



Mineral Point, Wisconsin

CITY OF MINERAL POINT

137 HIGH STREET, SUITE 1
MINERAL POINT, WI 53565
608-987-2361

AGENDA

CITY OF MINERAL POINT FIRE COMMITTEE MEETING

Monday, June 22, 5:15 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with Open Meetings Law.
2. Approval of May 28, 2026 minutes.
3. Discussion of Fire Station Capital Improvement Project – *Devin Flanigan, Keller*.
4. Consideration of Fire Truck Agreement.
5. Adjourn.

Agenda Posted and Distributed: Thursday, June 18, 2026

Reasonable accommodations for participation in this meeting by persons with disabilities, as defined by the Americans with Disabilities Act, will be made upon request and if feasible. Please contact the City Clerk's office (608-987-2361) at least 24 hours prior to the scheduled meeting so that necessary accommodations can be provided.

OFFICE OF THE CITY CLERK-TREASURER

Mayor – Danny Clark

City Administrator | Matthew Honer | administrator@cityofmineralpointwi.gov

City Clerk-Treasurer | Christy Skelding | cityclerk@cityofmineralpointwi.gov



Mineral Point, Wisconsin

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MINUTES

CITY OF MINERAL POINT FIRE COMMITTEE MEETING

Thursday, May 28, 2026, 4:00 PM

City Hall Community Room

1. Call to Order, Roll Call, and Confirmation of Compliance with the Open Meetings Law.

Mayor Clark called the meeting to order at 4:00 pm.

Danny Clark	Present	Deven Walrack	Present
Chris Goodney	Present	Bryan Marr	Present
Jared Weier	Absent	Matt Schaaf	Present
Others Present: Matthew Honer, Christy Skelding, Mary Glindinning, Alan Schrank, Devin Flanigan			

APPROVAL OF MAY 5, 2025 MINUTES

Motion (Goodney/Marr) to approve minutes. Motion carried, all voting aye (5-0).

DISCUSSION OF FIRE STATION CAPITAL IMPROVEMENT PROJECT – DEVIN FLANNIGAN.

Discussion began with a recap of discussions since the last meeting with Devin Flannigan of Keller. The primary discussion was that a estimated project budget was discussed and established of a \$4M -\$5M project cost with the City expecting approximately \$2M of that project to be paid for with debt service of the City. With the budget, Flannigan discussed timeline, additional funding opportunities, and participation. Administrator Honer recommended the Fire Committee be the entity that meets and that members of the Fire Dept. attend the committee meetings. Further discussion regarding the next steps included meeting schedule and project development. The next meeting was scheduled for June 22 at 5:15.

UPDATE ON FIRE TRUCK AGREEMENT AND OTHER MATTERS

Administrator Honer stated that a draft agreement wasn't provided to him ahead of the meeting but he expects that it will be available in time for the next Fire Committee meeting. The Committee continued discussions about the proposed joint Fire and EMS district to be created by the Town and City of Mineral Point.

ADJOURN

Motion (Marr/Goodney) to adjourn at 5:05 p.m. Motion carried, all voting aye (5-0).

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KellerTM
Planners | Architects | Builders



Revised January 14, 2025

DISCOVERY

T N E T N O C



01

Identification and Evaluation

02

Spaces and Projected Square Footage

03

I. Office Area

08

II. Crew Quarters

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III. Garage Area

14

Square Footage Requirements

16

General Notes

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Abbreviated Construction Checklist



IDENTIFICATION AND EVALUATION

The following interpretations of Space Needs were derived from my interview with the Mineral Point Fire Department staff on 11/18/24. The interview covered an assessment of spatial needs required to meet the goals outlined below.

The goals discussed for the facility are:

1. Increase size of building to create safe and productive space
 - A. Increase size and height of bays and doors to accommodate vehicle size
 - B. Expand number of bays to allow all vehicles adequate space
2. Provide adequate space for personnel and access to equipment
 - A. Remove gear from Apparatus Bay
 - i. Create buffer for decontamination
 - B. Response time and safety could be affected by crowding
 - C. Productive spaces for offices and record retention
3. Enhance image of organization to public and future volunteers
 - A. Aid in recruitment
 - B. In-house training area
4. Future growth
 - A. Could become County Operation
 - B. Ability to add full time career staff in future
 - i. Include living/sleeping quarters

The existing facility was designed to house a smaller department with smaller and fewer pieces of equipment. Although the building did provide the necessary space at the time, the current staff and equipment requirements have rendered this space inadequate. The lack of space has created inefficiencies and safety concerns for staff as well as congestion in the apparatus bay.

The existing site presents some challenges for parking and access. The primary access is from Doty Street which is pitched across site limiting points of access. A second access point could be created from Wisconsin Street at a higher elevation. The quantity of parking on site is inadequate and should be increased to allow quick access for volunteers.

As a public facility it is important to design a building that meets the needs of the department today as well as the foreseeable future. Materials and systems should be selected to be easy to maintain and provide a long service life.

Keller, Inc. will be establishing an initial budget using comparable past project costs and the information contained in this document. The budget will impact the final design, but does not represent a final project cost. The budget will be refined as required as modifications are made to this document and decisions are made on scope of work, materials and the aesthetics of the facility.

Prepared by;

Robert Lindstrom, AIA, LEED AP
Senior Architect / Co-Owner

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SPACES AND PROJECTED SQUARE FOOTAGE



I. OFFICE AREA

ENTRY

- Vestibule
- Public entry
 - Locked secure entry
 - Controlled access to building
 - Very little traffic
 - Electronic access
 - Identifiable
- Not for volunteer response
 - Responders will access garage area directly
- Near Community Room
 - Could be on 2nd Floor
- Probably near office

Entry	Closed	8'x12'	96	SF
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LOBBY

- Small area adjacent to Entry
- Ability to separate Community Room
- Access to restrooms
- Memorabilia
 - Glass case, photos

Lobby	Open	6'x8'	48	SF
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COMMUNITY ROOM

- Space for public events
 - Could be combined with Training Room
- (100) People at rows of tables
- Seated on both sides of the tables
- Frequency of use is unknown
 - 4H Club
 - Graduation
- Minimal finishes
- Direct access to exterior
- Daylighting

Community Room	Closed	0'x0'	0	SF
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KITCHENETTE

- Stove, refrigerator, sink
- Countertop and cabinets
- Could be in Community Room
 - Doesn't need to be separate room

Kitchenette	Open	3'x10'	30	SF
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I. OFFICES

COMMUNITY ROOM STORAGE

- Adjacent to Community Room
- Direct access to Community Room
- Tables and chairs

Community Room Storage	Closed	8'x12'	96 SF
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PUBLIC RESTROOMS

- Public access
 - Used for Community Room, Offices, Training Room
- Two stalls for Men and Women
- Simple layout
- Wet room
 - Floor drain
 - Pitch to drain
- Not sure if flush tank/valve
 - May want to recycle gray water for flushing

Public Restrooms	Closed	(2)@10'x12'	240 SF
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JANITOR ROOM

- Should be accessible to secure Community Room area
- Mop sink
- Cleaning equipment
- Cleaning supplies
 - Backstock could be stored elsewhere
 - Could be in locking cabinet

Janitor Room	Closed	8'x8'	64 SF
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TRAINING ROOM

- (150) Seats in rows
- Front of room
 - Monitor
 - Head table
 - Power/data in floor outlet
- Could be EOC in future
- Not sure if direct access to Apparatus Bay
 - Easy access required
- Extra ceiling height is not required
- Don't need direct access to exterior
- Ability to control light level
- Windows if possible

Training Room	Closed	42'x50'	2,100 SF
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I. OFFICES

KITCHEN

- Direct access to Training Room
- Pass-through window
 - About 10'
 - Able to close
- Equipment:
 - 6-Burner stove
 - 4-Burner stove
 - Deep fryer (2 baskets)
 - Flat top
 - (2) 2-Door commercial refrigerators
 - 1-Door freezer
 - Under-counter dishwasher
 - Two-compartment sink
 - Hand sink
- Not sure if Ansul hood is required
- Pantry storage
 - Open shelves – maybe cabinets
 - Adjacent to Kitchen
- Secure from Community/Training Room
 - Limit access when used for community events
- Access to exterior for grills
- Maybe an island in the middle
- Self-serve through window
 - Nesco, crock pot

Kitchen	Closed	16'x20'	320	SF
Pantry	Closed	8'x10'	80	SF

CHIEF'S OFFICE

- Probably closer to public entry
- Could be on 2nd Floor
- Should have (4) guest chairs
 - Maybe a small conference table
- 4-Drawer file
- Bookshelf
- Probably a U-shaped desk
- Closet not needed
- Don't need to see into other spaces
- Door with 4" light
- Windows if possible

Chief's Office	Closed	12'x16'	192	SF
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STAFF OFFICES

- Near Chief's Office



I. OFFICES

STAFF OFFICES (Continued)

- (2) Assistant Chiefs
- Desk, credenza
- (2) Guest chairs
- Windows if possible
- Storage not needed
- Door with 4" light
- Probably 10' x 12' office

Staff Offices	Closed	(2)@10'x12'	240	SF
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SECRETARY/TREASURER

- Near Chief – closer than Assistant Chiefs
- Probably 12' x 16' office
- Probably a U-shaped desk
- (2) Guest chairs
- Safe
- (3) – (4) 4-Drawer files
- Door with 4" light
- Windows if possible

Secretary/Treasurer	Closed	12'x16'	192	SF
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WORK AREA

- Should be near Offices and Training
- Cabinets for office supplies
- Print/copy equipment
- Could be alcove in hallway
- Should not be in Public Area

Work Area	Open	5'x10'	50	SF
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CONFERENCE ROOM

- (10) – (15) Seats around table
- Monitor on wall
- Power/data under table
- Cabinets on wall
 - No sink needed
- Close to offices
 - Access from secure hallway
- Door with 4" light
- Windows if possible

Conference Room	Closed	13'x20'	260	SF
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I. OFFICES

DATA ROOM

- Small room
 - Server
 - IT equipment
 - Radio systems
- Near offices
 - Access from secure hallway

Data Room	Closed	8'x8'	64 SF
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CORRIDORS/CIRCULATION

- Area necessary to move between rooms.
- Should be 5' wide minimum

Corridors/Circulation	Open	4,072 x 20%	814 SF
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OFFICE AREA

TOTAL AREA

4,886 SF



II. CREW QUARTERS

SLEEPING ROOM

- (4) Rooms
 - Ability to have (2) Twin beds
 - Will be a single person room to start
- Windows are not necessary
 - May be required by code
- Not sure how to handle personal items or sleeping gear
 - Could be individual closet/locker in room
 - Could be a shared area for totes
- Nightstand
- Don't need chairs or desks
- All rooms should be grouped together

Sleeping Room	Closed	(4)@12x12	576	SF
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BATHROOMS

- Two unisex rooms
- Adjacent to Sleeping Rooms
- Shower, toilet, sink
- Easy to clean
 - Floor drain
- Vanity for sink
 - Power outlets
- Fiberglass shower units

Bathrooms	Closed	(2)@8'x10'	160	SF
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DAYROOM

- Lounge area
 - (8) Recliners
 - Big-screen TV
- Dining area
 - Table and (8) chairs
 - Access to exterior
 - Exterior window
- Kitchen area
 - Near facility Kitchen if possible
 - If not may need additional kitchen equipment in this area
 - May want refrigerator and pantry separate from facility Kitchen
- Should be finished more residentially
- Should be separated from public areas
- Need to have easy access to Apparatus Bay

Dayroom	Closed	16'x20'	320	SF
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II. CREW QUARTERS

JANITOR ROOM

- Depends on proximity to main janitor room
- Ability easily access equipment supplies for Crew Quarters
- Small room with supplies
- Mop sink
- Floor drain

Janitor Room	Closed	6'x8'	48 SF
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FITNESS ROOM

- Closer to Apparatus Bay
- Equipment
 - Treadmill
 - Free weights
 - Bicycle
 - Stair climber
 - Elliptical
 - Rowing
- Could be larger than existing
- Access to bathrooms in Crew Quarters
- Drinking fountain with bottle filler
 - Probably in hallway

Fitness Room	Closed	16'x24'	384 SF
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CORRIDORS/CIRCULATION

- Area necessary to move between rooms.
- Should be 5' wide minimum

Corridors/Circulation	Open	1,488 x 25%	372 SF
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CREW QUARTERS

TOTAL AREA

1,860 SF



III. GARAGE AREA

APPARATUS BAY

- Existing equipment

Truck #	Type	Footprint	SF
4	Squad	9 x 25	225
1	Car	6 x 16	96
2	Engine	8 x 31	248
10	Brush	7 x 19	133
3	Quint	8 x 35	280
5	Tender	9 x 27	243
7	Tender	9 x 27	243

- (6) or (7) Bays
 - Bay should be 72' long x 17' wide
 - 14' x 14' Overhead door with maybe (1) panel of glass
 - Shorelines each end from above
 - Bollards on both sides of door
 - 18' Clear height
 - Don't think Plymovent System is needed
 - Industrial fans
 - Would like in-floor heat
 - Trench drain below truck – (1) per bay
 - Probably 1/4"/12" slope
- Tanker fill not required, if water is metered
- Hose reel in every-other bay
- 40' Concrete apron
- Maybe some daylighting – transom, panel on door
- Operators at door and central location
- Easy access from volunteer parking area

Apparatus Bay	Closed	(7)@17'x72'	8,568 SF
(This area total includes Circulation Area)			

TURN-OUT GEAR

- Direct access to Apparatus Bay
 - Room without doors
 - (2) Access points
- (50) 24" x 24" lockers
- Probably benches
- Exterior door near
- Radio charging
- IM ready monitor
- Floor drains
- Good ventilation
 - Air movement to keep things dry
 - Exhaust to remove carcinogens

Turn-Out Gear	Open	22'x30'	660 SF
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III. GARAGE AREA

SHOP

- Adjacent to Apparatus Bay
- Workbench
- Some supply storage
- Air drop
- Utility sink
- Double door
- Pallet of oil dry, foam
- Flammable cabinet
- Hose rack storage (2' x 8')

Shop	Closed	12'x16'	192 SF
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CASCADE

- Separate room
- Future compressor
- Countertop, no sink

Cascade	Closed	8'x10'	80 SF
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TRAINING TOWER

- Three story space
- Attached to facility
 - Direct access from Apparatus Bay
- Hose drying
 - Winch system
 - Floor drain
- Training opportunities
 - Window, door openings
 - Ladder training
 - Access with ladder truck
- Interior stair
- Not sure about sprinkler system or stand pipe
- Could be feature element at front of building

Training Tower	Closed	12'x15'	180 SF
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GEAR STORAGE

- Closer to Decontamination/Wash
- Enclosed, secure
- Reuse existing lockers
 - (4) 24 x 54
 - (4) 36 x 72

Gear Storage	Closed	12'x14'	168 SF
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III. GARAGE AREA

GENERAL STORAGE

- Maybe on mezzanine
- Table storage
- Weber grill
- Buffet table – 8' (x2)
- Closed room if not on mezz
- Approximately 16' x 24'

General Storage	Closed	16'x24'	384 SF
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DECON ROOM

- Near Apparatus Bay
- Equipment
 - Gear washer
 - Extractor
 - Hose dryer
 - Gear dryer
- Gross decon shower
- Double door
- Floor drain
- Cabinet for supplies
- Utility sink

Decon Room	Closed	16'x20'	320 SF
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APP BAY RESTROOM

- Men's room
 - Multi-stall
 - (1) Toilet
 - (1) Urinal
- Women's room
 - (1) Toilet
- Larger to accommodate gear
- No shower
- Floor drain
- Access from Apparatus Bay
- Close to Turn-Out Gear

App Bay Mens Restroom	Closed	10'x12'	120 SF
App Bay Womens Restroom	Closed	8'x8'	64 SF

CONTROL ROOM

- Radios
- Computer
- Maps



III. GARAGE AREA

CONTROL ROOM (Continued)

- Ability to see exterior of bay doors
- Ability to see interior of bay doors
- Paging system
- Access from Apparatus Bay
- Close to Turn-Out Gear

Control Room	Closed	10'x10'	100 SF
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MECHANICAL

- Compressor
- Boiler and manifold
- Water heater
- Softener
- Electrical
 - Generator, natural gas (Cummins)
- Probably a sprinkler system
- Probably rooftop unit for air conditioning
- LULA if two-story

Mechanical	Closed	12'x16'	192 SF
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CORRIDORS/CIRCULATION

- Does not include Apparatus Bay
- Area necessary to move between rooms.
- Should be 5' wide minimum

Corridors/Circulation	Open	2,460 x 25%	615 SF
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GARAGE AREA

TOTAL AREA

11,643 SF



SQUARE FOOTAGE REQUIREMENTS



SUMMARY OF SQUARE FOOTAGE REQUIREMENTS

OFFICE AREA

Entry	1	8 x 12	96
Lobby	1	6 x 8	48
Community Room	0	0 x 0	0
Kitchenette	1	3 x 10	30
Community Room Storage	1	8 x 12	96
Public Restrooms	2	10 x 12	240
Janitor Room	1	8 x 8	64
Training Room	1	42 x 50	2,100
Kitchen	1	16 x 20	320
Pantry	1	8 x 10	80
Chiefs Office	1	12 x 16	192
Staff Offices	2	10 x 12	240
Secretary/Treasurer	1	12 x 16	192
Work Area	1	5 x 10	50
Conference Room	1	13 x 20	260
Data Room	1	8 x 8	64
Corridors/Circulation	4,072	20%	814

OFFICE SUB-TOTAL

4,886

CREW QUARTERS

Sleeping Rooms	4	12 x 12	576
Bathrooms	2	8 x 10	160
Dayroom	1	16 x 20	320
Janitor Room	1	6 x 8	48
Fitness Room	1	16 x 24	384
Corridors/Circulation	1,488	25%	372

CREW QUARTERS SUB-TOTAL

1,860

GARAGE AREA

Apparatus Bay	7	17 x 72	8,568
Turn-Out Gear	1	22 x 30	660
Shop	1	12 x 16	192
Cascade	1	8 x 10	80
Training Tower	1	12 x 15	180
Gear Storage	1	12 x 14	168
General Storage	1	16 x 24	384
Decon Room	1	16 x 20	320
App Bay Mens Restroom	1	10 x 12	120
App Bay Womens Restroom	1	8 x 8	64
Control Room	1	10 x 10	100
Mechanical	1	12 x 16	192
Corridors/Circulation (Excludes App Bay)	2,460	25%	615

GARAGE SUB-TOTAL

11,643

SQUARE FOOTAGE SUB-TOTAL

18,389

10% WALL FACTOR

1,839

FACILITY TOTAL

20,228



GENERAL NOTES

BUILDING NOTES

ARCHITECTURE

- Existing location in Historic District
 - Will be masonry
- Should fit in with Downtown District
- Masonry vs. steel construction
- Prefer no Ansul Hood
 - (30) – (35) meal events per year
- Existing roof construction
 - Bar joist – wood deck
 - Designed to put floor load on this deck
- Volunteer staff
 - Muster in truck

GREEN CONSTRUCTION

- Not sure what to include
- Not looking for LEED certification
- Maybe just energy efficient

SITE NOTES

ACCESS

- Will be different if existing or new
- As easy as possible
- Existing and new Apparatus Bay should be together
 - May present challenges with grade on Doty Street

ORIENTATION

- Trucks currently back in from street

DRAINAGE

- Everything drains to city drains
- Should not have to include any storm management on site

EXPANSION

- Would have to be at another location

PARKING

- (80) Stalls total
- (35) – (40) for Department, near Apparatus Bay
- May have to be on different levels

LIGHTING

- Currently lit from street lights
- Should have adequate lighting for safety



GENERAL NOTES

SITE NOTES

LANDSCAPING

- (3) Flagpoles
- Memorial
- Bell
- There will be very little room for greenspace on existing site

SIGNAGE

- Fire Department name on building

TRASH

- Existing dumpsters are adequate



ABBREVIATED CONSTRUCTION CHECKLIST



ABBREVIATED CONSTRUCTION CHECKLIST

DIVISION 1 - GENERAL REQUIREMENTS

- Summary of Work
- Allowances
- Measurement & Payment
- Alternates/Alternatives
- Coordination
- Field Engineering
- Regulatory Requirements
- Abbreviations & Symbols
- Identification Systems
- Reference Standards
- Special Project Procedures
- Project Meetings
- Submittals
- Quality Control
- Construction Facilities/Temporary Controls
- Material & Equipment
- Starting of Systems/Commissioning
- Contract Closeout
- Maintenance

DIVISION 2 - SITEWORK

- Subsurface Investigation
- Demolition
- Site Preparation
- Dewatering
- Shoring & Underpinning
- Excavation Support Systems
- Cofferdams
- Earthwork
- Tunneling
- Piles & Caissons
- Railroad Work
- Marine Work
- Paving & Surfacing
- Piped Utility Materials
- Water Distribution
- Fuel Distribution
- Sewerage & Drainage

DIVISION 2 - SITEWORK (Cont'd)

- Restoration of Underground Pipelines
- Ponds & Reservoirs
- Power & Communications
- Site Improvements
- Landscaping

DIVISION 3 - CONCRETE

- Concrete Form work
- Concrete Reinforcement
- Concrete Accessories
- Cast-In-Place Concrete
- Concrete Curing
- Precast Concrete
- Cementitious Decks
- Grout
- Concrete Restoration & Cleaning
- Mass Concrete

DIVISION 4 - MASONRY

- Mortar
- Masonry Accessories
- Unit Masonry
- Stone
- Masonry Restoration & Cleaning
- Refractories
- Corrosion Resistant Masonry



ABBREVIATED CONSTRUCTION CHECKLIST

DIVISION 5 - METALS

- Metal Materials
- Metal Finishes
- Metal Fastening
- Structural Metal Framing
- Metal Joists
- Metal Decking
- Cold-Formed Metal Framing
- Metal Fabrications
- Sheet Metal Fabrications
- Ornamental Metal
- Expansion Control
- Hydraulic Structures

DIVISION 6 - WOOD AND PLASTICS

- Fasteners & Adhesives
- Rough Carpentry
- Heavy Timber Construction
- Wood-Metal Systems
- Prefabricated Structural Wood
- Finish Carpentry
- Wood Treatment
- Architectural Woodwork
- Prefabricated Structural Plastics
- Plastic Fabrications

DIVISION 7 - THERMAL & MOISTURE PROTECTION

- Waterproofing
- Damp-proofing
- Vapor & Air Retarders
- Insulation
- Fireproofing
- Shingles & Roofing Tiles
- Preformed Roofing & Cladding/Siding
- Membrane Roofing
- Traffic Topping
- Flashing & Sheet Metal
- Roof Specialties & Accessories
- Skylights
- Joint Sealers

DIVISION 8 - DOORS/WINDOWS

- Metal Doors & Frames
- Wood & Plastic Doors
- Door Opening Assemblies
- Special Doors
- Entrances & Storefronts
- Metal Windows
- Wood & Plastic Windows
- Special Windows
- Hardware
- Glazing
- Glazed Curtain Walls

DIVISION 9 - FINISHES

- Metal Support Systems
- Lath & Plaster
- Aggregate Coatings
- Gypsum Board
- Tile
- Terrazzo
- Acoustical Treatment
- Special Surfaces
- Wood Flooring
- Stone Flooring
- Unit Masonry Flooring
- Resilient Flooring
- Carpet
- Special Flooring
- Floor Treatment
- Special Coatings
- Painting
- Wall Coverings



ABBREVIATED CONSTRUCTION CHECKLIST

DIVISION 10 - SPECIALTIES

- Chalkboards & Tackboards
- Compartments & Cubicles
- Louvers & Vents
- Grilles & Screens
- Service Wall Systems
- Wall & Corner Guards
- Access Flooring
- Specialty Modules
- Pest Control
- Fireplaces & Stoves
- Prefabricated Exterior Specialties
- Flagpoles
- Identifying Devices
- Pedestrian Control Devices
- Lockers
- Fire Protection Specialties
- Protective Covers
- Postal Specialties
- Partitions
- Operable Partitions
- Storage Shelving
- Exterior Sun Control Devices
- Telephone Specialties
- Toilet & Bath Accessories
- Scales
- Wardrobe & Closet Specialties

DIVISION 11 - EQUIPMENT

- Maintenance Equipment
- Security & Vault Equipment
- Teller & Service Equipment
- Ecclesiastical Equipment
- Library Equipment
- Theater & Stage Equipment
- Instrumental Equipment
- Registration Equipment
- Checkroom Equipment
- Mercantile Equipment

DIVISION 11 - EQUIPMENT (CONT'D)

- Mercantile Equipment
- Commercial Laundry & Dry Cleaning Equipment
- Vending Equipment
- Audio-Visual Equipment
- Service Station Equipment
- Parking Control Equipment
- Loading Dock Equipment
- Solid Waste Handling Equipment
- Detention Equipment
- Water Supply & Treatment Equipment
- Hydraulic Gates & Valves
- Fluid Waste Treatment & Disposal Equipment
- Food Service Equipment
- Residential Equipment
- Unit Kitchens
- Darkroom Equipment
- Athletic, Recreational & Therapeutic Equipment
- Industrial & Process Equipment
- Laboratory Equipment
- Planetarium Equipment
- Observatory Equipment
- Medical Equipment
- Mortuary Equipment
- Navigation Equipment

DIVISION 12 - FURNISHINGS

- Fabrics
- Artwork
- Manufactured Casework
- Window Treatment
- Furniture & Accessories
- Rugs & Mats
- Multiple Seating
- Interior Plants & Planters



ABBREVIATED CONSTRUCTION CHECKLIST

DIVISION 13 – SPECIAL CONSTRUCTION

- Air Supported Structures
- Integrated Assemblies
- Special Purpose Rooms
- Sound, Vibration & Seismic Control
- Radiation Protection
- Nuclear Reactors
- Pre-Engineered Structures
- Pools
- Ice Rinks
- Kennels & Animal Shelters
- Site Constructed Incinerators
- Liquid & Gas Storage Tanks
- Filter Underdrains & Media
- Digestion Tank Covers & Appurtenances
- Oxygenation Systems
- Sludge Conditioning Systems
- Utility Control Systems
- Industrial & Process Control Systems
- Recording Instrumentation
- Transportation Control Instrumentation
- Solar Energy Systems
- Wind Energy Systems
- Building Automation Systems
- Fire Suppression & Supervisory Systems

DIVISION 14 - CONVEYING SYSTEMS

- Dumbwaiters
- Elevators
- Moving Stairs & Walks
- Lifts
- Material Handling Systems
- Hoists & Cranes
- Turntables
- Scaffolding
- Transportation Systems

DIVISION 15 - MECHANICAL

- Basic Mechanical Materials & Methods
- Mechanical Insulation
- Fire Protection
- Plumbing
- Heating, Ventilating & Air Conditioning (HVAC)
- Heat Generation
- Refrigeration
- Heat Transfer
- Air Handling
- Air Distribution
- Controls
- Testing, Adjusting & Balancing

DIVISION 16 - ELECTRICAL

- Basic Electrical Materials & Methods
- Power Generation
- High Voltage Distribution (Above 600 Volt)
- Service & Distribution (600 Volt & Below)
- Lighting
- Special Systems
- Communications
- Electric Resistance Heating
- Controls
- Testing

Building Deficiencies

Health & Safety

Decontamination
Turnout gear
Exhaust capture / Air migration
Showers
ADA

Operational Efficiency

Bay width
Bay depth
Parking
Storage
Workshop
Compressor room
Records storage

Recruitment & Retention

Dorm rooms
Day room
Fitness
Lockers
Member storage
Future staffing support

- Lack of Decontamination

- Existing Condition

- No dedicated decon room.
 - No hot/warm/cold zone separation.
 - Members move directly from apparatus bay into occupied spaces.
 - Turnout gear stored in apparatus bay.
 - No post-fire shower facilities.

- Potential Solutions

- Dedicated decontamination room.
 - Hot / warm / cold zoning.
 - Separate turnout gear room.
 - Dedicated shower facilities.
 - Contaminated turn out gear storage area.

ADDRESS

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- **Turnout Gear Stored in Apparatus Bay**
 - **Existing Condition**
 - PPE stored on open racks in apparatus bay.
 - Helmets and gear exposed to contaminants.
 - **Potential Solutions**
 - Dedicated turnout gear room.

- **No Exhaust Capture System**
 - **Existing Condition**
 - No source-capture exhaust removal system.
 - **Potential Solutions**
 - Vehicle exhaust capture system.
 - Improved ventilation.
 - Separation of clean and contaminated spaces.

- **Contaminated Air Migration**
 - **Existing Condition**
 - Airflow moves from apparatus bay into office/occupied areas.
 - **Potential Solutions**
 - HVAC redesign / updates / modification
 - Pressure-controlled zones.

- **No Showers**
 - **Existing Condition**
 - No shower facilities.
 - **Potential Solutions**
 - Individual decon showers.
 - Locker room and shower area.

- **Limited Volunteer Parking**
 - **Existing Condition**
 - Limited on-site parking for firefighters and department personnel.
 - Existing site constraints limit opportunities for additional parking.
 - Parking demand increases during emergency incidents, meetings, training events, and community functions.
 - **Potential Solutions**
 - Expand dedicated volunteer parking areas.
 - Evaluate site expansion opportunities to accommodate future parking needs.



- **Apparatus Bays Too Short**
 - **Existing Condition**
 - Apparatus fit within bays with minimal clearance.
 - **Potential Solutions**
 - Addition.
 - Increase height / width on bays

- **Lack of ADA Compliance**
 - **Existing Condition**
 - Restrooms are not ADA compliant.
 - Multiple accessibility concerns likely exist.
 - **Potential Solutions**
 - ADA restroom upgrades.
 - Facility-wide accessibility improvements.
 - NOTE: Any large renovation will require all ADA to be addressed

- **No Locker Rooms**
 - **Existing Condition**
 - No dedicated locker facilities.
 - **Potential Solutions**
 - Male/female locker rooms.
 - Individual small lockers with shared changing rooms

- **Lack of Administrative Space**
 - **Existing Condition**
 - Shared work area.
 - No dedicated chief's office.
 - **Potential Solutions**
 - Chief office.
 - Administrative workspace.
 - Records storage.

- **Inadequate Records Storage**
 - **Existing Condition**
 - No dedicated secure records storage area.
 - **Potential Solutions**
 - Administrative storage room.
 - Secure records storage.



- **General Equipment Storage**
 - **Existing Condition**
 - Equipment appears stored throughout station.
 - Hose fittings, adapters, tools and supplies scattered between rooms.
 - **Potential Solutions**
 - Dedicated equipment storage room.
 - Organized storage systems.

- **Hose Storage**
 - **Existing Condition**
 - Hose stored beneath stairs and throughout station.
 - **Potential Solutions**
 - Hose storage room.
 - Dedicated hose rack system.

- **Workshop Space Deficiency**
 - **Existing Condition**
 - Existing maintenance area doubles as storage.
 - **Potential Solutions**
 - Dedicated apparatus maintenance/workshop area.

- **Air Compressor Room**
 - **Existing Condition**
 - Compressor located in a very constrained room.
 - **Potential Solutions**
 - Mechanical room.
 - Utility room improvements.

- **No Dormitory / Overnight Accommodations**
 - **Existing Condition**
 - No sleeping rooms.
 - No ability for overnight staffing.
 - No ability for future resident firefighter program.
 - **Potential Solutions**
 - 2-4 bunk rooms.
 - Future expansion capacity.
 - Resident firefighter accommodations.



- **Member Retention and Volunteer Support Space**
 - **Existing Condition**
 - No informal member space.
 - No comfortable gathering area.
 - **Potential Solutions**
 - Day room.
 - Lounge area.
 - Muster Room
 - Member workspace.

- **Lack of Modern Fitness Facilities**
 - The existing fitness area is constrained
 - **Existing Condition**
 - Limited equipment.
 - Small area.
 - **Potential Solutions**
 - Upgraded finishes
 - Functional training space.

- **No Member Storage**
 - **Existing Condition**
 - No individual storage.
 - Personal items intermixed with station functions.
 - **Potential Solutions**
 - Small Personal lockers.

- **Facility Does Not Support Future Career Staffing**
 - **Existing Condition**
 - No sleeping rooms.
 - No day room.
 - No shower facilities.
 - No shift-support spaces.
 - **Potential Solutions**
 - Dorm rooms.
 - Day room.
 - Showers.
 - Locker facilities.



Keller

Planners | Architects | Builders

*Offices in Fox Cities, Madison,
Milwaukee, & Wausau*

- Existing Facility Remodel (6,738 sq. ft. Facility)
 - Restrooms: complete remodel
 - \$75,000 - \$125,000
 - Training Room / Office Upgrades
 - \$75,000
 - Apparatus Bay: Mechanical, Electrical, Plumbing updates
 - \$100,000 - \$125,000
 - Roof Structural Reinforcement due to Codes
 - \$250,000 - \$400,000
 - HVAC upgrades due to code
 - \$150,000
 - **Construction Total: \$650,000 – 875,000**

- Addition to Facility
 - Apparatus Bays
 - Current bays 62' long
 - Average width of a bay 17'
 - Cost per square foot of apparatus bay: \$275 per square foot
 - Plymovent System: \$150,000
 - Office / Living Side
 - Cost per square foot of office: \$475 per square foot
 - **Facility Addition Budget: \$2,500,000 - \$3,000,000**

- **Owner Contingency: \$200,000**
- **Final Design & Layout: \$250,000**
- **2028 Construction Inflation: \$400,000**

- Total Project Budget
 - Project Budget: 4.0 Million – 4.7 Million

ADDRESS

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PROPOSED FOR:
CITY OF MINERAL POINT
214 DOTY STREET
MINERAL POINT,
WISCONSIN 53565

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REVISIONS

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PROJECT MANAGER:
D. FLANIGAN

DESIGNER:
R. LINDSTROM

INTERIOR DESIGNER:

DRAWN BY:

EXPEDITOR:

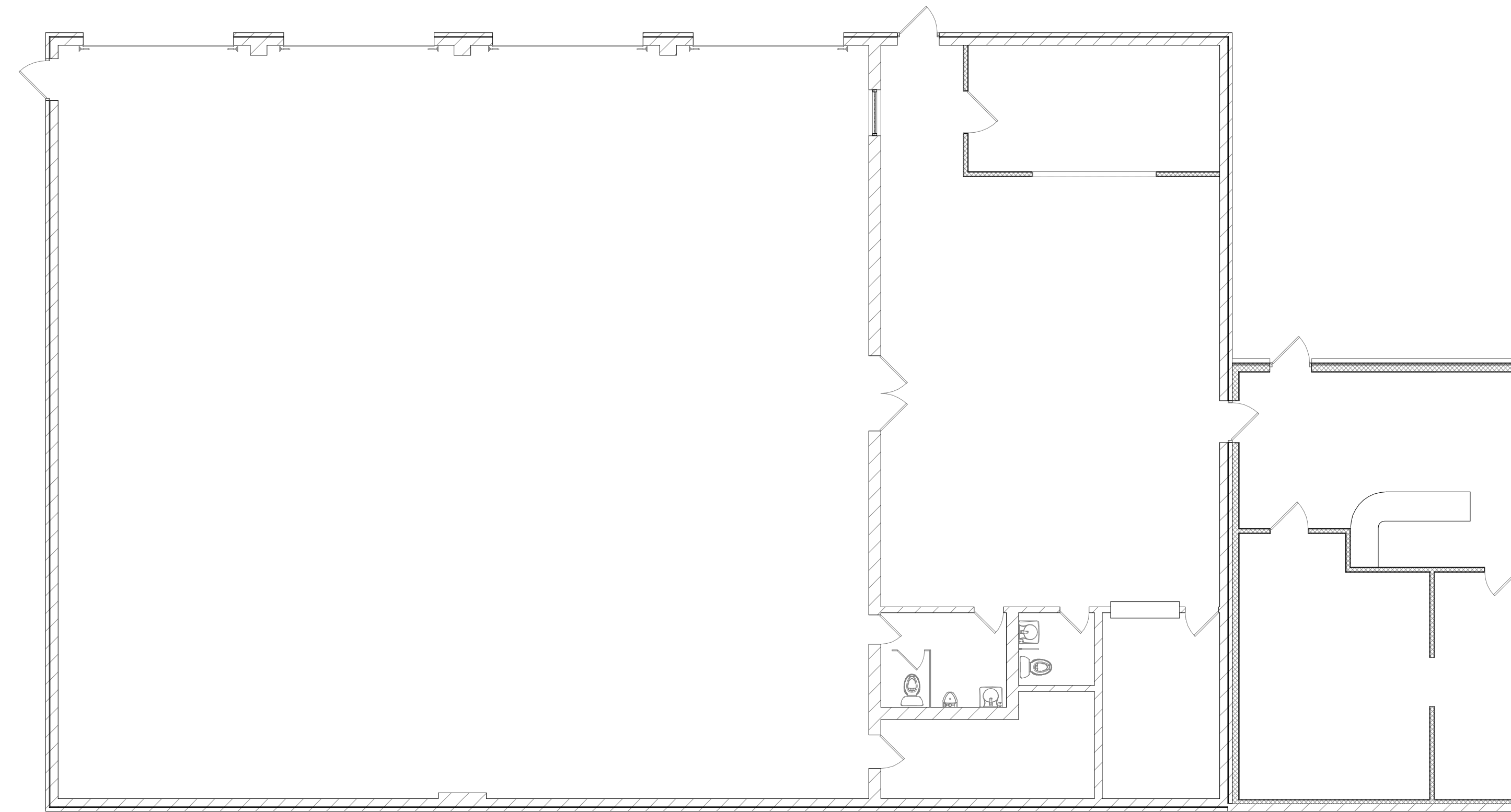
SUPERVISOR:

PRELIMINARY NO:
P24234

CONTRACT NO:

DATE:
12.24.2024

SHEET:
EX1.0



WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	NEW IMP WALL
	NEW PRECAST WALL
	EXISTING MASONRY WALL
	TYPICAL EXISTING WALL
	DEMO MASONRY WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

NORTH

EXISTING FLOOR PLAN
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN
EX1.0 EXISTING FLOOR PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	----- S.F.	----- S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.
REMODEL AREA TOTALS	----- S.F.	----- S.F.	----- S.F.

BUILDING CODE ANALYSIS

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRAE Standard 90.1-2013 or 2015 IECC
2015 IEBC (Level # Alteration)

OCCUPANCY

Accessory Use
Incidental Use

High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO

HEIGHT & AREA
Building Height: "--" Maximum Allowed: "--"
Number of Stories: "--" Maximum Allowed: "--"
Total Building Area: "--" S.F. Maximum Allowed: "--" S.F.
Total Fire Area: "--" S.F. Maximum Allowed: "--" S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO

CONSTRUCTION TYPE
Construction Classification -B
Fire Separation Distance "--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type
Fire Alarm System YES/NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category --
Design Loads
Roof Live Load --psf
Walk-on IMP Ceiling Live Load --psf
Steel Framing
Collateral Load --psf
Wood Truss
Top Chord Dead Load --psf
Bottom Chord Load --psf
Mezzanine/Second Floor/Basement
Live Load --psf
Point Load (Partition) --psf
Snow Load Criteria
Ground Snow Load (Pg) --psf
Exposure Factor (Ce) --
Thermal Factor (Ct) --
Wind Loads
Wind Load --MPH
Surface Roughness --
Exposure Category --
Earthquake Load Criteria
Soil Site Class --
Ss --
S1 --

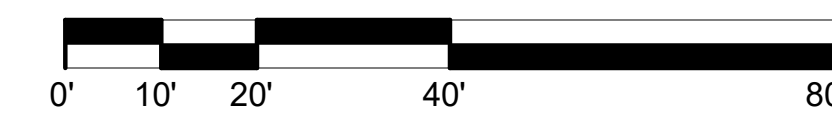
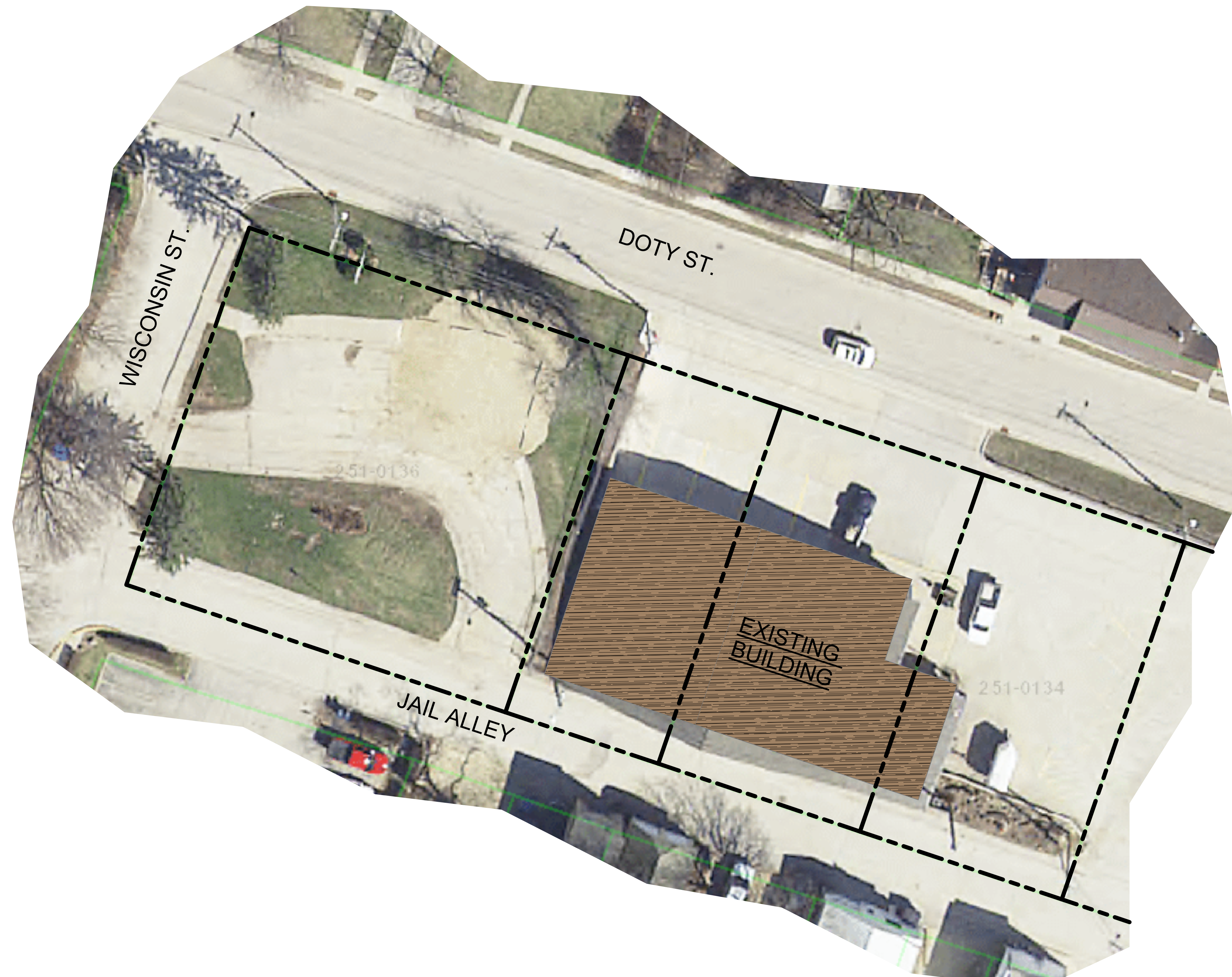
PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size -- S.F. ---%
Hard Surface -- S.F. ---%
Green Space -- S.F. ---%
Parcel Size (Approx.) -- S.F. -- Acres
Parking Provided -- Stalls
Area of Disturbance -- S.F.

ZONING
Property Zoning --
Setbacks FY... SY... RY...
Hard Surface Setback --
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO



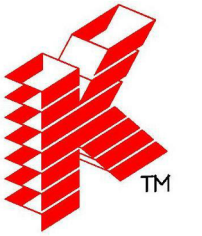
THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

CITY OF MINERAL POINT

MINERAL POINT,

WISCONSIN



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SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

FIRE TRUCK REPLACEMENT AGREEMENT

This Agreement ("Agreement") is made and entered into on this ____ day of _____ 2026, by and between the City of Mineral Point ("City") and the Mineral Point Fire Department, Inc. ("Corporation").

WHEREAS, the City contracts with the Corporation for the provision of fire protection services within the City (the "Contract");

WHEREAS, the City provides certain equipment to the Corporation under the Contract as part of the City's contribution to the Corporation for the provision of fire protection services within the City, including a 2021 Pierce 75" Aerial ("Fire Truck");

WHEREAS, the City and Department recognize the Fire Truck will need to be replaced or refurbished in approximately 18 to 22 years;

WHEREAS, the City wishes to provide assurances to the Department of its intention to finance the refurbishment or replacement of the Fire Truck by this Agreement.

NOW THEREFORE, in consideration of the above recitals and the mutual agreements contained herein, and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

I. TERM: The term of this Agreement shall be until the Fire Truck is refurbished or replaced, or December 31, 2050, whichever occurs first.

II. TRUCK REPLACEMENT: The City agrees to pay for the cost of refurbishing or replacing the Fire Truck, provided the City continues receiving fire protection services from the Corporation pursuant to the Contract or a successor agreement between the Parties when refurbishment or replacement occurs. In furtherance of the City's obligation, the Parties agree to meet not later than December 31, 2042, to confer on the condition of the Fire Truck and determine whether to pursue refurbishment or replacement. If the Parties decide to pursue refurbishment, the Parties shall determine what refurbishment will entail and schedule when the Fire Truck shall be refurbished. If the parties decide to pursue replacement, the parties shall determine what the replacement shall be and when the replacement shall be purchased.

III. REPLACEMENT FINANCING: The City will maintain an outlay account for the eventual refurbishment or replacement of the Fire Truck for use by the Corporation and the City intends to borrow for the difference between the cost of replacement or refurbishment and the amount in the outlay account at the time of purchase. The City will include the replacement or refurbishment of the Fire Truck in its future capital planning on a 20-year replacement schedule.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the date(s) written below:

CITY OF MINERAL POINT

MINERAL POINT FIRE DEPARTMENT, INC.

By: _____
Danny Clark, Mayor

By: _____
Deven Walrack, Fire Chief

Date: _____

Date: _____

Attest: _____
Christy Skelding, City Clerk

Attest: _____
Dorene Tieman, Secretary

Date: _____

Date: _____