

AGENDA
PARKS & RECREATION COMMISSION
Tuesday, May 9, 2023 at 6:30 p.m.
VILLAGE MUNICIPAL COMPLEX
N168W19851 Main Street, Jackson, WI 53037



The meeting will take place at the Village Municipal Complex prior to the Budget & Finance meeting at 7pm and then the Village Board meeting at 7:30pm.

1. Call to Order and Roll Call
2. Approval of JPR Commission Meeting Minutes – February 21, 2023 *(included March meeting cancelled due to lack of quorum)*
3. JCC Expansion PHASE I Presentation - Jack Blume, Zimmerman Architectural Studio's – Discussion & Action
4. 1st Quarter Financial Summary Report
5. Pickleball Court Project – Update
6. Hasmer Lake Park Master Plan – Update
7. Cedar Run Dog Park - Update
8. Review & Upcoming Events – Volunteers needed for May Beer Garden & Action in Jackson, Activity Guide & Revised Events Calendar
9. Director of Parks & Recreation Highlights
10. Citizens/Village Staff to address the Board
11. Adjourn to Village Budget & Finance *(Friends Group will meet at a later date)*

Unless emailed with notice, support materials will be provided at the meeting.

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Village Hall at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

DRAFT MINUTES
PARKS & RECREATION COMMISSION
Tuesday, February 21, 2023 at 6:00 p.m.
Jackson Community Center
N165W20330 Hickory Lane
Jackson, WI 53037



1. Call to Order and Roll Call

Chair Latz called the meeting to order at 6:00 p.m.

Members Present: Tr. Engelhardt, Casey Latz, Brian Mekka, Brittany Rathke, and Sue Rank

Staff Present: Parks & Recreation Director Kelly Valentino, Village Administrator Keller and Recreation Supervisor Renee Fisher

2. Approval of the Board of JPR Commission Minutes of January 31, 2023 Meeting

Motion by Sue Rank, second by Brian Mekka to approve the Parks & Recreation Commission minutes from January 31, 2023.

Vote: 5 ayes, 0 nays, Motion carried

3. Hasmer Lake Park Master Plan – Final Draft and Estimate Review

Director Valentino presented the final draft to the Commission and also stated this is the time to make any final changes before the Draft goes to the Village Board. Director Valentino reminded the Commission that MSA has two concepts (Phase 1 and Phase 2), and the Village is working with the DNR and adjacent property owners. There is a meeting in March with the DNR to further discuss the Hasmer Lake Project and whether the DNR will allow the Village to acquire the part of the property needed or an alternative to acquiring the property would be to maintain a cooperative agreement with the DNR.

Director Valentino reminded the Committee that the Master Plan is not a bid package. It is done to help get the project going and to establish a timeline for the project.

Motion by Brian Mekka, second by Sue Rank to forward the Hasmer Lake Park Master Plan to the Village Board for approval.

Vote: 5 ayes, 0 nays, Motion Carried

4. Review Current Financial Stat Pak

Director Valentino reviewed the current Financial Stat Pak. Director Valentino pointed out that we are only one month in for the year. She noted that this is not the final numbers for 2022 until the Auditor goes through everything. However, the Park & Recreation Department finished the 2022 very strong. Director Valentino also thanked the Village Board for making the Department whole.

5. February 14 Village Board Meeting Project Update, which included: Jackson Park Tennis/Pickleball/Basketball Courts, Dog Park, Hwy 60 Street Lights & the JCC Expansion Phase 1

Director Valentino explained she met with the Director of Public Works Kober yesterday to finalize somethings with the Pickleball Courts; the Dog Park is moving forward to get quotes and plan along with a RFQ from different engineering groups. Director Valentino explained the parking concerns will be addressed in the quotes/plans from the engineering firms. Director Valentino stated the first step is to make sure the land where the dog park is to be built is feasible. Director Valentino stated that the Street Light Project is moving forward, and this project is being led by the Public Works Department. However, she is still working with Director Kober and the JPRC will still have input. Director Valentino stated that she is meeting Friday morning with Zimmerman to discuss Phase 1 of the JCC expansion.

6. Review & Upcoming Events – Monte Carlo Night

Director Valentino explained that last year as of today's date we had \$10,900 in sponsors and donations. This year we have \$11,600. The event is coming together. We are still looking for raffle prizes and donations. Director Valentino thanked those in the room have volunteered already or made a donation to the event. Director Valentino stated that the Circus will be back in August.

7. Director of Parks & Recreation Highlights

Director Valentino explained Monte Carlo Night has already been talked about in Item #6. It also looks like for the 2023-2024 school year that the 4k program is going to remain as is. However, for the 2024-2025 school year it may end up being five days a week, but nothing has been decided yet by the WBSD. Director Valentino stated the 3k program for 2023-2024 school year will possibly be revamped due to more special needs students attending.

8. Citizens/Village Staff to address the Board

Citizen Barb Carbine who lives at N170W21805 Rosewood Lane stated she has lived on Rosewood Lane for 44 years and has had to deal with a lot of change. She is not happy with the two parking lots that are going to be put in on Rosewood due to the Lake Hasmer Project. Her neighbor is not happy either and has put his property up for sale. Barb also stated that there is currently a lot of traffic on Rosewood due to the apartment complex. Barb was thanked by the Committee and Director Valentino for her input.

9. Adjourn

Motion by Sue Rank, second by Brittany Rathke to adjourn.

Vote: 5 ayes, 0 nays. Motion Carried. Meeting was adjourned at 6:30 p.m.

MEMO

DATE 5/9/2023

TO	FROM	REGARDING
*Jackson Parks & Recreation Commission	Kelly Valentino, CPRP Jackson Parks & Recreation Director	Jackson Community Center Expansion: Phase I
*Jackson Village Board/Budget & Finance	kelly.valentino@villageofjacksonwi.gov	Completion and Phase II Bid & Construction
*Jen Keller, Village Administrator	Phone Ext: (262) 677-9665 x113	
*Brian Kober, Public Works Director		

In May of 2022, the Board was presented with a feasibility study demonstrating the need for an expansion of the Jackson Community Center. The study showed data from the Cedar Corp. Village Facilities Analysis as well as the community survey results from the 2020 Jackson Parks, Recreation & Open Space plan. The highest rating in the survey of 268 responses, was 77.74% that valued the Jackson Community Center. This study lead to the RFP, and the results within this proposal.

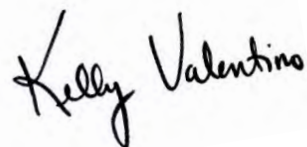
Attached please find the completed PHASE I support materials for the Jackson Community Center Expansion Project. I would like to thank Mr. Jack Blume and his team from Zimmerman Architects and Moore Construction for their thoughtful, thorough, and creative work on this project. In addition, much thanks to the staff, partner groups (Boys & Girls Club, Kettlebrook Church, West Bend School District, ADRC), patrons and residents for their feedback and valuable contributions throughout this planning process. It took many meetings and much collaboration to reach a design that met everyone needs while keeping the cost low by using simple, utilitarian options.

What's next? Should the JPRC make the recommendation to the Village Board/Budget & Finance, and the Village Board approve PHASE I, the next step for the Village Board/Budget & Finance is to approve moving to Phase II, which means we are moving forward with the expansion of the Jackson Community Center. We begin the bid process with Zimmerman, bring the final bids back to the JPRC and then the Village Board/Budget & Finance for approval, at which point we prepare for construction.

Funding for Phase I was approved out of the Capital Projects budget. If approved to move to Phase II, the funding would be a borrow based on the recommendation from Ehler's & Associates providing the best course of action for the Village to move forward. As a point of reference, the original Community Center was funded through a Community Development Authority loan, which at the time offered the best rates and structure for this type of project.

Sample Motion: Move to approve the Jackson Community Center PHASE I documents as presented and proceed to PHASE II bid and construction preparation, authorizing the Village Administrator to work with staff and Ehler's to prepare funding options for the Board to consider along with final construction bids.

Thank you for helping to make Jackson a place to call HOME!



JACKSON PARKS & RECREATION



JACKSON COMMUNITY CENTER EXPANSION FEASIBILITY REPORT



Building Overview



April 8, 2008

GROTH
DESIGN
GROUP

Jackson Community Center

JACKSON, WISCONSIN

May 26, 2022

OVERVIEW

The ultimate purpose of this report is to be approved to go out for RFP for the Design & Bid of the Jackson Community Center Expansion Project.

The Joint Parks & Recreation Dept. was formed in 2001 in a collaborative effort with the Village of Jackson, Town of Jackson and the Boys & Girls Club of Washington County (BGC). From 2001 to 2008, the department held programs and events in the local churches, schools and Village/Town Halls. It became very clear early on that a designed space was needed to serve the community properly.

In the fall of 2008, there was a ground-breaking for the construction of the new Jackson Community Center (JCC). This brought with it new partners in the Washington County Aging & Disability Resource Center (ADRC) and Kettlebrook Church (KC). And then eventually even included the West Bend School District (WBSD).

NEEDS ASSESSMENT

It became very clear, that the space was very much needed for the Community as a whole. The JCC soon became the “hub” for the Jackson. As the growth and revenue continue to grow so do the expectations and space requirements.

Most people in the Community that utilize the JCC witness the stresses of the rooms with multiple room uses. Examples are strong with our Early Learning Programs, where the Head Start Program uses the Art Room, and 3K uses the meeting room and Adult Lending Library. The 4K space also hosts many fitness programs in the evening including Yoga and Pilates. We are in a constant state of reshuffling the senior meal program from the Gathering Hall to accommodate meetings and other programs. This list could go on and on and on!

In 2016, the Village contracted with Cedar Corporation to complete a Space Needs Analysis for all Village Departments. The JCC was included in the analysis. Included is the summary page and below is the segment on the Parks & Recreation Department from that document:

“Parks & Recreation Department

While the Community Center and the Parks and Recreation Department are not a focus of this analysis, we feel that it is important to note this group. The Community Center, as for mentioned, is out of space for the current programing they are offering to the public. In the event of relocating the Police Department, it could be considered to add additional Community Center function space within the existing Village facilities. This could also be considered along with a town square or event center that could become a focal point for the community and hold events such as Action in Jackson, Music in the Park, Sprecher Beer Garden and other community functions.

The Parks & Recreation Department is located at the Community Center at N165 W20330 Hickory Lane near the intersection of Hickory Lane and Jackson Drive and Hickory Lane Park. The Community Center was built in 2010 to house the Park & Recreation Department, Boys & Girls Club, Early Childhood Center, Senior Meals, and many other events. With the large number of events and functions of the 26,000 square foot Community Center, staff is forced to use

spaces as multi-function spaces which were not originally designed for. With the addition of the 4K contract with the West Bend School District, it has become apparent that the Community Center is expanding its services to the community and is out of space.

In summary, additional consideration for future Community Center expansion and programing should be considered. The current facilities are utilized to and in some periods over their capacity.”

In the fall of 2019, the JPR Director met with the BGC Executive Director and the Pastor of the KC. The meeting was called by the (2) partner groups, and the topic was potential expansion. Discussions happened with the Village Administrator at the time and the JPR Director to explore if this would be something to continue discussing, and it was strongly felt that it was at the time. In February of 2020, the original team reconvened to discuss the concept deeper and identify what each group was envisioning. We got as far as an extremely preliminary design concept (included) with the help of Jim Blise and Design2Construct, who were the project managers for the construction of the JCC in 2008. Things were moving forward internally and then the COVID Pandemic hit, which brought the forward motion to a halt. It's definitely time to get back to it!

DESIGN SUMMARY

Several key needs were incorporated into that preliminary design. From KC, the most important was an auditorium type space with a stage and large storage areas that would be used for services and also considered “shared” space with the JCC as a whole. From the BGC, a separate and secured entrance area on the west portion of the building, which included their private office space and storage. The KC, BGC and JPR agreed (2) Family Type Restrooms were needed on the west end of the building. In addition to the restroom addition the JPR also identified the need to expand the fitness center along the gym and create an additional program space was needed. In addition, converting what is now being used for the BGC Teen Room back to a general meeting room and moving the adult lending library to that space would allow for the “Technology Room” to be converted to an early learning center (which is currently being used for the 3K during the day and meetings and library in the evenings). The project would allow for the finishing of the administrative office area, creating separate offices and file areas. Also included in the JPR discussion was incorporating the needed repairs and maintenance of an aging building. For example, painting of the exterior, which is discoloring and molding, carpet replacement, kitchen cabinet replacement (most are falling off the hinges). And most importantly, redesigning the front desk area to be a secured and safe space for staff.

Although, these key needs were discussed, it would take more detailed analysis to define exactly what the expansion would look like. However, this gives us a pretty good start with some very good stakeholder feedback and input.

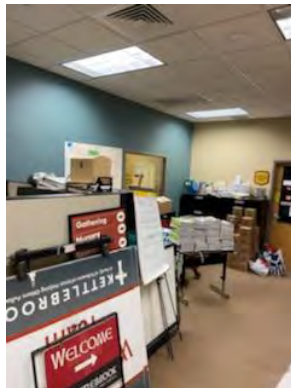
ECONOMICS

This project is a continued investment in quality of life in Jackson. In the last Parks, Recreation & Open Space Plan a survey was conducted and when asked in Question #5 to prioritize the need for amenities (JCC, Splash Park, Playgrounds, Walking/Hiking Trails, Biking Trails, Paved Trails, Sports Fields, Farmer’s

Market, Dog Park, Pavilions, and Main Street Beautification), the highest rated with 265 responses (out of 268) and a 77.74% rating was the Jackson Community Center.

The funding of the expansion would most likely be the responsibility of the Village. There may be opportunities for contributions from partner groups. What that would look like, would need to be further discussed during the Design & Bid phases.

In 2019, along with the design concepts, D2C provided a rough estimate. The estimate came in at \$1,343,071 and when you add in the owner costs it jumped to approx. \$1,643,071, and then when you estimate building repairs and replacements, we were looking at a total of \$2 million. It's safe to assume that since 2019, these costs have all increased. But we won't know until we go out for formal Design & Bid.



Thank You



Jackson Community Center

Study Report

Architecture, HVAC, and Electrical
Zimmerman Project No. 230026.00

DRAFT | April 12, 2023

Prepared by

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and

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Renderings	Error! Bookmark not defined.

Executive Summary

Project Description

Project Summary

- A. The scope of the project is to evaluate the conditions of the existing 25,845 square foot Jackson Community Center (JCC), and determine if renovations and/or additions are suggested. Zimmerman reviewed the existing programs with the JCC as well as the condition of the building, which was constructed in 2008.
- B. The JCC's usage needs exceed spaces available, which results in spaces being used for multiple programs, some of which have no relation to the other. This problem suggests a solution which would include minor alterations within the existing building and additions to the existing primary building. Zimmerman worked with Kelly Valentino, JCC Director, to assemble a scheme which solves these problems.
- C. The preferred scheme includes an addition on the west end of the JCC, which would consist of early childhood educational classrooms and an outdoor Sensory Playground, as well as a modification to the office area to allow for more storage space. The existing drop off area is extended to the west, which allows for longer queueing at pick up and drop off times, and positions the end of the area close to a new west entrance.
- D. The east end of the building also would be added to in this scheme. The addition would consist of two primary activity areas, which would be separated by a central circulation area. This allows each activity area to function separately if needed.
- E. The following information in this report is intended to assist in identifying proposed improvements, which would be used by Moore Construction to assemble a cost estimate. The construction materials proposed for improvements are generally similar to those which are in the existing JCC. Additionally, there are a few maintenance items listed for this existing building.
- F. The existing primary building was designed under the International Building Code. New construction would be designed in accordance with the International Existing Building Code. Code commentary in this document will be based on the 2015 edition.

Proposal, Bidding and Contracting

Delivery Method

- A. The project will be designed conceptually with a cost estimate delivered by Moore Construction. The Community Center will use the information for facilities planning and fundraising.

Approvals

Village of Jackson

- A. The existing building is located in the Village of Jackson. As such, any improvement would require approval by the Village of Jackson Plan Review Department. The Community Center and Zimmerman will secure a conceptual plan approval as part of

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the conceptual design effort, but final approval will be needed when the project is fully designed.

- B. A traditional plan examination review will also be performed by DSPS at the conclusion of the future Construction Document phase.

Basis of Design

A. Substructure

Foundations

Standard Foundations

- A. The existing building contains continuous wall footings around the perimeter of the building.
- B. The addition would include similar footings.

Slab On Grade

- A. The existing building is slab on grade construction.
- B. The addition would also be slab on grade construction.

B. Shell

This system includes all structural slabs and decks and supports above grade. Note that the structural work will include both horizontal items (slabs, decks, etc.) and vertical structural components (columns and interior structural walls). Exterior load bearing walls are not included in this system; see Exterior Enclosure-Exterior Walls.

Superstructure

Floor Construction

- A. The existing floor consists of a slab on grade with multiple flooring finishes.
- B. The flooring in the addition would be similar construction of the existing building.

Roof Construction

- A. The existing structural frame consists of steel joists, columns, and a metal deck.
- B. The addition would have a similar structural frame.

Exterior Enclosure

Exterior Walls

- A. The existing exterior walls are comprised of multiple wall types, including metal stud framing with batt insulation with EIFS or brick/block veneer, and concrete block cavity wall with rigid insulation and block veneer.
- B. New construction would be metal stud framing, with rigid or spray foam insulation outboard of the studs, which is more energy efficient than traditional 2008 construction methods. The finish material would match and compliment the existing finishes.

Exterior Windows

- A. The existing exterior windows are aluminum storefront with low-e insulated glazing.
- B. New windows would be of similar materials; mullion patterns would match the existing windows and would be installed within the glazing.

Exterior Doors

- A. The existing exterior doors consist of insulated hollow metal doors, and insulated aluminum storefront doors.
- B. Doors in the addition would be a combination of insulated hollow metal at back door locations and anodized aluminum storefronts at main entrances and occupied room exits.

Exterior Finish

- A. The existing EIFS walls require repainting and sealing.
- B. Replace front entrance sign on building.

Roofing

Roof Coverings

- A. The existing roof consists of ballasted EPDM roofing over tapered rigid insulation on metal deck. Parts of the existing roof have known issues, and the existing roof needs to

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be evaluated for possible repairs and possibly replacement with fully adhered EPDM roofing.

- B. The roof for the additions would consist of fully adhered EPDM roofing over tapered rigid insulation on metal deck.

Exterior / Landscape

Outdoor Areas

- A. Add 6 ft tall safety fencing around playground area, and construct a screened aluminum or steel arbor around play area for playground sun shading.
- B. Install poured in place rubber surfacing at playground area, with 5ft wide asphalt bicycle path around the interior perimeter of play area.
- C. Sensory Playground Equipment within the area.
- D. Install turf between new sidewalks and building.
- E. Demolish existing green front entrance canopy, and replace with new steel arbor to match new play area arbor.
- F. New ground signage at east and southwest entrances.

C. Interiors

Interior Construction

Partitions

- A. Fire Ratings: because the building is fully sprinklered, the building does not contain fire rated walls. The additions will also tie into the existing fire suppression system and be fully sprinkled.
- B. Fixed Partitions: The existing building has interior metal stud walls filled with batt insulation with either 5/8" mold-resistant gypsum board type -X, or standard 5/8" gypsum board, and 12" concrete block walls around the perimeter of the gym. New partitions shall match existing.

Interior Doors

- A. Standard interior door to be stained solid core flush wood doors with hollow metal frames and standard hardware. Select office doors may have narrow vision lite. Wood veneer cut and species to be determined.
- B. Two doors at front desk to be bullet resistant level III cores.
- C. Provide acoustical treatment at kitchen concessions pass through rollup doors, or replace with acoustical rated coiling doors.

Fittings

- A. Standard soap dispensers, toilet paper holders, towel dispensers, grab bars, and mirrors.
- B. Room signage per room.
- C. Semi-recessed fire extinguisher cabinets throughout.
- D. Solid surface counters throughout.
- E. Laminate faced cabinets with pulls and gliding hardware with solid surface tops throughout, include replacement cabinets and tops in existing kitchen.

Interior Finishes

Wall Finishes

- A. Gypsum Wallboard Finishes (GWB)
 - 1. GWB type as noted in C.
 - 2. Level 4 finish.
 - 3. One coat primer and two coats paint throughout.
- B. Painted concrete masonry block where exposed.
- C. Paint on corridor walls.
- D. Rigid sheet wall protection on toilet room walls.
- E. Add acoustical wall panel treatment around walls in gymnasium.

Floor Finishes

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- A. Resilient rubber flooring and rubber base in kitchens, and corridors.
- B. Luxury vinyl tile and rubber base in transitional housing in public lobby, toilet rooms, offices and conference rooms. Seams to be heat welded.
- C. Polished concrete floor at storage and utility rooms.
- D. Polished concrete and carpet tile in classrooms.
- E. Existing building finish types to be matched where not noted above.
- F. Refinish existing Gym and Dance wood floors.
- G. Diamond polish all existing stained concrete floors.
- H. Luxury Vinyl Tile in auditorium.

Ceiling Finishes

- A. Acoustic ceiling tile (ACT) and grid system throughout, except no ceiling in utility and storage rooms. ACT type to be standard in office area and wet rated in toilet rooms.

Furniture, Furnishings, and Equipment

- A. Install new commercial refrigerator, freezer, tap beer cooler, beverage cooler, and dishwasher in existing kitchen.
- B. Provide all new chairs for large activity /gathering hall.
- C. Install blackout roller shades at auditorium windows.
- D. Provide new 8ft tables in new auditorium.

D. Services

Civil

- A. Civil Design was not requested and is not included in the scope of services for this project.

Fire Protection

Applicable Codes, Guidelines, And Standards

- A. Fire Protection design was not requested and not included in the scope of services for this project. Typically, a fire protection contractor shall be brought onto the project near the end of design, or early in construction by the general contractor to design the fire protection system. The new additions and alterations shall be fully sprinkled and tie into the existing fire protection system.

Plumbing

- A. Plumbing design was not requested, and is not included in the scope of services for this project. New plumbing fixtures will be added in the additions, and we believe the existing plumbing system has capacity to accommodate the new fixtures.

HVAC (Mechanical)

General

- A. Harwood Engineering visited the site on March 21, 2023 to assess the existing mechanical systems and provide recommendations for the building expansion/addition. The current building is served by single zone, rooftop packaged air conditioning units with gas heat (RTUs). Each unit has a standalone space thermostat, and the building does not have a building automation or central control system. Natural gas piping at 2 psi is routed across the roof to each RTU from a gas meter located on the north side of the building.

Natural Gas Service

- A. Existing Conditions
 - a. The existing gas piping from the meter is a 2", 2 psi line, which goes up to the roof to serve all of the RTUs, along with a drop down into the building to serve the Domestic Water Heater. Its load is approximately 2,216 CFH at approximately 400 feet of developed length. Per 2015 IFGC table 402.4(5) for 2 psi gas, a 2", 2 psi gas line at 500 feet of developed length (for the east expansion) has a capacity of 4,250 CFH.
- B. Design Modification Requirements
 - a. We would recommend budgeting for a new 1-1/2" line connecting to the 2" line on the roof on the west side of the building and routed across the roof to the east addition, and a new 1-1/2" line connecting to the 2" line on the roof on the west side of the building and routed to the west addition—both to serve the new RTUs we've discussed above. The meter capacity will need to be discussed with the utility company during design, but with the minimal additional load and the gas substation just to the north, we are assuming there is adequate pressure and capacity available at the meter for these additions.

Rooftop Equipment

A. Existing Conditions

1. It was reported by building staff that the RTUs have required extensive maintenance over the years, and each year they are spending \$10,000-\$15,000 on maintenance costs to keep the units operational. Per the ASHRAE Equipment Life Expectancy Chart, Rooftop Air Conditioning Units median years in life expectancy is 15 years. These units are closing in on that 15-year life expectancy. However, based on conversations with the building owner and operator, due to the large variety of functions and temperature requirements in these spaces, these units have likely had more wear and tear on them than a standard installation, which decreases the life expectancy. Due to the amount of functions in this building (hence the need for expansion), many spaces are used for many different types of functions. For example, one space will have elderly occupants playing cards that want the space warm and heated, and the immediate next use may be a dance group that wants it nice and cool. This causes the unit to switch between heating and cooling, cycle more often, and ultimately put more wear and tear on the equipment. Additionally, the approximately 24,500 SF of building is served by 102 tons worth of RTUs, which comes out to about 240 SF/ton, which is fairly low for a building of this occupancy and usage. This is likely due to the fact that the original engineer wanted to make sure each area was covered for its worst-case design scenario based on what he or she knew, but increased sizing will lead to more cycling when loads are not at peak, which adds to the wear and tear of the units. The more that units cycle, the harder it is to control humidity as well.

B. Design Modification Requirements

1. For the existing building, the units will all likely need to be replaced over the next number of years as they reach that life expectancy and begin to fail at a higher rate. However, it was reported that the three units that have required the most maintenance are RTU-3 (Large Activity 104), RTU-9 (Gym), and RTU-10 (Gym), and those should be replaced as part of this building project. RTU-3 is a 17.5-ton unit and RTU-9 and RTU-10 are 15-ton units.
2. For RTU-3 that serves the Large Activity, or Gathering Space, the Kitchen, and Storage 108, the unit appears to be sized for a large quantity of people and higher loads than the space may typically see. The space was designed at approximately 1.9 CFM/SF and 165 SF/ton, which both likely exceed the loads that the room typically sees. With a single compressor, it likely cycles quite often as loads are likely never what it was designed for, since it was likely designed for worst case scenario with the room full packed for activities. This adds wear and tear to the unit, as it causes the compressor to cycle more often. We'd recommend replacing the unit with a new, more efficient unit of the same 17.5-ton size that features multiple compressors (multiple stages of cooling) or a variable speed compressor to help with lower load conditions, humidity, and minimize cycling. While the initial unit may have an increased cost, the decreased maintenance and increased control of the space will be worth the investment.
3. For RTU-9 and RTU-10 that both serve the Gym, the units are likely sized for the whole gym to be full of people and spectators, which is likely rarely the case, so the units likely cycle fairly consistently during part load conditions, leading to higher

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failure rates. Between the two units, the space was designed at 1.6 CFM/SF and 216 SF/ton. We'd recommend replacing these units with new, more efficient units of the same 15-ton sizes that features multiple compressors (multiple stages of cooling) or a variable speed compressor to help with lower load conditions, humidity, and minimize cycling. While the initial unit may have an increased cost, the decreased maintenance and increased control of the space will be worth the investment. Additionally, we'd recommend adding a control interface to allow each unit's thermostat to communicate with the other. By doing so, if only 15 tons of cooling are needed (or less), only one unit is cooling while the other unit would just be ventilating, which would decrease the cycling of the units during part load scenarios. This would not be necessary, but would allow the units to work in tandem and minimize the wear and tear on the units that may not be needed.

Building Addition

B. Mechanical Equipment

1. For the expansion, we would recommend continuing the single zone, packaged rooftop unit approach to match the rest of the building. Based on the architectural concept plans provided at this point, we would recommend providing the following in terms of units and zoning for budgeting (final loads during design will hone in on tonnages):
 - a. East Addition
 1. RTU-11 – Multi-Purpose, Storage, Office-Ryan – 3,200 SF – 15 tons.
 2. RTU-12 – Boys & Girls Club, Storage – 1,600 SF – 5 tons.
 - b. West Addition
 1. RTU-13 – 4K, Interior Corridor - 3,100 SF – 7.5-10 tons. Option to re-utilize existing RTU-1 for 4K and interior corridor. This unit may be oversized for this amount of space, which would lead to increased cycling, but would avoid purchasing a new unit. Our thought was to include a new unit in budgeting and re-utilize unit if loads dictate that to be possible.
 2. RTU-14 – 3K, Head Start – 2,800 SF – 7.5 tons.
 3. Vestibule – Provide electric wall heater w/ integral thermostat. 3kW.
2. New RTUs to have standard, single zone controls with standalone thermostats. Units to be standard efficiency packaged rooftop units with multiple stages of cooling and heating (where available) to minimize cycling and help with controllability, with 24" vibration curbs. Provide with ducted supply and returns to grilles within each space. Exhaust fans to be provided for the (4) new restrooms. For budgeting, plan for a single, powered roof ventilator fan with exhaust duct between each, but could also be standalone ceiling exhaust fans on light switches for a more cost-effective approach, with ducts up through the roof to a curbed roof cap.

Community Center – Study Report

Architecture, HVAC, and Electrical

Electrical

General

- A. The following is a report of the electrical systems serving The Jackson Community Center in the Town of Jackson, WI, based on existing documents and general observations made on March 21, 2023.

Electrical Service and Distribution

A. Existing Conditions

1. Electric service from the utility (WE Energies) is provided to a 208Y/120V, 1200A metered service. The service is distributed throughout the building via a 1,200 Amp Square D I-Line distribution board. This switchboard appears to be in good shape with plenty of space to feed new loads.
2. Based on a rough watts per square foot estimate, the Square D switchboard appears to have plenty of capacity to serve the proposed addition.

B. Design Modification Requirements

1. For pricing purposes, assume that two new 200 amp feeders would be installed to serve the proposed addition. New breakers in the main switchboard, conduit, wiring, a new 54 circuit panelboard and a connection to a new rooftop unit.
2. Existing panelboards are in good condition, however, there isn't an ample number of spare breakers in most of them. For pricing purposes, a new 42 circuit, 100 amp panelboard should be added to accommodate new loads in the existing building.
3. Provide power to a new monument sign at the corner of Hickory and Jackson.
4. Provide power to new kitchen equipment including a new commercial freezer, refrigerator, beer/beverage cooler and commercial dishwasher.
5. Add receptacles at the existing kitchen island and other select locations in the existing building.
6. Install power and controls for motorized roller shades in the auditorium/multi-purpose space.

Lighting

A. Existing Conditions

1. There appears to be a variety of lighting types: Fluorescent, HID, LED and incandescent.
2. Lighting is in fair condition.

B. Design Modification Requirements

1. The owner would like the two exterior bollards removed.
2. The exterior pole fixtures should have the fixture heads replaced with LED heads. At the very least, the HID lamps and ballasts should be removed and replaced with Line voltage LED lamps.

Community Center – Study Report

Architecture, HVAC, and Electrical

3. The four “disc” fixtures in the lobby area should be replaced with new LED fixtures with up/down optics and a more modern look.
4. The hanging pendants at the reception area should be replaced with new LED pendants.
5. Some money should be budgeted to re-lamp or replace some of the existing fluorescent fixtures/lamps with LED technology. Consider prescriptive rebates offered by Focus on Energy for these replacements. [2023 Lighting Catalog \(focusonenergy.com\)](https://www.focusonenergy.com/2023-lighting-catalog)
6. All lighting in new spaces shall be LED and shall have automatic controls as required by the Energy Code.

Fire Alarm

A. Summary

1. The existing fire alarm system is a Simplex 4100U. The CPU is at end of life. This system should be replaced with a new addressable fire alarm system. The existing system should be removed. Existing back-boxes and cabling may be re-used if appropriate for the new system.
2. The new system shall be ADA compliant and shall include all provisions and equipment needed for central station monitoring.
3. Extend coverage to the proposed new addition.

Telecommunications

A. Existing Conditions

1. The existing telecommunications system appears to be adequate for its current use. The owner's IT group may need to add some head-end hardware to accommodate the new addition.

B. Design Modification Requirements

1. New horizontal cabling, wall outlets, patch panel(s) and wifi outlets will be needed for the new addition.
2. Assume minimum Category 5e.
3. Install a new A/V system in the new auditorium/multi-purpose space.

Security Systems

A. Summary

1. A new CCTV system shall be installed:
 - a. For pricing purposes, assume 12 high definition POE cameras.
 - b. Store all views for 30 days. Compression, motion sensing and other techniques may be used to limit memory storage size.
 - c. System shall be capable of being viewed by users given specific access. The views may be accessed via the users' workstation or cell phone.
2. A new Access Control System shall be installed:

Community Center – Study Report
Architecture, HVAC, and Electrical

- a. All new and existing exterior doors shall be controlled.
- b. Assume about 10 interior doors to be controlled.
- c. Controlled doors shall have motion sensor egress, fobs and proximity readers. Coordinate with new door hardware being installed and use new mag-locks when necessary.
- d. Provide under desk or under counter duress alarms.
- e. Provide all provisions and equipment needed for central station monitoring.
- f. Remove the existing intrusion detection alarm system.

E. Furnishings

Furnishings

- A. Manual roller shades in windows.
- B. Modular office furniture in offices.
- C. Conference room table and office chairs in Conference rooms.
- D. Industrial shelving at janitor closets.

F. Special Construction & Demolition

Selective Building Demolition

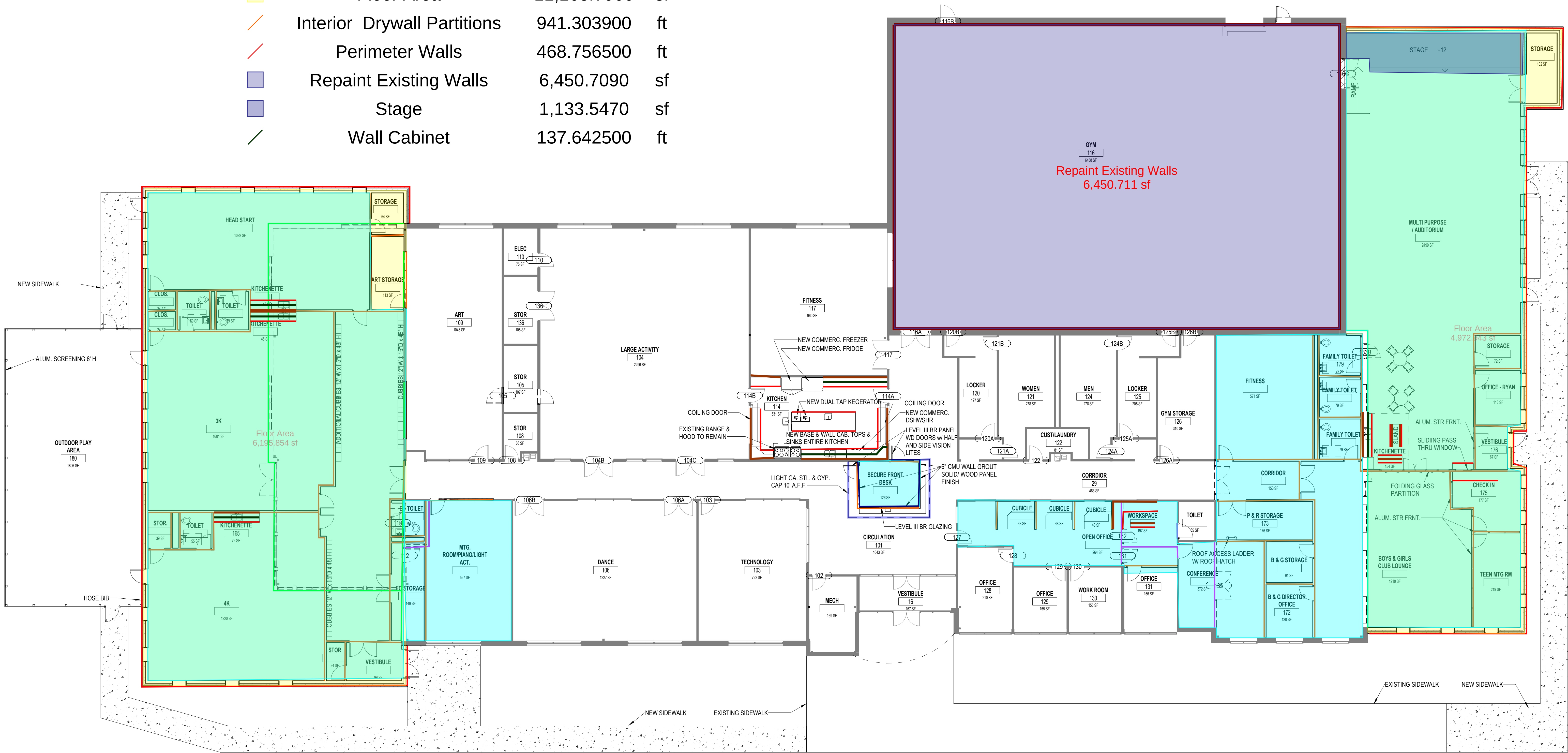
- A. Selective demolition would need to occur where new construction meets the existing building, and in existing spaces receiving alterations.

Conceptual Site Plan

Floor Plan

First Floor

Legend			
Description		Quantity	Unit
	6" Masonry Wall	73.385960	ft
	8' High Acoustical Wall Panels	327.148000	ft
	Acoustical Ceiling Renovations	14,209.8000	sf
	Base Cabinet	268.107900	ft
	Countertops	333.225300	ft
	Demo Exterior Walls	272.372900	ft
	Demo Interior Walls	74.265560	ft
	Drywall Soffit	44.600360	ft
	Floor Area	11,168.7900	sf
	Interior Drywall Partitions	941.303900	ft
	Perimeter Walls	468.756500	ft
	Repaint Existing Walls	6,450.7090	sf
	Stage	1,133.5470	sf
	Wall Cabinet	137.642500	ft



1 FIRST FLOOR - FLOOR PLAN
3/32" = 1'-0"

Consultant:

Project:
Jackson Community Center
Addition

Location:
NE CORNER OF JACKSON DR. &
HICKORY LANE
Key Plan:

Sheet:

FIRST FLOOR- FLOOR
PLAN OVERLAY

Scale:
3/32" = 1'-0"

Revisions:

No.	Date:	Description:

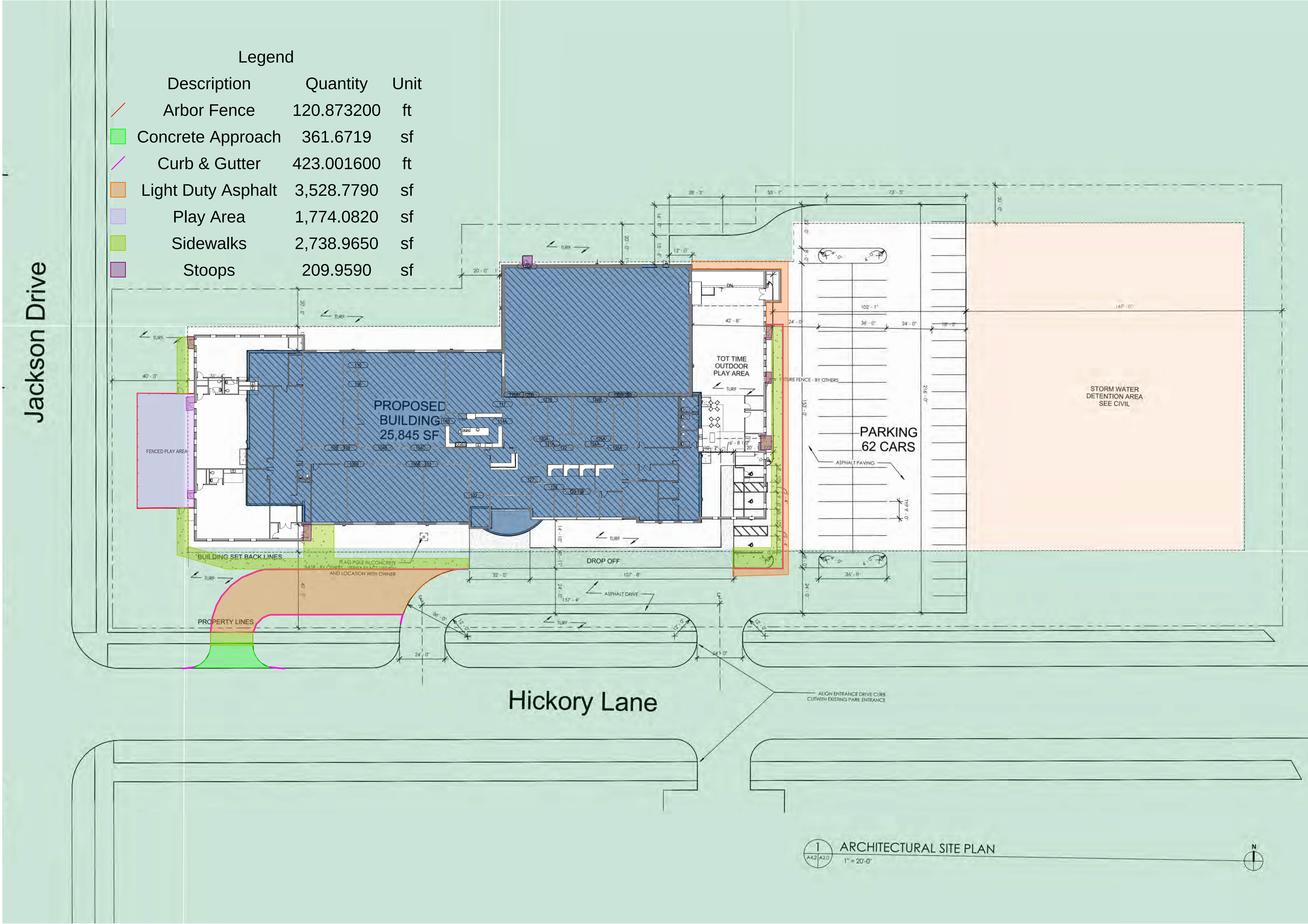
Date:

Issue Date

Project No.: 230026.00 (Owner) Project No.:
Owner Proj. No.

Sheet No.:

A100



Consultant:

Project:
Jackson Community Center
Addition

Location:
NE CORNER OF JACKSON DR. &
HICKORY LANE
Key Plan:

Sheet:
ARCHITECTURAL SITE
PLAN

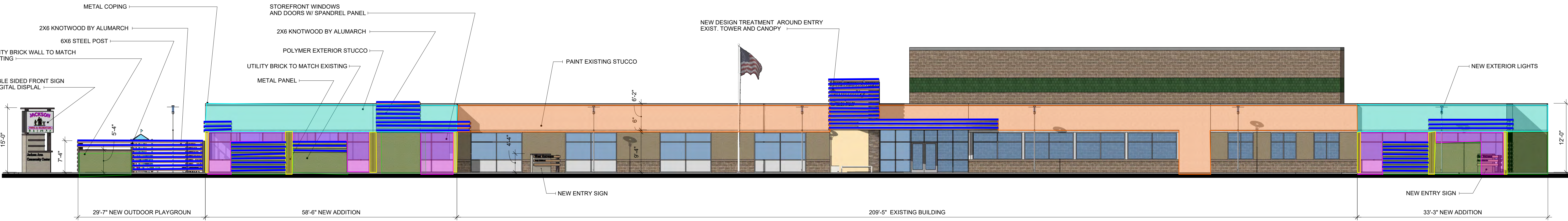
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Revisions:		
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Issue Date

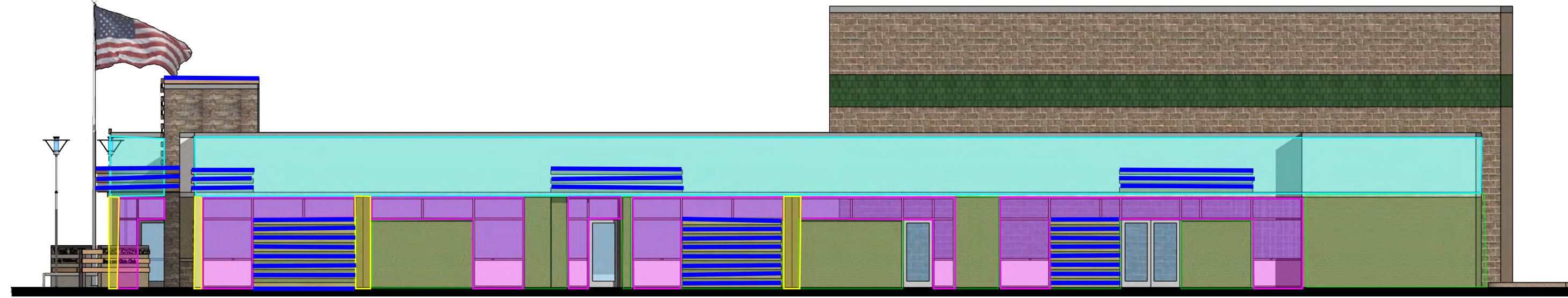
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230026.00	Owner Proj. No.

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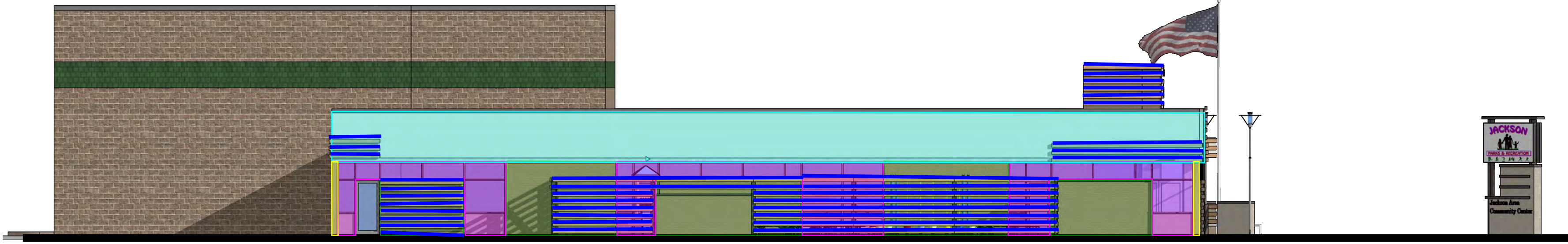
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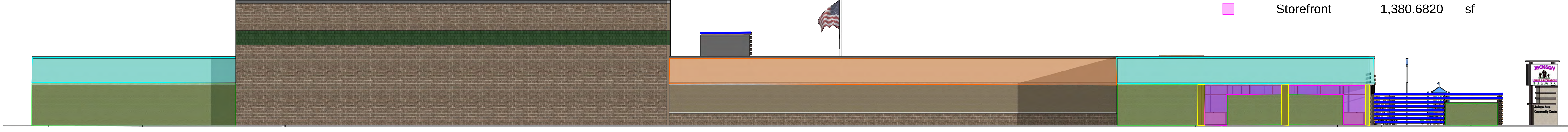
1 SOUTH ELEVATION
A00 3/32"=1'-0"



2 EAST ELEVATION
A00 3/32"=1'-0"



3 WEST ELEVATION
A00 3/32"=1'-0"



4 NORTH ELEVATION
A00 3/32"=1'-0"

Legend			
Description	Quantity	Unit	
Alumarch	1,994.247000	ft	
Brick	2,747.7810	sf	
EIFS	2,801.7940	sf	
Metal Panel	173.0205	sf	
Repaint Existing EIFS	1,831.6330	sf	
Storefront	1,380.6820	sf	

Jackson Area Community Center Addition
N165W20330 Hickory Ln
Jackson, WI 53037

Schematic Concept Design
PRELIMINARY & CONCEPTUAL DESIGN DETAILS SUBJECT TO CHANGE

DATE 04/13/2023





Jackson Area
Community
Center

WORLD
CLASSIFICATION
North Carolina



Jackson Area
Community
Center

West 1 Entrance
Handicap Accessible











East Entrance
Boys and Girls Club





Jackson Community Center Additions/Renovations Budget- Summary

Description		Building Addition/Renovations	Site Improvements	TOTALS
Gross Area (SF)		14,209		14,209
Sitework		\$177,526	\$429,105	\$606,631
Concrete		\$187,472	-	\$187,472
Masonry		\$139,424	-	\$139,424
Metals		\$284,700	-	\$284,700
Carpentry		\$277,290	-	\$277,290
Doors & Hardware		\$122,600	-	\$122,600
Glass and Glazing		\$173,000	-	\$173,000
Moisture & Thermal Protection		\$301,048	-	\$301,048
Drywall		\$292,518	-	\$292,518
Acoustical Ceilings		\$103,545	-	\$103,545
Flooring		\$158,792	-	\$158,792
Painting		\$49,545	-	\$49,545
Specialties		\$98,275	-	\$98,275
Signage Allowance		\$23,500	-	\$23,500
Equipment		\$20,000	-	\$20,000
Furnishings		\$70,000	-	\$70,000
Fire Protection		\$49,234	-	\$49,234
Plumbing		\$172,000	-	\$172,000
HVAC		\$306,300	-	\$306,300
Electrical		\$464,025	-	\$464,025
Subtotal		\$3,470,794	\$429,105	\$3,899,898
General Conditions		\$277,664	\$34,328	\$311,992
Building Permit		\$4,973	\$4,291	\$9,264
Over Excavation/Lean Mix Contingency		Not Included	Not Included	Not Included
Subtotal		\$3,753,430	\$467,724	\$4,221,154
Construction Management Fees				
Construction Management Fee	6.0%	\$225,206	\$28,063	\$253,269
Libability Insurance	0.85%	\$33,818	\$4,214	\$38,033
Contingency	10%	\$375,343	\$46,772	\$422,115
Total Costs		\$4,387,798	\$546,774	\$4,934,572
OTHER ITEMS NOT INCLUDED ABOVE				
Testing Services; Soils & Concrete Allowance		7,500	2,500	\$10,000
Soil Borings Allowance		5,000	0	\$5,000
DESIGNER COST				
Preconstruction Budget Fee		\$10,000	0	\$10,000
Architectural & Engineering Fees	6.5%	\$243,973	\$30,402	\$274,375
State Plan Fee & Printing Allowance		7,000	0	\$7,000
Total Project Costs		\$4,661,271	\$579,676	\$5,240,947
	\$/SF	\$ 328.05	\$ 40.80	\$ 368.85

Exclusions

- City Assessment & Impact Fees
- Hazardous Material Abatement , If Any
- WE Energies Charges

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework-Demo				
Building Excavation,backfill	11,168	SF	\$2.50	\$27,920
Building Stone	11,168	SF	\$1.00	\$11,168
Site Removals	1	Allow	\$10,000.00	\$10,000
Site Grading & Stone	1	Allow	\$20,000.00	\$20,000
Flooring Removal	11,863	SF	\$1.00	\$11,863
Ceiling Removal	11,863	SF	\$1.00	\$11,863
Exterior Wall Removal	4,080	SF	\$3.50	\$14,280
Roof Structure Removal	8,104	SF	\$8.00	\$64,832
Doors & Frames	8	EA	\$75.00	\$600
Misc. Removals	1	LS	\$5,000.00	\$5,000
Temporary Enclosures		SF		Not Included
			Subtotal	\$177,526
Concrete				
Continuous Footings Perimeter	468	LF	\$35.00	\$16,380
Column Pads	6	EA	\$600.00	\$3,600
Stoop Footings	113	LF	\$40.00	\$4,520
Stoop Walls	452	SF	\$38.00	\$17,176
Stoop SOG	210	SF	\$10.00	\$2,100
Foundation Walls	1,872	SF	\$35.00	\$65,520
Slab on Grade - 6"	11,168	SF	\$6.50	\$72,592
Ashford Concrete Sealer & Sealant (Densifier)	11,168	SF	\$0.50	\$5,584
			Subtotal	\$187,472
Masonry				
Masonry Veneer	2,748	SF	\$38.00	\$104,424
Masonry Interior Patching	1	Allow	\$5,000.00	\$5,000
New Masonry Opening	3	EA	\$10,000.00	\$30,000
			Subtotal	\$139,424
Metals				
Metal Roof Structure & Lintels	11,168	SF	\$25.00	\$279,200
Lintel for two new openings	2	Allow	\$1,500.00	\$3,000
Roof Ladder	1	Allow	\$2,500.00	\$2,500
			Subtotal	\$284,700
Carpentry				
Rough Carpentry				
Roof Blocking - Labor & Material	936	LF	\$15.00	\$14,040
Expansion Joint Blocking	320	LF	\$15.00	\$4,800
New Kitchen Cabinets & Tops				
Base Cabinets	268	LF	\$300.00	\$80,400
Wall Cabinets	138	LF	\$275.00	\$37,950
Solid Surface Tops	333	LF	\$150.00	\$49,950
New Front Desk	1	Allow	\$20,000.00	\$20,000
Raised Stage	1,133	SF	\$50.00	\$56,650
Stage Ramps	1	Allow	\$3,500.00	\$3,500
Bullet Proof Glass Allowance at Reception	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$277,290

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Doors & Windows				
Hollow Metal Doors, Frames & Hardware Exterior	37	EA	\$2,500.00	\$92,500
Bullet Resistant Doors	2	EA	\$4,000.00	\$8,000
Borrowed Lites	6	EA	\$600.00	\$3,600
Gym Overhead Door	1	EA	\$3,500.00	\$3,500
Coiling Door	2	EA	\$7,500.00	\$15,000
			Subtotal	\$122,600
Glass and Glazing				
Entrance Doors	11	EA	\$3,000.00	\$33,000
Interior Alum. Doors	3	EA	\$2,750.00	\$8,250
Interior Alum Storefront	440	SF	\$55.00	\$24,200
Folding Glass Partiton	120	SF	\$200.00	\$24,000
Sliding Pass Thru Window	1	EA	\$750.00	\$750
Windows	1,380	SF	\$60.00	\$82,800
			Subtotal	\$173,000
Moisture & Thermal Protection				
New 60Mil Fully Adhered Roof	11,168	SF	\$17.00	\$189,856
Existing Roof				No Work
Expansion Joint	320	LF	\$25.00	\$8,000
Roof Hatch	1	Allow	\$2,500.00	\$2,500
Caviseal Gold Spray foam/AB	5,724	SF	\$6.50	\$37,206
Metal Panel Wraps	174	SF	\$75.00	\$13,050
EIFS	2,802	SF	\$18.00	\$50,436
			Subtotal	\$301,048
Drywall				
Exterior Wall Framing & Sheathing	7,020	SF	\$15.00	\$105,300
Furred Walls on Existing	4,480	SF	\$7.50	\$33,600
Drywall Soffit at Reception	50	LF	\$45.00	\$2,250
Interior Walls	12,614	SF	\$12.00	\$151,368
			Subtotal	\$292,518
Acoustical Ceiling				
New Ceilings	14,210	SF	\$4.50	\$63,945
Acoustical Wall Panels at Gym 330LF x 8'	2,640	SF	\$15.00	\$39,600
			Subtotal	\$103,545
Flooring				
Carpet Tile	1,705	SF	\$5.50	\$9,378
Polished Concrete	6,663	SF	\$5.50	\$36,647
Rebuff Existing Polished Concrete	2,556	SF	\$3.50	\$8,946
Resilent Rubber Flooring	665	SF	\$16.00	\$10,640
LVT	5,597	SF	\$8.00	\$44,776
Vinyl Base	6,463	LF	\$2.50	\$16,156
Refinish Gym & Dance Floors & Restripe	6,450	SF	\$5.00	\$32,250
			Subtotal	\$158,792
Painting				
Paint new walls	23,500	SF	\$0.95	\$22,325
Paint Frames	69	EA	\$95.00	\$6,555
Paint Metal Doors	8	EA	\$95.00	\$760
Repaint & Seal Existing Exterior EIFS	1,832	SF	\$5.00	\$9,160
Repaint Walls of Remodeled Area only	3,042	SF	\$2.50	\$7,605
Repaint Exterior Green Strip on Gym	660	SF	\$4.00	\$2,640
Repaint area by new overhead door	1	Allow	\$500.00	\$500
Repaint All Interior Existing Walls	12,500	SF	\$2.75	Not Included
			Subtotal	\$49,545
Specialties				
Fire Extinguishers	6	EA	\$250.00	\$1,500
FRP at Toile Room Walls	7	EA	\$500.00	\$3,500
Bath Room Accessories	7	EA	\$500.00	\$3,500
2x6 Knotwood Alumarch	1,995	LF	\$45.00	\$89,775
			Subtotal	\$98,275

Jackson Community Center Addition-Renovation Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Signage				
Interior Room Signage	1	Allow	\$1,000.00	\$1,000
Reclad Entrance Canopy	1	Allow	\$15,000.00	\$15,000
Replace Front Entrance Sign on Building	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$23,500
Equipment				
New Appliances	1	Allow	\$20,000.00	\$20,000
			Subtotal	\$20,000
Furnishings				
FF&E	1	Allow	\$50,000.00	\$50,000
Cubbies	82	EA	\$200.00	\$16,400
Blackout Shades in Auditorium	120	SF	\$30.00	\$3,600
			Subtotal	\$70,000
Fire Protection				
Fire Sprinkler System	11,168	SF	\$4.00	\$44,672
Relocate Heads	3,041	SF	\$1.50	\$4,562
			Subtotal	\$49,234
Plumbing				
8 ea ADA toilets	1	LS	\$170,000.00	\$170,000
8 ea wall mounted lavs w/sensors	-			
2 ea hub drains				
Remove and replace hand sink prep sink and 3 comp sink in kitchen				
4 ea 3322 SS sinks w/gooseneck faucets				
9 ea floor drains				
2 ea 50 gal water heaters				
Concrete removal				
Replace existing grease trap with new Schier GB3 for new demand				
4 ea roof drains to storm				
4 ea overflows				
Relay existing 10" storm sewer in schedule 40PVC in addition				
Upsize water meter to 2"				
Upsize piping through softner to 2-1/2" for ne demand				
PVC drain and vent				
Copper water piping				
Insulate exposed water pip				
Hose Bib at Playground Area	1	Allow	\$2,000	\$2,000
			Subtotal	\$172,000
HVAC				
Gym Replace (2) 15 ton RTU	1	LS	\$306,300.00	\$306,300
Large Activity Replace (1) 17.5 Ton RTU				Included
Rework & Modify Distribution for Secure Front Desk & Office				Included
15 ton RTU for Multi Purpose/Auditorium				Included
5 ton RTU for Boys & Girls6				Included
7.5 ton RTU for 4K, corridor and West Addition				Included
7.5 ton RTU for 3K and Head Start				Included
Gas Piping				Included
Ceiling Exhaust fans and ducting for rest rooms				Included
Temperature Controls				Included
Test & Balancing				Included
			Subtotal	\$306,300

Jackson Community Center Addition-Renovation

Building Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Electrical				
Building Electrical	1	LS	\$271,140.00	\$271,140
Building Lighting				Included
155 ea 2x4 lay in fixtures				Included
5 ea 4' strip light fixtures				Included
5 ea 8' strip light fixtures				Included
15 ea two head emergency light fixtures w/Battery Backup				Included
24 ea two head exit light fixtures w/battery backup				Included
8 ea two head remote egress light fixtures				Included
Lighting controls				Included
101 ea duplex receptacles				Included
4 ea dedicated duplex receptacles				Included
19 ea GFI				Included
6 ea weatherproof GFCI receptacles				Included
4 ea weatherproof receptacles				Included
2 ea 30 amp hwater heaters circuits				Included
1 ea 100 amp circuit for RTU 11				Included
1 ea 60 amp circuit to RTU 12				Included
1 ea 60 amp circuit to RTU 13				Included
1 ea 60 amp circuit to RTU 14				Included
Disconnect 3 existing RTU's and reconnect new with existing circuits				Included
4 ea 20 amp circuits for roof mounted exhaust fans				Included
2 ea 20amp circuits for 3KW EWH				Included
2 ea 200 amp panels				Included
Upgrade existing Lighting	1	Allow	\$46,000.00	\$46,000
Upgrade Fire Alarm System	1	LS	\$45,945.00	\$45,945
Remove existing fire alarm system				Included
Install 1 main fire alarm control panel				Included
Install 1 smoke detector				Included
Install 4 duct detectors				Included
Install 4 dual input monitot modules				Included
Install 2 weatherproof horn/strobe devices				Included
Install 39 ceiling mounted strobe devices				Included
Install 15 ceiling mounted strobe devices				Included
Install 1 remote annunciator panel				Included
Power to Motorized Shades	6	EA	\$400.00	\$2,400
Low Voltage Security Allowance & Access Control, AV	1	Allow	\$88,540.00	\$88,540
Install 28 wall openings w/2 cat 6 cables				Included
Install 1 wall mounted rack w/2 48-port patch panels				Included
Install 21 access door locations				Included
Install 5 panic.duress buttons				Included
Install 4 ea 4MP exterior dome cameras				Included
Install 48 ea 4 MP interior dome cameras				Included
Install 1 6TB micro server				Included
Furnish & Install speakers and Volume Controls in Mutli/Aud	1	Allow	\$10,000.00	\$10,000
Misc Demo				Included
			Subtotal	\$464,025

Jackson Community Center Additions/Renovations

Site Improvements Detail

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Tree & Landscape Removal	1	LS	\$2,600.00	\$2,600
Remove curb and asphalt drive	1	LS	\$5,800.00	\$5,800
Erosion Control Measures	1	LS	\$3,700.00	\$3,700
Strip Topsoil for reuse	1	LS	\$1,700.00	\$1,700
Rough Grade	1	LS	\$3,900.00	\$3,900
Sign Base Excavation	1	LS	\$1,800.00	\$1,800
Finish Grading	1	LS	\$3,450.00	\$3,450
Site Concrete Stone	1	LS	\$2,800.00	\$2,800
Clean up site and respread topsoil	1	LS	\$2,500.00	\$2,500
Paving				
Asphalt Paving & Stone Base	326	SY	\$50.00	\$16,306
Paving Stone Base	326	SY	\$15.00	\$4,890
Add Asphalt path to new overhead door	1	Allow	\$7,500.00	\$7,500
Site Concrete				
Sidewalks	2,874	SF	\$7.50	\$21,555
Curb & Gutter	455	LF	\$30.00	\$13,650
Concrete Approach	484	SF	\$10.00	\$4,840
Retaining Wall Footing	-	lf	\$30.00	NA
Retaining Wall	-	sf	\$30.00	NA
Retaining Wall Railing	-	lf	\$65.00	NA
Site Utilities & Storm Water Management				
Pavement Patching	1	Allow	\$10,000.00	\$10,000
Sanitary Sewer	1	LS	\$10,000.00	\$10,000
Storm Sewer	1	Allow	\$30,500.00	\$30,500
Outdoor Play Area				
Brick Wall Footing	52	LF	\$40.00	\$2,080
Brick Wall Foundation	208	SF	\$45.00	\$9,360
Brick Wall	364	SF	\$40.00	\$14,560
Concrete Stone Base	1,171	SF	\$2.00	\$2,342
Concrete SOG	1,171	SF	\$10.00	\$11,710
Pourable in Place Rubber surfacing	1,171	SF	\$22.00	\$25,762
Steel Column Framed Arbor & Gates	1	LS	\$25,000.00	\$25,000
Set Steel Columns	20	EA	\$550.00	\$11,000
6' Alumarch Fencing		LF		w/ Bldg Alumarch
Asphalt Bike Path at Interior of Playground	67	SY	\$75.00	\$5,000
Sensory Playground Equipment	1	Allow	\$45,000.00	\$45,000
Plantings	1	Allow	\$5,000.00	\$5,000
Electronic Monument Sign and base	1	Allow	\$45,000.00	\$45,000
New Ground Signage	2	EA	\$10,000.00	\$20,000
Site Lighting				
6 ea LED light pole heads to replace existing(existing poles to remain)				Included
4 ea LED bollards in existing locations				Included
1 ea LED bollard in new location				Included
3 ea LED flagpole light fixtures				Included
4 ea concrete bases				Included
1 ea 20 amp circuit to monument sign				Included
11 ea building mounted wall pack light fixtures				Included
Landscaping	1	ALLOW	\$25,000.00	\$25,000
			Subtotal	\$429,105

JCC EXPANSION PROJECT ESTIMATE BREAKOUT

5/1/2023

	Description	Total
NEW CONSTRUCTION		
<i>(Includes building permits, Design, addl. Engineering, Bid docs.)</i>	Addition/Renovations (approx. 14,209 sq. ft.)	\$4,661,271.00
	Site Improvements	\$579,676.00
	<i>(Front desk-safety, office area, kitchen, 3-HVAC units, fire/burglar alarm, exterior painting, gym, dance & concrete floor maintenance)</i>	
	TOTAL	\$5,240,947.00
DEFERRED MAINTENANCE		
<i>These are maintenance items that are included in the project cost. If the project is not approved, most of these items will need to be budgeted in Capital Projects within the next 1-3 years.</i>	Kitchen cabinets/counters	\$168,300.00
	<i>(cabinets keep falling off, counters are very chipped)</i>	
	Coiling doors for kitchen service area	\$15,000.00
	<i>(need better doors for sound proofing)</i>	
	Rebuff polished concrete	\$8,946.00
	Refinish Gym & Dance Floors, & Line	\$32,250.00
	Repaint Exterior EIFS	\$9,160.00
	<i>(currently white and moldy)</i>	
	Chair & Table Replacement	\$50,000.00
	<i>(for large gathering areas)</i>	
	2-Gym HVAC units and 1-Gathering Hall HVAC unit	\$92,000.00
	Upgrade lighting in Gym, Lobby & Hallways to LED	\$46,000.00
	Upgrade Fire/Burglar Panel	\$45,945.00
	<i>(will not be able to service our unit soon)</i>	
	TOTAL	\$467,601.00
POTENTIAL SHARED COSTS		
	Blackout Shades for Auditorium Windows	\$3,600.00
	<i>(Kettlebrook)</i>	
	Security Access Doors, East & West Wings	\$88,540.00
	<i>(Boys & Girls Club and WBSD)</i>	
	LED JCC Message Sign Board	\$34,800
	<i>(Boys & Girls Club, Kettlebrook and WBSD)</i>	
	TOTAL	\$126,940.00

Notes:

*Approx. \$422,115.00 in contingency

