Structure	$163,800
Supports for Metal Panel Siding - Pre-Engineered	$45,000
05 50 00 METAL FABRICATIONS	**$8,200**
Support Steel - Exterior OH Door Supports & Frames	$3,000
Bollards - Pipe	$5,200
07 THERMAL & MOISTURE PROTECTION	**$314,711**
07 40 00 ROOFING & SIDING PANELS	**$145,500**
Translucent Paneling at Exterior Walls	$48,000
Metal Siding - Corrugated - Pre-Engineered, Girts with Structure	$97,500
07 50 00 MEMBRANE ROOFING	**$0**
Membrane Roofing System - not used	$0
07 60 00 FLASHING & SHEET METAL	**$163,895**
Preformed Painted Metal Roofing	$144,975
Sheet Metal Flashing & Trim Complete $/sf	$18,920
07 90 00 JOINT PROTECTION	**$5,316**
Exterior Sealants Complete $/sf	$5,316
08 OPENINGS	**$40,600**
08 10 00 DOORS & FRAMES	**$5,600**
HM DR Frame - Exterior	$5,600
08 30 00 SPECIALTY DOORS & FRAMES	**$18,000**
Overhead Door (panel style, complete) - 18'	$18,000
08 70 00 HARDWARE	**$5,000**
Door Hardware - Additional Security Hardware	$5,000
08 90 00 LOUVERS & VENTS	**$12,000**
Louver - Exterior Aluminum	$12,000

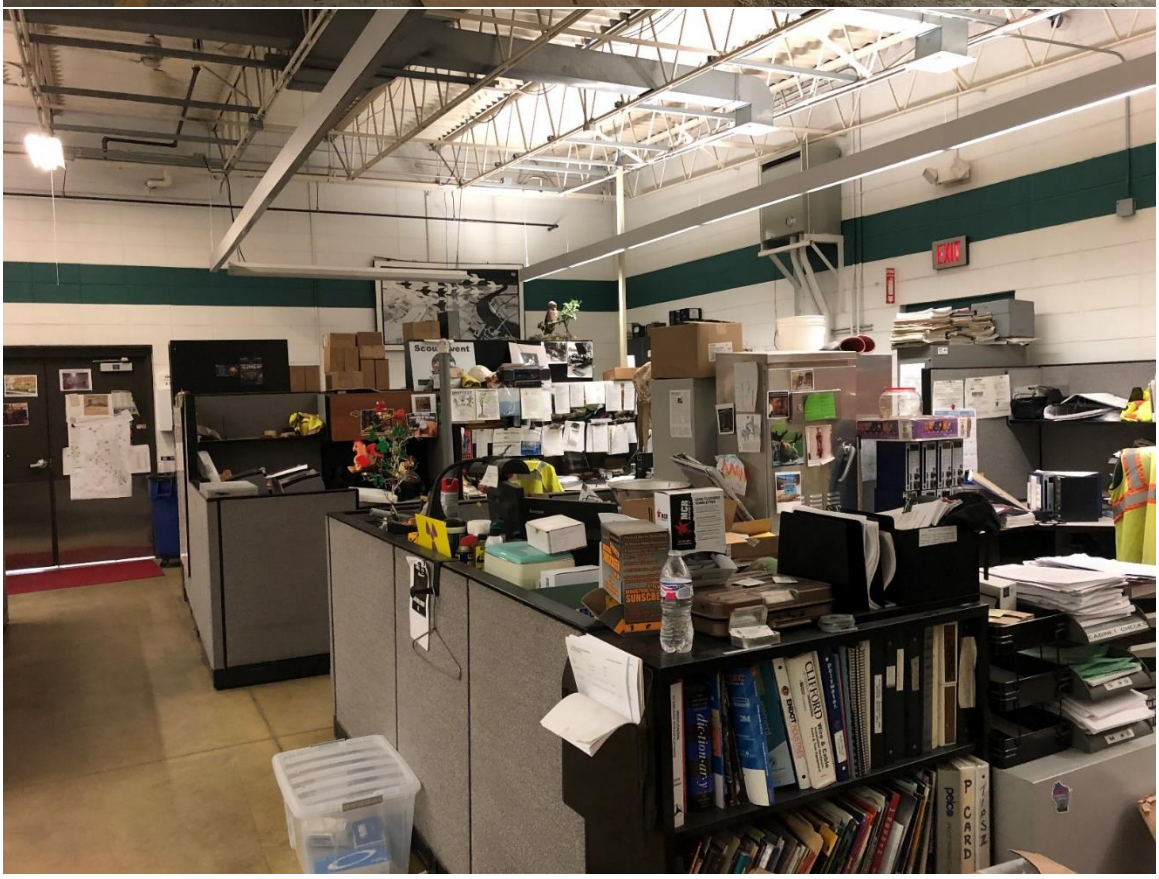
BUILDING C [CONTINUED]

DESCRIPTION	TOTAL COST
09 FINISHES	**$10,960**
09 60 00 FLOORING	**$0**
Epoxy Flooring - Not Used	$0
09 90 00 PAINTING & COATING	**$10,960**
Paint Interior - Door & Frames	$400
Paint Interior Exposed Steel	$10,560
10 SPECIALTIES	**$3,330**
10 20 00 INTERIOR SPECIALTIES	**$3,330**
Chain Link Fence Partition	$3,330
13 SPECIAL CONSTRUCTION	**$0**
13 30 00 SPECIAL STRUCTURES	**$0**
Pre Engineered Buildings - Drawings, Stamps, Shipping Premiums, etc. - Included	$0
21 FIRE SUPPRESSION	**$21,746**
21 00 00 FIRE-SUPPRESSION SYSTEMS	**$21,746**
Fire Protection	$21,746
22 PLUMBING	**$69,825**
22 10 00 PLUMBING PIPING	**$69,825**
Water Meter	$0
Backflow Preventer	$7,500
Domestic Cold water to building	$6,000
Storm Piping	$28,995
Sanitary Piping	$19,330
Oil Interceptor	$0
Floor Drain 4" Med. Duty	$8,000
23 HEATING, VENTILATING, & AIR CONDITIONING (HVAC)	**$38,660**
23 30 00 HVAC AIR DISTRIBUTION	**$38,660**
HVAC System	$38,660
26 ELECTRICAL	**$86,985**
26 05 00 COMMON WORK RESULTS FOR ELECTRICAL	**$86,985**
Electrical	$86,985
31 EARTHWORK	**$42,861**
31 10 00 SITE CLEARING	**$0**
Clearing & Grubbing - with site	$0
31 20 00 EARTH MOVING	**$42,861**

BUILDING C [CONTINUED]

DESCRIPTION	TOTAL COST
Backfill Continuous Footings	$25,116
Excavation - Footings - Berm on Site	$17,745
32 EXTERIOR IMPROVEMENTS	**$22,966**
32 10 00 BASES, BALLASTS, & PAVING	**$22,966**
Fine Grade S.O.G. Base	$6,766
Compacted Gravel Base | Under SOG-Haul, Place, & Compact	$16,200
TOTAL BUILDING C	$113.07 / SF $1,092,815




EXIT
CLIFFORD
P CARD


ALUM. ONLY
BRUTE


TEREX
HOKX
VENTURO


Oxford
QUART

5

SECTION 5 – OTHER INFORMATION & EXHIBITS

METHOD DESCRIPTION

Detailed methodology statements for each part of the study.

DOCUMENT ENUMERATION

The following documents were used in the preparation of this study:

PLANS & OTHER DOCUMENTS

1. Architects/ Planners, S.C. – Building A, B, and C space plan utilization drawings dated January 15, 2013
2. Provided by WisDOT – WASF Areas annotated Building A floor plan with utilizations, received January 29, 2021
3. Provided by WisDOT – WASF Users listing of personnel assigned to/ using the current facility, received January 29, 2021
4. Provided by WisDOT – WASF Inventory listing of required functional space and anticipated future square footage needs at the facility, dated July 23, 2019
5. Wisconsin DOT – *Real Estate Program Manual*, Chapter One: Project Development, Section 1.5 Functional Replacement, dated April 2015
6. Behnke Materials Engineering, LLC & State Materials Engineering, LLC – "Current Status of WISDOT Materials Laboratories" (Project 0092-16-10) received February 3, 2021

   Section 8 on the Southeast Regional Lab in West Allis provided w/ this document
7. Cushman & Wakefield | Boerke – WisDOT Aerial Overview Waukesha, received May 19, 2021
8. Cushman & Wakefield | Boerke – Broker Opinion of Value for 935 S. 60th St. Property, dated June 2021

METHOD DESCRIPTION

METHOD – Existing Facility Analysis

The existing facility analysis is based on a site visit in February 2021, a listing of personnel at the WASF provided by WisDOT, building floor plans, sections of the "Current Status of WISDOT Materials Laboratories" report (undated), and commentary received from WisDOT staff during numerous calls and meetings. Questions to the staff that use the facility focused on what aspects of the building and site would require improvement in order to serve the team long term and what issues or features of the current buildings were most impactful or beneficial. Analysis from the status report was focused only on the lab, but provided technical insight into the status of the mechanical systems and testing equipment that was used to inform the values included in the direct replacement estimate.

METHOD – Optimized Facility Program Development

Using the existing facility floor plans, each different space within the building was measured and categorized, first by which group the space served, then by individual use (such as Shared Office, Climate Controlled Storage, Restroom, etc.). To incorporate the commentary and insights from the existing facility analysis, these total floor areas were modified to generate the ideal floor area for the new facility. Modifications were based on building code alignment, current office and warehouse standards for square footage per person, or spaces in the existing facility (such as adding an additional 16sf shaker room). Details explaining added SF can be found in section five of this document.

METHOD – Optimized Facility Construction Cost Analysis

The cost estimate presented for the proposed replacement facility was generated by categorizing the optimized programmatic square footage into one of three benchmark categories for new construction, "Office – Mid-Grade Finish", "Laboratory/ Light Industrial", and "Unconditioned Storage". The $/SF costs applied to these areas are based on historical cost data from similar projects in the greater Milwaukee area, and total to the estimated direct construction cost for the new optimized facility, exclusive of sitework.

METHOD – New Construction Site Cost Analysis

Site cost estimates for selected properties followed a traditional estimating process, starting first with overhead imagery and publicly accessible property data from sellers where available. Basic site area takeoffs were developed and assumptions about the placement of the new building and exterior laydown areas were made to minimize required paving while optimizing site logistics. Site utility costs

were figured based on all necessary connections being available at the nearest public right-of-way, and additional costs were included for unsuitable/ contaminated soils based on available data.

METHOD – Renovation Option Cost Analysis

Renovation costs were estimated using a standard process, first identifying what components of each potential site do not meet WisDOT's needs and incorporating the necessary building modifications. Beyond the addition of specific components to either the potential site or building, costs were included for overall interior finishes renovation to existing spaces. None of the renovation sites are expected to have adequate mechanical facilities existing for the laboratory needs, so MEP upgrades are included as well.

METHOD – Evaluation Scorecard Creation

The evaluation scorecard was created by capturing all of the factors raised as potential influences on site selection throughout the study and presenting them in as equal of a comparison as possible. Combining data for each of the studied sites, the card outlines a numerical ranking system that when combined with a proposed formula should provide a single overall suitability score for each proposed location.

building 'A' - floor plan

SCALE 3/32" = 1'-0"

NORTH

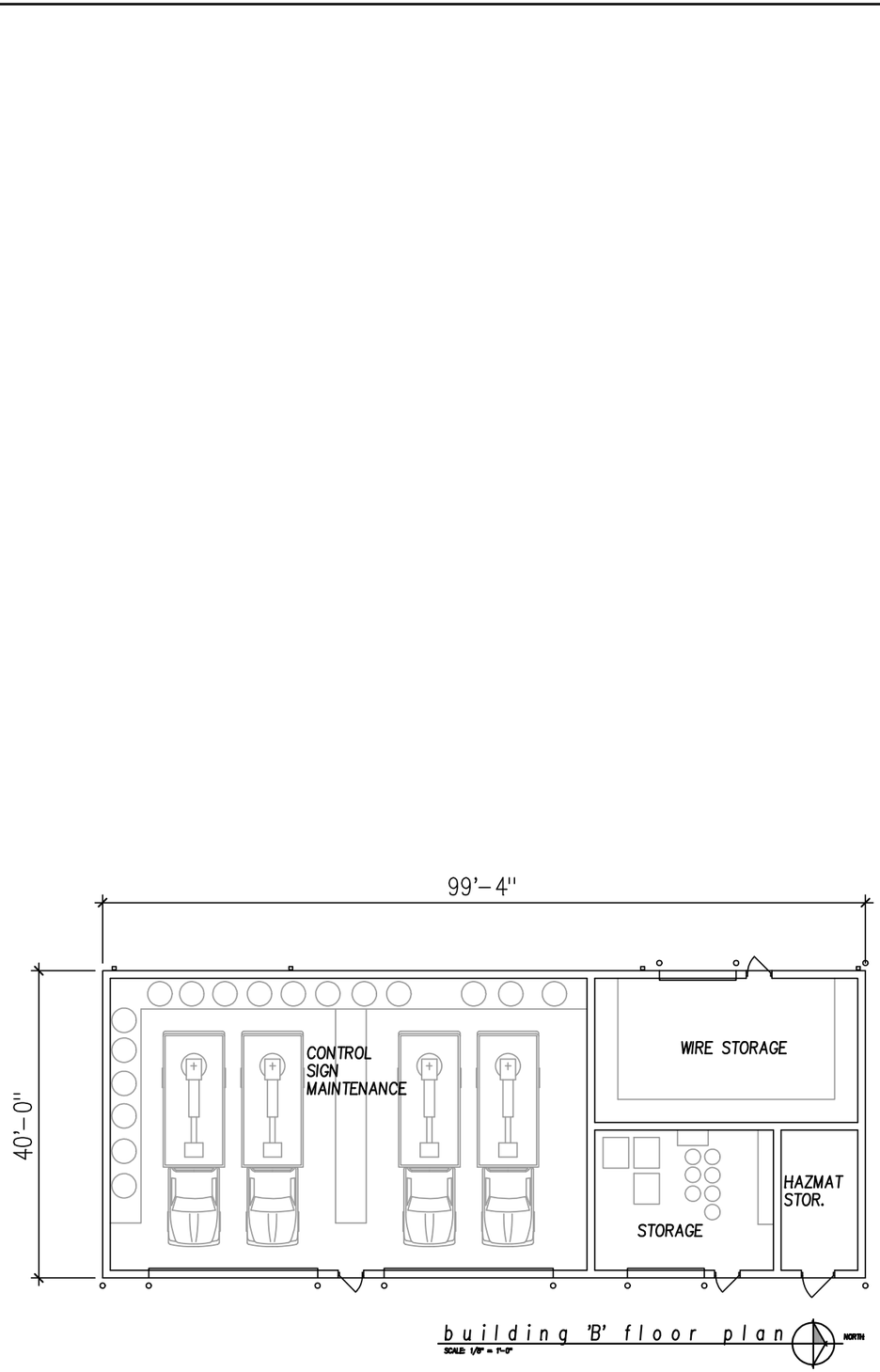
0 10' 20' 30' 40'

ARCHITECTS/PLANNERS, S.C.
1545 South 84th Street
West Allis, Wisconsin 53214
(414) 258-9995

REVISIONS

space plan utilization for:
WISCONSIN D.O.T.
935 S. 60th STREET
WEST ALLIS, WISCONSIN

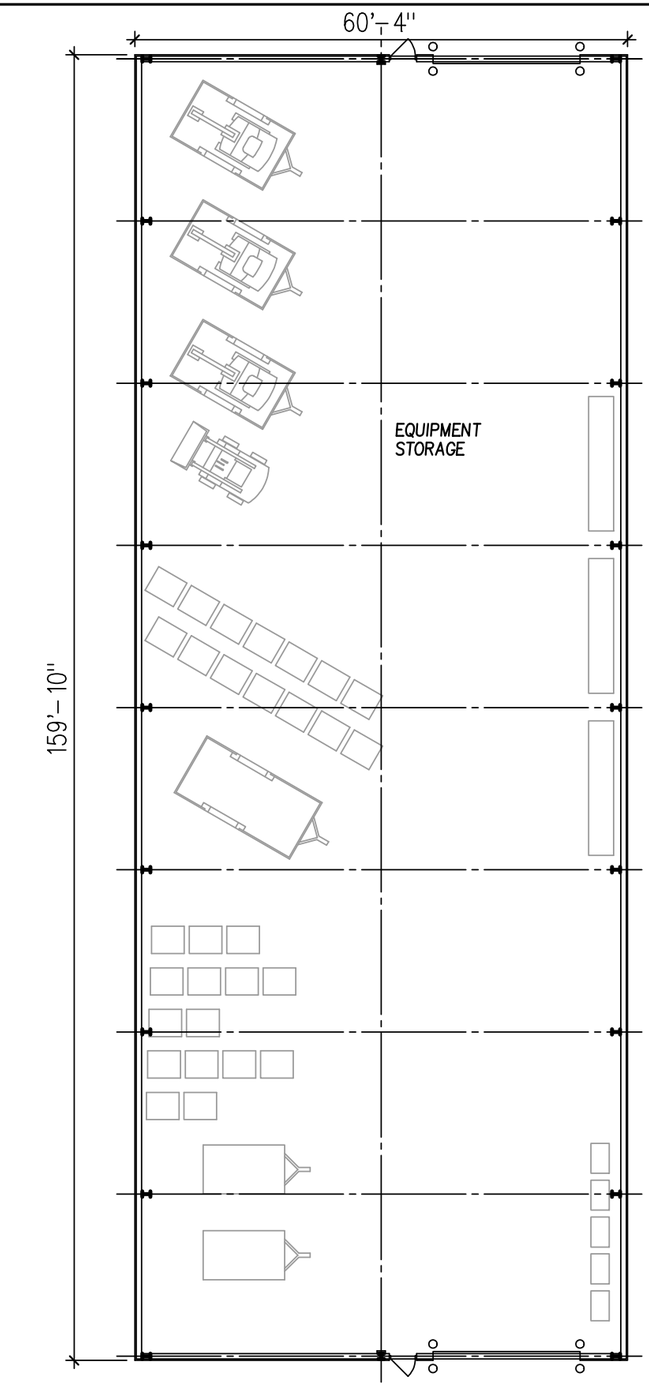
DRAWN
JEH
DATE
1-15-13
JOB NO.
12035
SHEET
2



building 'B' floor plan

SCALE: 1/8" = 1'-0"

NORTH



building 'C' floor plan

SCALE: 1/8" = 1'-0"

NORTH

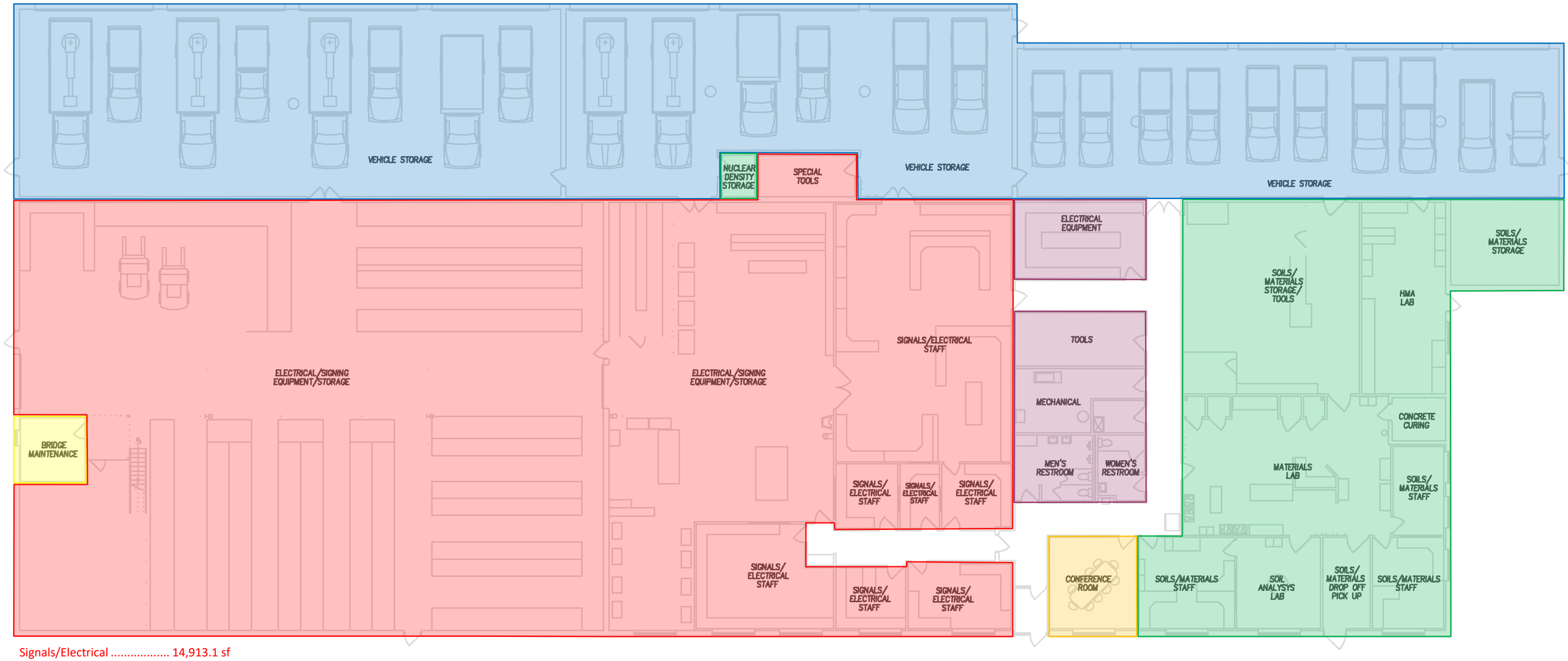
0 10' 20' 30' 40'

ARCHITECTS/PLANNERS, S.C.
1545 South 84th Street
West Allis, Wisconsin 53214
(414) 258–9995

REVISIONS

space plan utilization for:
WISCONSIN D.O.T.
935 S. 60th STREET
WEST ALLIS, WISCONSIN

DRAWN
JEH
DATE
12–17–12
JOB NO.
12035
SHEET
4



Signals/Electrical ..... 14,913.1 sf
Vehicle Storage ..... 9,567.5 sf
Soils/Materials Labs ..... 4,726.3 sf
Building Facilities..... 1,266.8 sf
Hallways ..... 1,041.5 sf
Conference Room ..... 315.2 sf
Bridge Maintenance..... 174.7 sf
TOTAL ..... 32,005.1 sf

Operations Group:

- **Mitzi Dobersek ..... CE Trans Supervisor (1) 262-875-1252**
  - Pete Adamczyk ..... Electrician (2) 414-380-1827
  - Jerad Adler ..... Electrician (3) ..... N/A
  - Jeff Blaha ..... Electrician (4) 414-750-2799
  - Dennis Cauley ..... Craftsworker Lead (5) 414-750-1443
  - Joel Cowan ..... Electrician (6) 414-333-4194
  - Eugene Joerres ..... Electrician (7) 414-266-1170
  - Bree Johns-Konkol ..... Trans Tech Adv (8) 414-266-1170
  - Eric Martinson ..... Electrician (9) 414-750-5067
  - Kurtis Oliver ..... Electrician (10) 414-266-1170
  - Eric Perea ..... CE Trans-Sr (11) 262-574-5422
  - Rachael Saldivar ..... Trans Tech Adv (12) 414-266-1167
  - David Sayavong ..... Trans Tech Jrny (13) 414-750-0469
  - Patrick Stoetzel ..... Trans Tech Adv 2 (14) 414-750-5306
- Dennis Newton *(Don Berghammer Supervisor)* ..... Trans Spec Adv (15) 414-750-0257
- Jenny Buckett *(Don Berghammer Supervisor)* ..... Trans Spec Sr (16) 414-750-2427
- Chuck Saldivar *(Don Berghammer Supervisor)* ..... Trans Spec Sr (17) 414-750-1682
- 2 Hotel Cubes
  - Rebecca Klein *(Don Berghammer Supervisor)* ..... CE Trans Adv (18) 262-822-5947
  - 1-3 LTEs *(Don Berghammer Supervisor)* ..... LTE (19) ..... N/A

Technical Services Group:

- **Andy Zimmer ..... CE Trans Supervisor (20) 414-750-1543**
  - Paul Emmons ..... Trans Spec Adv (21) 414-750-1561
  - Dan Konet ..... Trans Tech Adv (22) 414-750-2392
  - Jim Kubash ..... Trans Spec Adv (23) 414-750-2485
  - Suzan Rolbiecki ..... Trans Spec Adv (24) 414-750-1399
  - Sean Snyder ..... Trans Spec Adv (25) 414-840-8162
  - Sheryl Sorby ..... Trans Spec Adv (26) 414-750-0880
  - *Soils Engineer (vacant)* ..... CE Trans Adv (27) ..... N/A
- Blaine Anderson *(Bob Duffeck Supervisor)* ..... Surveyor Sr (28) 414-750-1751
- Jeff Bruesewitz *(IA - Jason Lynch Supervisor)* ..... Trans Spec Adv (29) 414-750-2324

IT:

- Guillermo Razo ..... IS Technical Services Sr (30) 414-750-2594

Materials

	Square Footage	Work Stations
Materials Office 1	250	2 includes 1 Supervisor work station
Materials Office 2	150	3
Storage	575	Building A
	700	Building B
Sample Delivery	150	
Laboratory	975	
Equipment		Needed working radius
Counter/work space	80	375
Table space	50	325
Aggregate Washers	10	20
Stoves	25	40
Lab ovens	30	30
Concrete press	10	30
Sieve Shakers	70	40
Aggregate Dumpster	15	35
Aggregate Splitter	5	20
Laboratory Hood	15	15
Scales	10	20
Lab sinks	15	20
Staging areas	150	
Subtotal	485	970

Main Soils Office/Lab

	Square Footage	Work Stations
Office	300	4
Storage	250	
Laboratory	270	
Equipment		Needed working radius
Counter/work space	50	45
Table space	10	10
Lab sink	10	10
Lab oven	10	10
Scales	5	10
Shelving/cabinets	20	30
Subtotal	105	115

Alt Soils Lab

		Square Footage	Work Stations	
Laboratory		400	1	includes work station in lab space
Equipment			Needed working radius	
Counter space		65	75	
Automatic hammers		10	20	
Lab oven		5	10	
Soil Pulverizer		10	10	
Floor splitter		5	10	
Scales		5	10	
Shelving/cabinets		40	40	
Staging area		50		
	Subtotal	190	175	

HMA Lab

		Square Footage	Work Stations	
Storage		325		
Laboratory		520	1	includes one work station in lab
Equipment			Needed working radius	
Counter space		95	185	
Gyratory compactors		15	20	
Lab ovens		15	25	
Water bath		10	15	
Asphalt Analyzer		15	15	
	Subtotal	150	260	

Nuclear Density

	Square Footage	Work Stations
Storage	75	
Staging	300	

Survey

	Square Footage	Work Stations
Office	55	2

Electrical

		Square Footage	Work Stations
Office		2120	16
Shop		2900	
Staging		1225	
Storage		8200	Building A
		3275	Building B
		9550	Building C
	Subtotal	21025	

Signs

	Square Footage	Work Stations
Office	825	8
Storage	650	

Maintenance

	Square Footage	Work Stations
Office	175	2

Miscellaneous

		Square Footage
Bathroom		
	Men	200
	Women	125

Conference room	290
Mechanical room	300

Parking

Outdoor Parking	2	Handicap parking spots
	47	Regular parking spots
Indoor Parking	27	Parking spots for trucks and vehicles between 3 buildings

Needs

IA Needs	Quantity		Square Footage	Work Radius
Gilson	1		20	10
Sieve Shaker	1		20	10
Scale	1		5	10
Aggregate Washer	1		5	10
Aggregate splitter	1		5	20
Stove	1		5	10
Oven	1		5	10
Sample prep area	1		50	
	subtotal		**115**	80

Soils Needs	Quantity		Square Footage	Work Radius
Gilson	1		20	10
Sieve Shaker	1		20	10
Scale	1		5	10
Aggregate Washer	1		5	10
Aggregate splitter	1		5	20
Stove	1		5	10
Sample prep area	2	50	100	
	subtotal		**160**	70

Materials Needs	Quantity		Square Footage	Work Radius
Sieve Shaker	1		20	10
Stove	1		5	10
Sample prep area	2	50	100	
	subtotal		**125**	20

HMA				
Staging area	1		150	
	subtotal		**150**	
	TOTAL		550	170

1.5 FUNCTIONAL REPLACEMENT

Under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) 49 CFR Part 24, publicly owned properties are not eligible for relocation assistance (with the exception of moving costs). However, the Functional Replacement Program developed by the Federal Highway Administration (FHWA), provides an alternative method of acquiring and compensating for publicly owned properties that provide essential public services. Examples may include schools, police and fire stations, parks, recreational areas, municipal garages or maintenance facilities, libraries and city or county government buildings and other public-owned areas. For parks and recreation areas, Sec. 4(f) provisions of the Department of Transportation (DOT) Act of 1966 may apply. The real property cannot be owned by a utility or railroad.

The functional replacement concept permits federal participation in costs of acquiring an adequate substitute site if one is required and the construction costs of the replacement improvements that duplicate the function of the acquired improvement. This concept requires that the facility must be needed by the public, must be actually replaced and the costs to presently replace the facility or cure damage to it be actually incurred by the public agency. The functional replacement concept may also be applied to state-funded projects. Wisconsin Statute, s. 84.01(15) authorizes and directs WisDOT to comply with the federal law and federal regulations issued under federal code thus giving WisDOT the authority to administer functional replacement provisions consistently statewide, when appropriate.

The intention of functional replacement is to consider providing additional monies when it is recognized that the cash compensation for the acquisition of the public facility may be insufficient to restore it to status quo. Costs of increases in capacity and other betterments or enhancements are not eligible for federal or state participation except where necessary to replace the facility's utility, unless required by existing codes, laws or zoning regulations, or related to reasonable prevailing standards for the facility being replaced. Because of the added review, oversight and approval associated with the functional replacement process, the importance of early coordination cannot be over emphasized. If you anticipate functional replacement will apply to a project, contact the Bureau of Technical Services-Real Estate (BTS-RE) as soon as possible to discuss specifics. The agency owning the public facility, at its option, may choose to accept conventional acquisition and cash compensation based on the appraised market value of the acquired property (WisDOT's standard acquisition process) in lieu of functional replacement.

1.5.1 State or Federal Participation

When the department determines that functional replacement of real property in public ownership may be necessary and in the public interest, state funds may participate in the payment to the public agency for:

- Functional replacement costs of improvements required to be replaced exclusive of increases in capacity or betterments; and

- Market value of land owned by the public agency when that public agency has land upon which to relocate facility; or
- Reasonable cost of acquiring a comparable, substitute site where lands owned by the public agency are not available for use in relocating the facility.

For federal participation in functional replacement, the FHWA must approve prior to the acquisition. The provisions of 23 CFR Subpart B, Section 710.509 should be reviewed to assure compliance with federal regulations pertaining to functional replacement of real property in public ownership. The estimated costs of functional replacement must be included in early real estate project cost estimates.

1.5.2 Process

Prior to the initiation of real estate acquisition, perhaps during an early project-scoping meeting, the region should identify any parcel acquisitions that may meet the definition of functional replacement. If such a parcel is identified, the following approvals and steps *must* be followed:

1. Region must contact BTS-RE relocation facilitator prior to preparation of conceptual stage report for highway project (to be included in environmental document) regarding possibility of functional replacement when publicly owned real property, including land/or facilities, is to be acquired for a federal aid or a state funded project. For consultant-managed projects or parcels negotiated by fee consultants, region must provide oversight of any parcels involving functional replacement.
2. BTS-RE and FHWA, if applicable, will agree on scope of property and project-related oversight prior to initiation of functional replacement. BTS-RE relocation facilitator will work with region and issue necessary approvals prior to initiation of functional replacement.
3. Regional representative should meet early in process with owning agency and inform agency of right to just compensation based on appraisal of market value and of option to choose either just compensation or functional replacement. Amount of functional replacement shall be limited to difference between approved offering price based on an appraisal of market value and actual cost to replace facility with an equivalent facility as defined in this section.
4. Parcels approved for functional replacement, shall have a mutually acceptable course of action developed with owner via an agreement. Action may include discussion on functional equivalency of facility and need to obtain bid estimates for necessary construction.
5. Regional Real Estate management will have responsibility to review final estimates to determine WisDOT participation costs. If federal funds are involved, estimates must be processed through BTS-RE who will obtain necessary review and approval from FHWA.
6. Any functional replacement funds over approved acquisition amount will be processed as an administrative revision or additional parcel cost depending on timing of payments.
7. A portion of replacement funds will be held until construction is complete to ensure replacement actually takes place and costs have actually been incurred.
8. Total cost of functional replacement will be based on an estimate of construction and either market value or reasonable, actual cost of acquiring a comparable substitute site.

CURRENT STATUS OF WISDOT MATERIALS LABORATORIES:

WisDOT Policy Research Program

Project 0092-16-10

Signe Reichelt, P.E.
Shane Niedzwecki
Behnke Materials Engineering, LLC

Ryan Sylla
State Materials Engineering, LLC

DRAFT

8.0 SOUTHEAST REGIONAL LAB – WEST ALLIS

TABLE 22 Introductory Information on Southeast Regional Lab, West Allis

Location:	935 S. 60th Street, West Allis, WI	
Square Feet:	Total Approximately (≈) 3800 Main Lab ≈992, Soils Room ≈265, Offices ≈180 and ≈289, Empty Cure Room ≈80, New HMA Room ≈543, and Storage Area/Zoo Interchange Lab Area ≈1170	
Tests Performed:	Materials Finer Than 75-µm (No. 200) Sieve in Mineral Aggregates by Washing	T11
	Sieve Analysis of Fine and Coarse Aggregate	T27
	Specific Gravity and Absorption of Fine Aggregate	T84
	Specific Gravity and Absorption of Coarse Aggregate	T85
	Reducing Samples of Aggregate to Testing Size	T248
	Total Evaporable Moisture Content of Aggregate by Drying	T255
	Bulk Specific Gravity (G_{mb}) of Compacted Hot Mix Asphalt (HMA) Using Saturated Surface-Dry Specimens	T166
	Theoretical Maximum Specific Gravity (G_{mm}) and Density of Hot Mix Asphalt (HMA)	T209
	Preparing and Determining the Density of Asphalt Mixture Specimens by Means of the Superpave Gyratory Compactor	T312
	Determining the Asphalt Binder Content of Hot Mix Asphalt (HMA) by the Ignition Method	T308
	Determining the Liquid Limit of Soils	T89
	Determining the Plastic Limit and Plasticity Index of Soils	T90
	Moisture-Density Relations of Soils Using a 2.5-kg (5.5-lb) Rammer and a 305-mm (12-in.) Drop	T99
	Moisture-Density Relations of Soils Using a 4.54-kg (10-lb) Rammer and a 457-mm (18-in.) Drop	T180

8.1 Lab Function

The Southeast Regional (SER) Laboratory in West Allis, WI performs testing for aggregates and soils, and is currently in the process of building out an HMA testing area. The HMA testing was previously conducted at another location and the lab does not test concrete. The facility consists of a main lab area, offices, a soils room, vacant cure room, an HMA room, and the Zoo Interchange field lab which currently occupies the storage area. There are usually eight people working at the SER lab, four region employees and four Zoo Interchange lab technicians. The main lab area has three fume hoods and four shaker closets, each with individual vents. There is a large 36" manhole-size drain in the floor and also an additional, smaller drain in the soils room. The cure room is vacant and only used for storage at this time. The lab has a large intended storage area where the Zoo Interchange field lab is currently located, for the duration of the project. Doors are typical size, but large enough to allow pallets to pass. There is limited counter space, but a large stainless steel table can be found in the middle of the room. The lab area has no exterior walls so there are no windows. The offices and soils room have windows, but the windows are poorly insulated and allow for noticeable temperature variations. The lab has two composite dual-bay laundry sinks and the building has a 50-gallon natural gas water heater. Lab staff has not reported issues with hot water supply. Security is a noted concern since the lab is located in an area with higher population and crime rates than other regional labs. The lab is not monitored by any security or badge system and uses only lock and key. The lab previously had a break-in where roughly $100,000 worth of wire was stolen from the storage garage. There is no official materials drop off room, but there is a short hallway between external/building

DRAFT

entrance and lab entrance which the lab uses as a drop off room. There is also a drop off box outside for after-hours. Staff use carts to transport materials and have voiced no issues with the materials handling aspect of the lab. Figure 22 shows the main lab area.

FIGURE 22 Main lab area West Allis lab and alternate view

8.2 Infrastructure

The building is equipped with a common air HVAC system. The rooftop unit has six residential-style AC units and four residential-style furnaces. This system supplies the lab area only which is separated into six individual zones. It has a makeup air system that senses negative pressure from running ventilation systems, replaces air, and has a 4-stage heater, but the makeup air system has no A/C. The HVAC system is controlled through software and monitored by the facility technician. The lab staff has no control over

the temperature of the lab and voiced that temperature control in the lab is a major concern. Large temperature variations occur throughout different rooms/areas of the lab. Also, the ventilation system filters debris, but also allows cold or hot air to enter the lab, resulting in inadequate working conditions. The Zoo Interchange lab area has limited ventilation for testing purposes, causing poor air quality. The lab is primarily supplied from two 225-amp panels, which are both nearly at capacity. The electrical supply is primarily internally routed and an insufficient number of outlets exist. Due to restricted work areas and limited outlet locations, extension cords are used throughout the lab. Also, the roof leaks large amounts of water into the lab and near electrical components.

8.3 Safety

Regarding ergonomics, no major issues were noted. The lab has carts for transport of heavy items as well has anti-fatigue mats on which to stand. The main lab area has dust counts of about 600-750 which is "fair" air quality. Vane anemometer results show the fume hoods to be sufficient with velocities at about 80 fps. One safety concern observed is evident water damage, from the leaking roof, adjacent to electrical switches as seen in Figure 23. Also, due to ventilation and cooling system performance issues, temperatures in the lab have been cited as "unbearable" during hot weather and while ovens are in use. Also, since the Zoo Interchange lab is a temporary setup in an area intended for storage, the area is not properly ventilated for lab use.

FIGURE 23 Water damage near electrical switch due to leaking roof.

DRAFT

8.4 Equipment

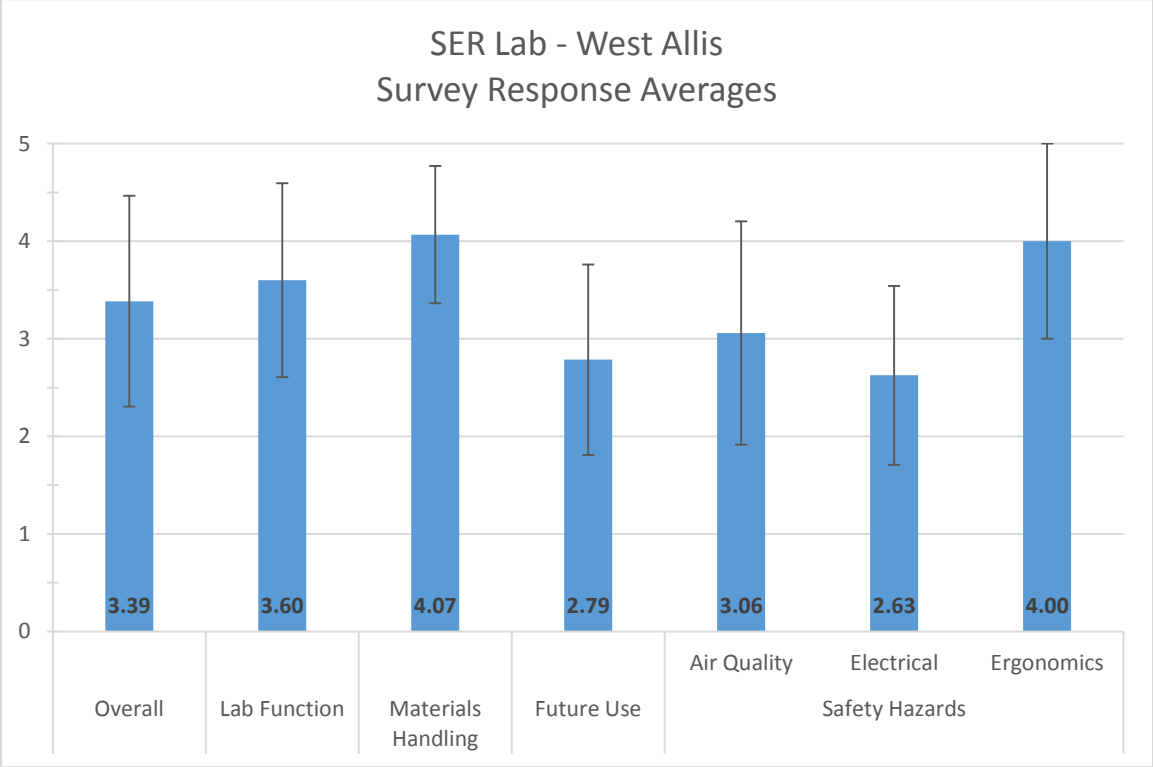
The lab is equipped with four shakers (inside closets), two vented ovens, and three fume hoods. They do have a concrete compression machine, but they currently don't test concrete in this particular lab. They also have a cure room which is now used as a storage area, and this is the area experiencing a leaking roof, which further reduces functionality of this space. The HMA room is currently under construction, but will soon house an ignition oven, vented ovens, and gyratory compactor. The Zoo Interchange field lab has a dedicated oven and two mechanical proctor machines.

8.5 Future Use

The current size of the lab is adequate, but would not be suitable for possible future work volume increases. The space in the lab is occupied and would require repurposing/reclaiming of areas to expand. The construction of an HMA room occupies the last vacant space. The storage space is adequate for the current workload, but there is no additional room for growth. The lot/property does have space if expansion of the building is needed.

8.6 Survey Response

TABLE 23 Survey Response Averages, West Allis Lab



The general *functionality* of the lab scored well, but lack of windows and security are noted concerns of the staff. *Materials Handling* scored the highest. The lab has a drop off box right outside the lab and carts for transporting equipment or samples and expressed no issues for this category. *Future Use*

scored low at 2.79 since the lab is currently building out an HMA room and respondents feel it is not sufficient for any further expansion. The *Air Quality* responses were fairly indifferent, but lack of proper temperature control was cited. The HVAC system does not efficiently cool/ heat intended areas and the staff lack manual input to control it. *Electrical* scored the lowest because respondents feel the number of outlets are insufficient in key areas hampering the ability to add or rearrange any equipment, etc. The lab cited no issues with *Ergonomics*, but rather was indifferent in response to a few questions of this category.

DRAFT

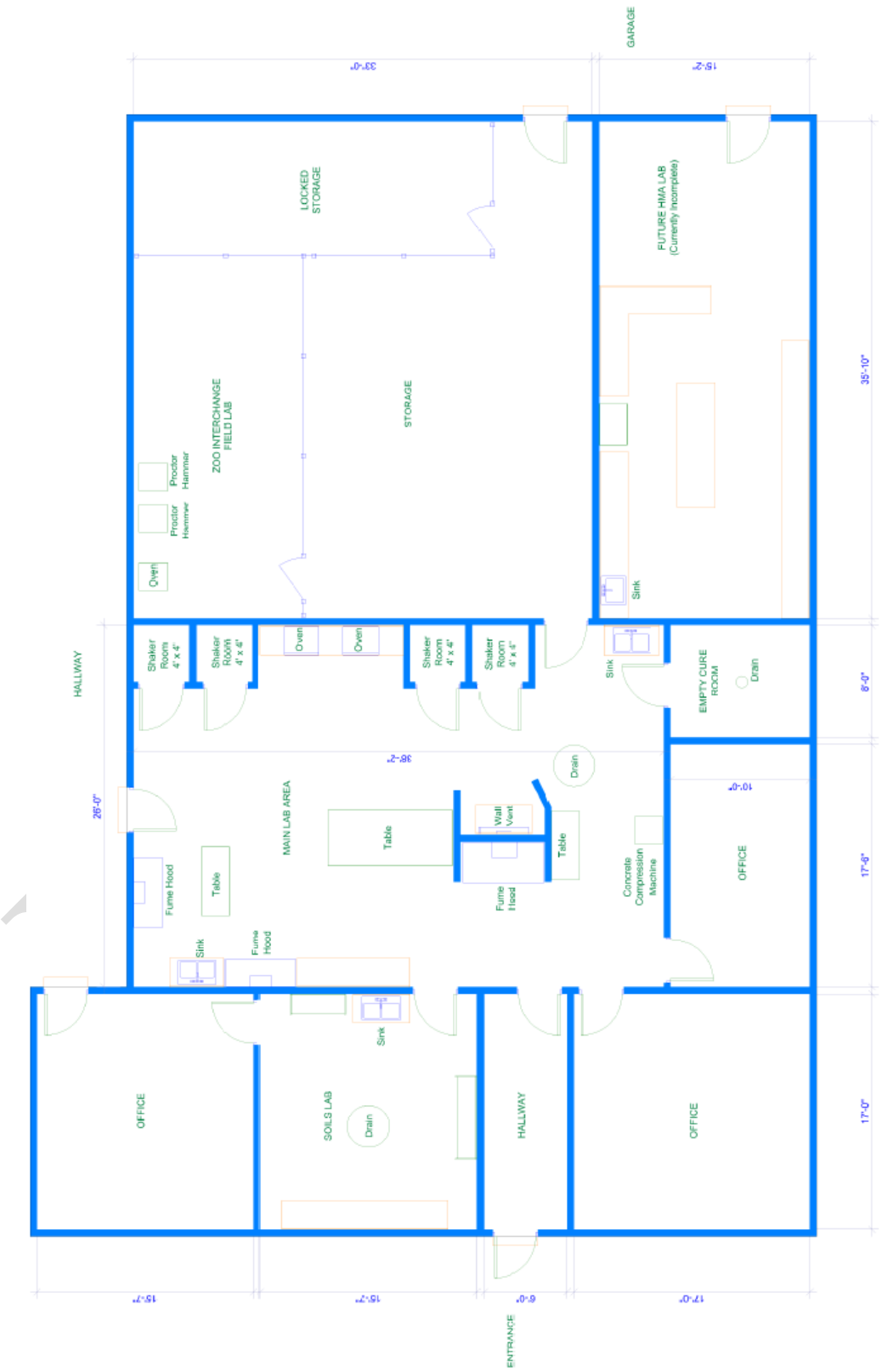
8.7 Breakdown

TABLE 24 Breakdown of Concerns, West Allis Lab

Good
• Vacant cure room – could return to operable if needed • 3 fume hoods – good face velocity • 4 shaker closets – vented • Large floor drain & appropriate floor grate plus additional floor drain in soils area • Door widths allow for pallets to pass through • Large stainless steel table in center of lab • Offices & soils lab have windows • Multiple sinks available • Ample hot water supply • Ergonomically-friendly – carts, etc • HVAC arrangement allows for individual heating/cooling zones in the lab(s) – system senses and avoids negative pressure in lab as well (controls air flow & fumes) • HVAC on software control • Ergonomically-friendly lab – carts, anti-fatigue mats, etc • Lot/property would allow for expansion if needed
Needs Improvement
• No concrete testing currently performed here – equipment in place • Zoo Interchange field lab currently occupies storage area • Misuse of multiple spaces with curing room used as storage & Zoo lab in storage space – repurposing makes for less than ideal conditions and sometimes increases hazards • Limited counter space • Internal main lab – no windows • All windows poorly insulated – noticeable temperature variations • No material drop-off room – exterior box & hallways used • 6 A/C units & 4 furnaces – complex system to maintain • No independent lab control of temperatures – has varied greatly from room to room • Makeup air system has no A/C • Ventilation system allows cold or hot ambient air to enter lab • Electrical nearing capacity • Conduit primarily internally routed – difficult to add/expand • Main lab area with dust counts of fair air quality • Lab not suited to accommodate any increase in workload – would require repurposing space
Critical Concern
• No security system installed – previous robbery (~$100,000 lost) • Zoo Interchange temporary lab has poor air quality & limited ventilation • Restricted work areas & limited outlet placement – various extension cords and overloading occurring • Significant roof leak near electrical • Roof leak prevents use of space

DRAFT

8.8 Layout – Southeast Regional Lab – West Allis



8.9 Additional Pictures

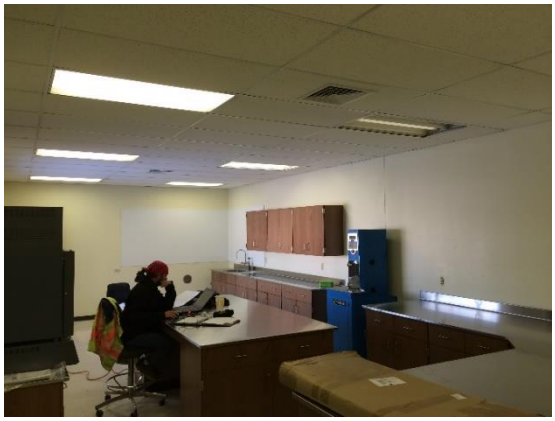
Aggregate Splitting Area

Vacant Concrete Cure Room

Storage Area

Zoo Interchange Field Lab (Supply Room)

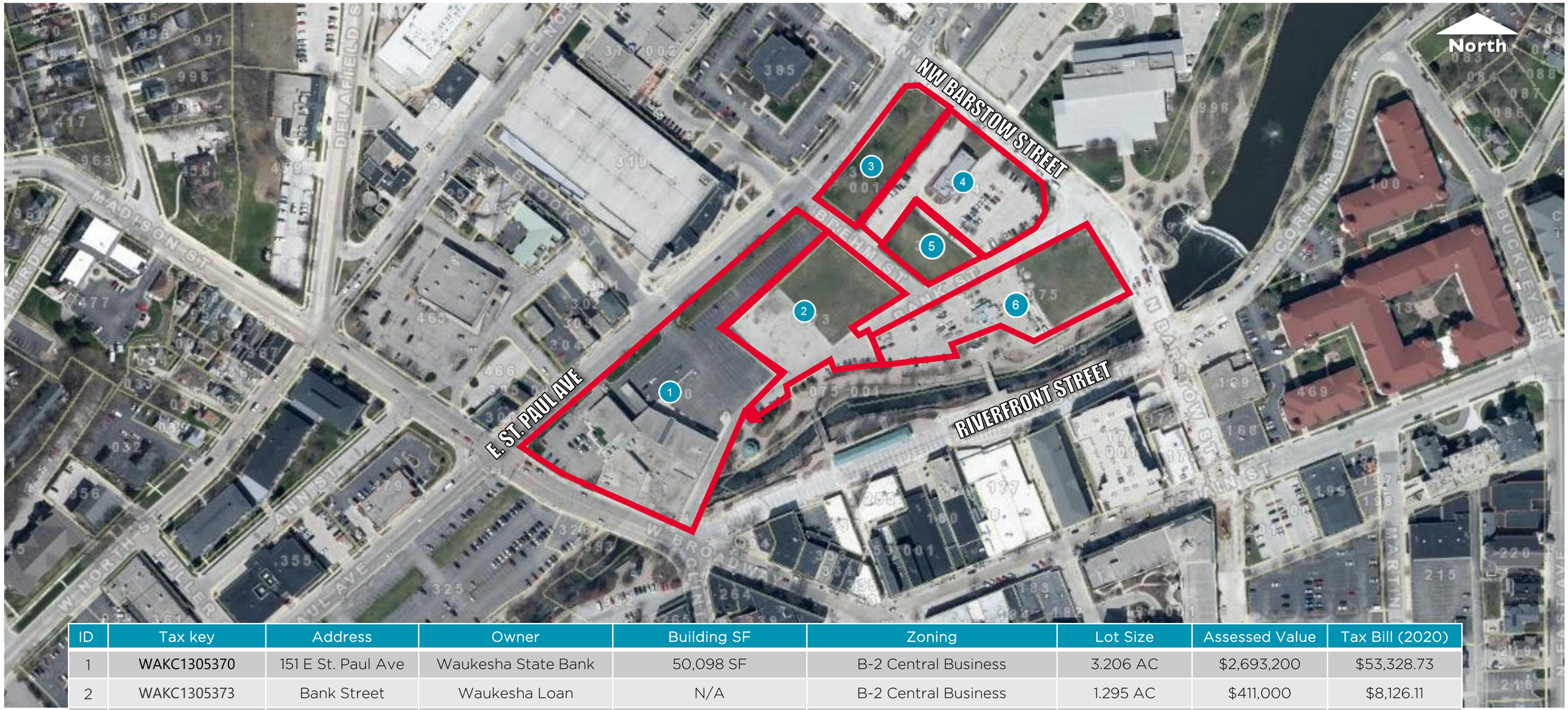
Soils Room



HMA Room (Under Construction)

FIGURE 24 Additional Pictures Southeast Regional Lab West Allis

Gilbane - WisDOT



ID	Tax key	Address	Owner	Building SF	Zoning	Lot Size	Assessed Value	Tax Bill (2020)
1	WAKC1305370	151 E St. Paul Ave	Waukesha State Bank	50,098 SF	B-2 Central Business	3.206 AC	$2,693,200	$53,328.73
2	WAKC1305373	Bank Street	Waukesha Loan	N/A	B-2 Central Business	1.295 AC	$411,000	$8,126.11
3	WAKC1305371001	E St. Paul Avenue	Waukesha State Bank	N/A	B-2 Central Business	0.636 AC	$222,900	$4,407.07
4	WAKC1305374	130 Barstow St NW	Historic Prairieville LP	4,479 SF	B-2 Central Business	1.234 AC	$588,500	$11,616.55
5	WAKC1305375	Bank Street	Wisconsin Elec Power Co	N/A	B-2 Central Business	0.404 AC	$140,100	$2,769.99
6	WAKC1305075	Bank Street	Waukesha Loan	N/A	B-2 Central Business	1.373 AC	$467,300	$9,239.25

Copyright © 2020 Cushman & Wakefield. All rights reserved.

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by our principals.

Gilbane – WisDOT

ID	Tax key	Address	Owner	Building SF	Zoning	Lot Size	Assessed Value	Tax Bill (2020)
7	WAKC1305148	Union Street	Metaltek Real Estate LLC	N/A	M-2 General Manufacturing	0.302 AC	$129,00.00	$2,550.53
8	WAKC1305150	E St. Paul Ave	Metaltek Real Estate LLC	N/A	M-2 General Manufacturing	1.959 AC	$466,100.00	$9,215.52
9	WAKC1305443	121 Union Street	Wisconsin Electric Power Co	820 SF	M-2 General Manufacturing	0.630 AC	N/A	N/A
10	WAKC1305442001	Union Street	SW Sentrifugal Inc	N/A	M-2 General Manufacturing	1.860 AC	$162,100.00	$3,204.96
11	WAKC1305442	101 Union Street	City Of Waukesha	N/A	M-2 General Manufacturing	0.347 AC	N/A	N/A

Copyright © 2020 Cushman & Wakefield. All rights reserved.

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by our principals.

CUSHMAN & WAKEFIELD | BOERKE

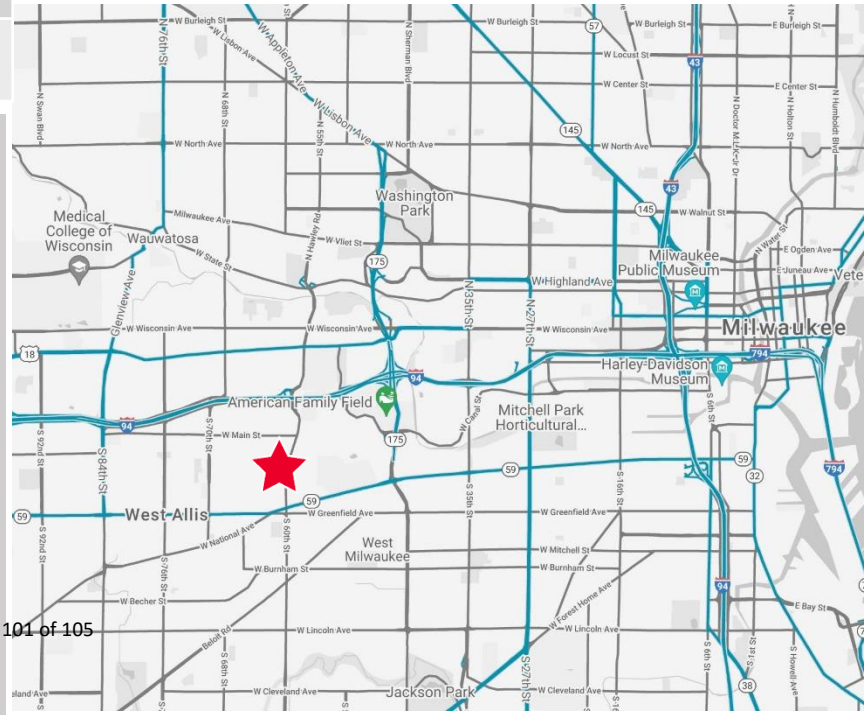
BROKER OPINION OF VALUE

935 S 60th Street
West Allis, WI

JUNE 2021

PROPERTY DETAILS

PARCEL NUMBER	4390002004
ADDRESS	935 S 60th Street
MUNICIPALITY	City of West Allis
ZIP CODE	53214
BUILDING SIZE	Bldg 1: 9,660 Bldg 2: 4,116 Bldg 3: 37,000 Total: 50,776 SF (estimated)
LAND SIZE	5.552 Acres
PARKING	Ample
ZONING	M-1 Manufacturing District
ASSESSED VALUE	Exempt
PROPERTY TAXES	Exempt



For more information, contact:

Jeff Hoffman, SIOR, CCIM
Principal
+1 414 203 3038
jhoffman@boerke.com

Nick Unger
Real Estate Advisor
+1 414 203 3016
nunger@boerke.com

Chad Vande Zande
Principal
+1 414 203 3049
cvandezande@boerke.com

731 N Jackson Street, Ste 700
Milwaukee, WI 53202
phone: +1 414 347 1000
boerke.com

4602 S Biltmore Lane, Ste 112
Madison, WI 53718
phone: +1 608 716 3090
boerke.com

The Boerke Company, Inc. / Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2021. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

CUSHMAN & WAKEFIELD | BOERKE

BROKER OPINION OF VALUE

935 S 60th Street
West Allis, WI

BUILDING SUMMARY

Unique opportunity for a contractor or light automotive use to locate in the Milwaukee Central Submarket. This mature submarket has very limited options for local businesses to either expand or build new. The parcel has additional land to the West that could be used for expansion of building, or more than likely outside storage uses. The building has tremendous interstate access at 0.6 miles to I-94 and 3 miles to the Zoo Interchange.

MARKET OVERVIEW

Total Market Universe is 25.7 MM Sq. Ft. in the Milwaukee Central Submarket. As of Q1 2021 vacancy rate was 3.6% across 393 buildings in the submarket. This market has consistently shown strong fundamentals, year to date net total absorption was 727,122 SF for Q1 2021. Very high barriers to entry in order to deliver buildings of this scale into the Milwaukee Central submarket.

OPINION OF VALUE

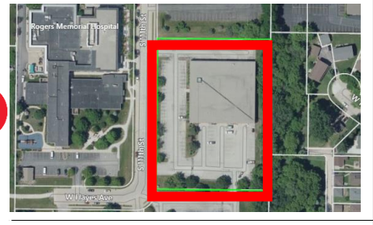
HIGHEST & BEST USE	**Contractor, Service Operation**
EXPECTED PROPERTY VALUE	**$2,500,000 - $3,000,000 ($49.24/SF - $59.08/SF)**

THIS IS A BROKER OPINION OF VALUE OR A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies on the materials presented herein, you should know that The Boerke Company (TBC) has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. Ranges of value are based on the subject property being unaffected by any exceptions to title, environmental, soil, zoning or other conditions that may exist now or in the future.

This opinion is based upon TBC's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. It is understood that this opinion is for the internal use of Client only and you will not disclose the contents of this letter or the source of this opinion to any other party without our prior written consent.

CUSHMAN & WAKEFIELD | BOERKE

935 S 60th St, West Allis
Sale Comparables

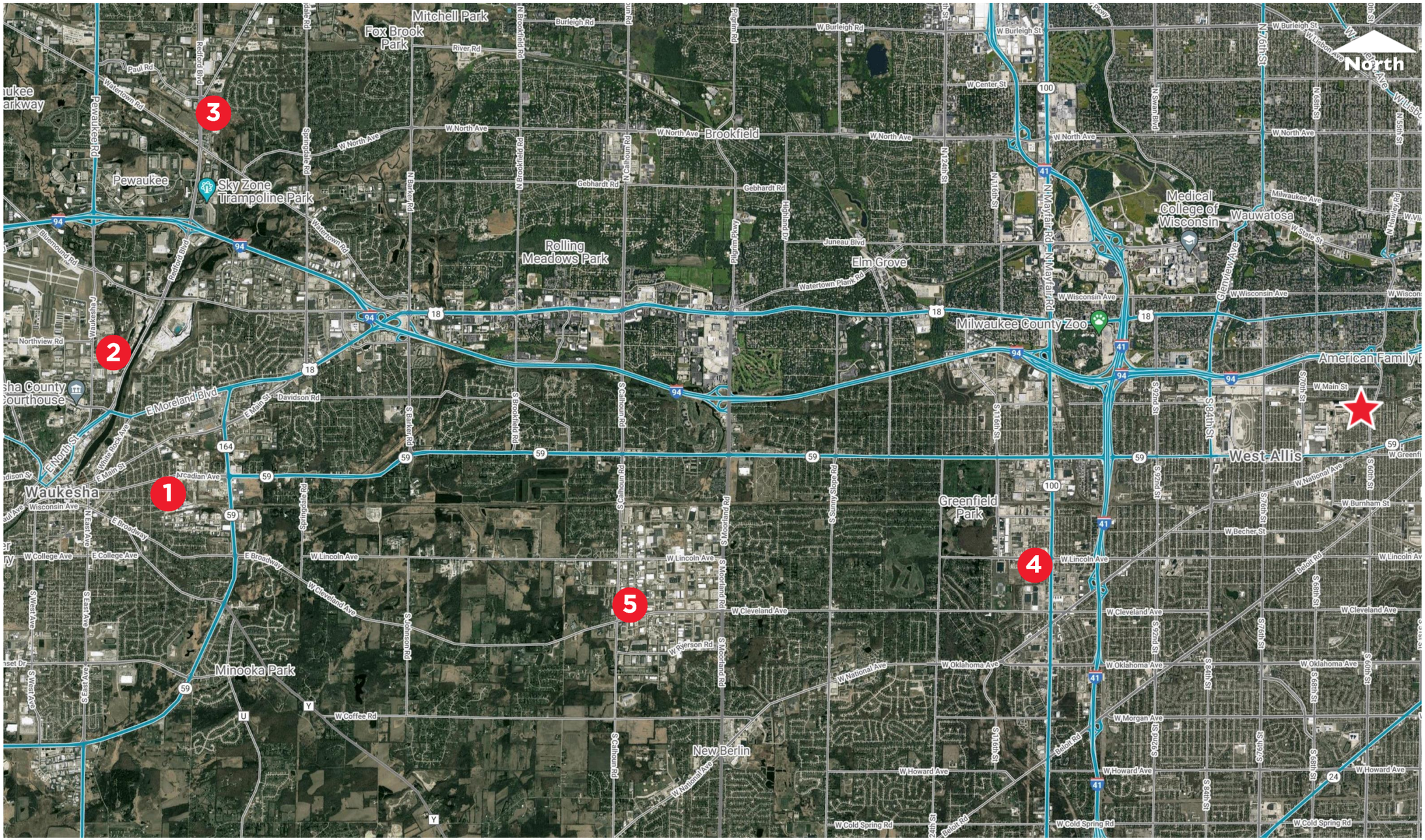
	Property	Address	Bldg. Size	Dock Doors Drive-Ins Clear Height	Sale Price Price Per SF	Sale Date	Comments
1		1242 Lincoln Ave Waukesha, WI	72,101	2 Drive-Ins 0 Docks 18'-30' Clear	$2,985,000 $41.40/SF	4/28/2021	▪ 9.0 Acres ▪ Metal Construction
2		2005 Pewaukee Road Waukesha, WI	50,300	4 Drive-Ins 2 Docks 16' Clear	$3,050,000 $60.04/SF	4/26/2021	• 6.86 Acres • Masonry/Metal Construction
3		W229 N2450 Homewood Court Waukesha, WI	39,750	1 Drive-In 0 Docks 18' Clear	$1,500,000 $37.74/SF	11/16/2020	▪ 3.0 Acres ▪ Masonry construction
4		2356 S 111th Street West Allis, WI	27,194	0 Docks 5 Drive-Ins 16' Clear	$1,080,000 $36.00/SF	5/28/2020	• 2.64 Acres • Masonry Construction
5		17000 W Cleveland Ave New Berlin, WI	50,168	26 Drive-Ins 1 Dock 15'-24' Clear	$2,250,000 $44.85/SF	3/23/2020	• 8.58 Acres • Masonry/Metal Construction
			Average PSF $44.01				

Copyright © 2021 Cushman & Wakefield. All rights reserved.

Images sourced from CoStar™

CUSHMAN & WAKEFIELD | BOERKE

935 S 60th St, West Allis
Sale Comparables



Copyright © 2021 Cushman & Wakefield. All rights reserved.

Images sourced from CoStar™

BUILDING
MORE THAN
BUILDINGS®

GILBANE BUILDING COMPANY
1-800-GILBANE
www.gilbaneco.com