ATTACHMENTS

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC SAFETY COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Report of Officer, submitting the Police Department Quarterly Report for the period commencing July 1, 2017 and ending September 30, 2017.

REPORT PREPARED BY: Christopher Domagalski, Chief of Police

REPORT DATE: October 19, 2017 **MEETING DATE:** November 15, 2017

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Sec. 54-65

BACKGROUND / ANALYSIS:
The Quarterly Report of Benchmarks for the Police Department for the Period commencing July 1, 2017 and ending September 30, 2017 is presented for information and discussion as required by section 54-65 of the Municipal Code.

STAFF COMMENTS:
Highlights of the report are as follows:

- Overall Part 1 Crimes decreased by 23% year to date in comparison to the same period in 2016 (699 vs. 906), including a 12% decrease in aggravated assaults and a 25% decrease in thefts.
- Traffic accidents decreased year to date in correlation with the directed seat belt enforcement initiatives that have been deployed in high accident corridors. These deployments are also responsible for the 27% increase in traffic stops during the year to date period.
- There has been a 19% increase in parking tickets in comparison to 2016. This continues to look promising going forward as we have transitioned one of the full time Community Service Officer positions to part time equivalent employees.
- There was a 26% increase in involuntary commitments during the year to date time period continuing a trend seen in the 1st and 2nd quarters. This is concerning because of the large number of resources consumed by these calls.

ACTION REQUESTED:
Motion to recommend to Council to Approve the Report of Officer No. – 17 - 18.

ATTACHMENTS:

I. R.O No. – 17 - 18

II

5.10

R. O. No. 215 - 17 - 18. By CHIEF OF POLICE CHRISTOPHER DOMAGALSKI.
November 6, 2017.

Pursuant to section 54-65 of the Municipal Code, I herewith submit my quarterly report showing the Benchmark Measurements for my department for the period commencing July 1, 2017 and ending September 30, 2017.

Patrol and Investgations	2015 Actual	Y-T-D 09/30/16	2016 Actual	Y-T-D 09/30/17	2017 Goals
Homicide	0	1	1	0	0
Rape	22	15	21	16	10
Robbery	14	7	10	6	15
Aggravated Assualt	124	75	101	66	90
Violent Crime Total	160	98	133	88	125
Burglary	128	86	119	62	115
Theft	991	691	908	518	900
Motor Vehicle Theft	31	28	36	22	30
Arson	4	3	5	9	5
Property Crime Total	1154	808	1068	611	1050
Percent of Offenses Cleared	53 %	75%	55 %	41%	70 %
Value of Property Stolen	$510,385	497,952	93,250	452,548	$500,000
Value of Property Recovered	$143,730	126,275	$204,714	154,403	$200,000
Percent of Stolen Recovered	28 %	37%	41 %	34%	40 %
Accident Investigations	1,698	1,374	1,900	1,319	1,500
Traffic Stops	N/A	3,298	N/A	5,225	No goal
Traffic Arrests	2,137	2,682	2,426	3,873	No Goal
Other Arrests	3,861	2,873	3,692		No Goal
Speed Trailer Deployments	N/A	3	20	6	20
HVEE Deployments	N/A	15	N/A	2	12
Parking Tickets Issued	8,745	6,779	9,842	8,350	10,000
Bicycles Recovered	212	132	200	109	150
Involuntary Commitments	108	98	148	132	No Goal
Administration					
District Attorney Request for Digital Evidence	2,612	N/A	N/A	681	2,750
Open Records Requests	4,335	3,382	4,310	2,865	4,000
Nixle Messages Sent	219	202	N/A	198	250
Press Releases	N/A		N/A	21	50
Tweets	311		N/A	213	350
Facebook likes	3000	5,725	6,000	7,789	9,000
Reported Crime Maps	104	78	104	78	104
Crime Comparison Reports	52	35	52	35	52
Burglary Reports	86	45	86	47	86

CHIEF OF POLICE

Public Safety

III

6.4

Res. No. 89 - 17 - 18. By Alderperson Draughon. November 6, 2017.

A RESOLUTION authorizing the appropriate City officials to execute the Joint Powers Agreement for Sheboygan County and City of Sheboygan 911 Emergency Systems.

WHEREAS, Sheboygan County and the City of Sheboygan have each implemented an Emergency 911 System for the purposes of providing emergency services to residents and visitors of these municipalities, including fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Sec. 256.35(9), Wis. Stats., "Joint Powers Agreement," requires that in implementing 911 systems as has been done by both Sheboygan County and the City of Sheboygan, municipalities shall annually enter into a Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through either the Sheboygan County 911 System or the City of Sheboygan 911 System, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to execute the Joint Powers Agreement - Sheboygan County and City of Sheboygan 911 Emergency Systems, effective for calendar year 2018, a copy of which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED: That the City Clerk is hereby authorized and directed to file a fully executed copy of this Joint Powers Agreement with the State of Wisconsin Department of Justice.

Public Safety

Ryan Draughon

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

JOINT POWERS AGREEMENT
SHEBOYGAN COUNTY AND CITY OF SHEBOYGAN
911 EMERGENCY SYSTEMS

WHEREAS, Sheboygan County and the City of Sheboygan have each implemented an Emergency 911 System for the purposes of providing emergency services to residents and visitors of these municipalities, including fire fighting, law enforcement, ambulance, medical and other emergency services; and

WHEREAS, Sec. 256.35(9), Wis. Stats., "Joint Powers Agreement," requires that in implementing 911 systems as has been done by both Sheboygan County and the City of Sheboygan, municipalities shall annually enter into a Joint Powers Agreement, which Agreement shall be applicable on a daily basis and which shall provide that if an emergency services vehicle is dispatched in response to a request through either the Sheboygan County 911 System or the City of Sheboygan 911 System, such vehicle shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional boundaries.

THEREFORE, in consideration of the mutual promises, agreements and conditions contained herein, it is hereby jointly agreed between Sheboygan County and the City of Sheboygan as follows:

1. That effective January 1, 2018, this Agreement shall, thereafter, be applicable on a daily basis from said date through December 31, 2018.

2. That if an emergency services vehicle operated by either Sheboygan County or the City of Sheboygan, or operated by an agency with which either municipality contracts for that particular emergency service, is dispatched in response to a request through the Sheboygan County emergency 911 System or the City of Sheboygan 911 System, such vehicle (whether owned and operated by the municipality or by the agency) shall render its services to the persons needing the services, regardless of whether the vehicle is operating outside the vehicle's normal jurisdictional (or as defined by contract) boundaries.

3. That a copy of this Agreement shall be filed with the State Department of Justice, as required by Sec. 256.35(9)(c), Wis. Stats.

Dated this ___ day of _____, 2017.

SHEBOYGAN COUNTY

BY: _____

Sheriff

Dated this ___ day of _____, 2017.

CITY OF SHEBOYGAN

BY: _____
Michael J. Vandersteen
Mayor

ATTEST: _____
Susan Richards
City Clerk

This Agreement is authorized by and in accordance with Res. No. ___-17-18.

agmnts/jtpwrsagmnt-2018

III

6.5

Res. No. 90 - 17 - 18. By Alderperson Draughon. November 6, 2017.

A RESOLUTION authorizing acceptance of 2017 Wisconsin Bureau of Transportation Safety, Impaired Driving Enforcement Grant.

WHEREAS, the City of Sheboygan Police Department has the opportunity to obtain a grant in the total amount of $60,200 from the Wisconsin Department of Transportation, Bureau of Transportation Safety, to assist in developing the city's capacity to provide additional patrols engaging in Impaired Driving Enforcement.

WHEREAS, in order to obtain the grant in the amount of $60,200 it was necessary for the Police Chief to submit an application through the Wisconsin Department of Transportation, Bureau of Transportation Safety; and

WHEREAS, the funding received would be $60,200 from Federal sources with a local match of 25% required;

WHEREAS, the 25% match would be met within the 2018 Police Department Budget.

NOW, THEREFORE, BE IT RESOLVED: that the City of Sheboygan Common Council authorizes the Chief of Police to sign all documents necessary for the grant application and the administration thereof.

Roman Draughon

Public Safety

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR PUBLIC SAFETY COMMITTEE CONSIDERATION

ITEM DESCRIPTION: 2018 Fire Department Capital Budget Station Repairs

REPORT PREPARED BY: Michael Romas, Fire Chief

REPORT DATE: November 2, 2017 **MEETING DATE:** November 15, 2017

FISCAL SUMMARY:

Budget Line Item:	Building Improvements
Budget Summary:	Capital Improvement Fund
Budgeted Expenditure:	$778,725
Budgeted Revenue:	G.O. Debt

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND / ANALYSIS: Fire Station 1 requires major building repairs. A structural survey, performed May 28, 2015 on Fire Station 1 (9th Street and New York Avenue) by ZS Structural Engineering Company recommended a ten-year interior and exterior repair plan totaling $1.1 million. The approved 2018-2022 Capital Improvement Program includes $778,725 and $337,090 in 2018 and 2021 respectively.

STAFF COMMENTS: Here are the justifications to proceed with the repairs to Fire Station 1 as approved in the 2018 Capital Improvement Fund budget:

1. The firefighters working and living in stations 1, as well as visitors, are at risk.
2. Repair costs will increase.
3. Due to reductions in 2017 Capital budget (from $6.3 million to $5.0 million), 90% of the repairs to Station 1 was stopped, delayed and extended out over four years, increasing safety risks.
4. Keeping five stations repaired and operational is the most cost-effective option ($1.4 million), when compared to combining 2 stations into one newly built station. ($3.0 million) or adding a fire station to a new city hall ($2.25 million).
5. If the five-station model changes, the repairs will still be needed to sell the property.
6. Repair work at Station 1 already begun in 2017 and continuing through completion is the most cost-effective option.
7. In anticipation of repairs, the work has been scheduled early to mid-2018. Alterations to the schedule will delay safety improvements.

ACTION REQUESTED: Motion to recommend Common Council authorize city staff to seek bids for Station 1 building repairs, consistent with the adopted 2018 budget.

ATTACHMENTS:

I. Original ZS engineering studies for Station 1.

The City of Sheboygan Fire Station No. 1

Property Assessment Report-FINAL

ZS LLC

10501 West Research Drive
Suite 207
Milwaukee, WI 53226

Phone: 414-727-5000
Fax: 414-727-6666

www.zsllc-us.com

- Building Envelope Consulting
- BIM Consulting
- Structural Engineering
- Forensic Engineering

Prepared for:
City of Sheboygan
828 Center Avenue, Suite 205
Sheboygan, WI 53081
Attn: Mr. Bernard Rammer
Purchasing Agent

City of Sheboygan
spirit on the lake.

Sheboygan Fire Station No. 1
833 New York Avenue
Sheboygan, WI 53018

IBC Engineering Services, Inc.

N8W22195 Johnson Dr.
Suite 180
Waukesha, WI 53186

Phone: 262-549-1190
Fax: 262-549-1120

www.ibcengineering.com

- Mechanical
- Electrical
- Plumbing Engineering

May 29, 2015
ZS Project No. 7402

ZS

Building Envelope Consulting
BIM Consulting
Structural Engineering
Forensic Engineering

ZS LLC
10501 W. Research Drive
Milwaukee, WI 53226

Phone 414.727.5000
Fax 414.727.6666
Web zsllc-us.com

TABLE OF CONTENTS

ZS

Building Envelope Consulting
BIM Consulting
Structural Engineering
Forensic Engineering

ZS LLC
10501 W. Research Drive
Milwaukee, WI 53226

Phone 414.727.5000
Fax 414.727.6666
Web zsllc-us.com

May 29, 2015

Mr. Bernard Rammer
Purchasing Agent
City of Sheboygan
828 Center Avenue, Suite 205
Sheboygan, WI 53081

Subject: **Fire Station 1 Condition Assessment FINAL Report**
833 New York Avenue, Sheboygan, Wisconsin

Dear Mr. Rammer:

The following is a report associated with the ZS LLC (ZS) condition assessment of the Sheboygan Fire Station No.1 property located at 833 New York Avenue in Sheboygan, Wisconsin. ZS teamed with IBC Engineering (IBC), a Mechanical, Electrical, and Plumbing engineer, to perform the assessment.

INTRODUCTION

The ZS/IBC team was retained to perform a Condition Assessment related to the 2 story fire station structure located at 833 New York Avenue in Sheboygan, Wisconsin (Figure 1). The scope of the assessment included a 3D laser scan of the building's exterior facade and parapets, as well as surveys of the following systems: site, building envelope, structural, architectural, mechanical, plumbing, electrical, and fire suppression and detection.

The primary goal of this Condition Assessment was to evaluate the conditions of exterior and interior elements, describe conspicuous defects associated with the parking garage facade, provide projected remaining useful life, and provide a twelve (12) year projected capitol project outlook associated with maintenance and repairs to the building. The completion of these goals will help advance the vision of the City of Sheboygan for the project by balancing project cost, building performance, and the overall architecture of the building.

BACKGROUND

The subject facility is a two story masonry structure that was originally built in 1907, and is approximately 14,600 square feet. The structure is a City of Sheboygan and Sheboygan County Historic Landmark, and is currently in use as the City of Sheboygan's Fire Station No. 1 (Figure 2). The primary exterior building envelope components consist of original cream city brick coursing, limestone architectural elements, aluminum framed storefront entrance and window systems, and an EPDM roof system. Spaces within the building consist of mechanical space, vehicle storage, offices, bedrooms, a kitchen and exercise room.

3D Laser Scan

Description: A 3D laser scanner was used to document and assess the conditions of exterior facades and parapets, as well as detection of out-of-plane wall movement which would otherwise not be noticeable using standard inspection techniques. Multiple scan locations were determined and then combined into a composite point cloud to prepare a 3D model (Figure 3). The point cloud was then used to perform out of plane movement analysis of the parapets and for investigation and quantification of any other anomalies identified during the survey.

Images: Using the laser scanning data, out-of-plane movement of the walls were identified and accurately measured and depicted. Figures 4 - 6 show the extent of movement of the walls at different elevations. The figures show a colorized point cloud scale depicting the extent of the out-of-plane movement. Red colored areas of the scan indicates out-of-plane wall movement of two inches. For this type of wall, areas of the wall that are bulging two inches or greater are considered excessive and should be repaired.

Findings/Observations: The following specific conditional issues were noted during the laser scan of the facades: bulging brick at parapet level and tower on north and west facades (Figures 4 - 6).

FIELD OBSERVATIONS

ZS and IBC performed a thorough visual survey of the existing building systems at the subject facility. Each building system type was identified, inventoried, and conditionally assessed. The following represents a description and conditional overview for each building system:

I. Exterior

Description: Assessment of the building's exterior systems including: site features, exterior masonry walls, parapets, doors, windows, roofs, and below-grade foundation waterproofing.

A. Site: Assessment of hardscapes, exterior stairs, and grounds.

Description: The site surrounding the building consists of concrete below-grade steps on the west facade, an asphalt parking lot on the south facade, and concrete sidewalks and driveway area.

Estimated Age: Varies

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the visual survey of the exterior site:

a. Deterioration at exposed foundation walls within below-grade stairwell (Figure 7).

Repair/Timeframe: Tuckpoint exposed stone surfaces and patch spalled/deteriorated stone units (1-3 years).

B. Roof: Assessment of all roof areas.

Description: Fully adhered EPDM roof system (Figure 8).

Estimated Age: 1990

Estimated Remaining Life: 1-3 years

Conditional Issues: The following specific conditional issues were noted during the visual survey of the roof:

a. Deteriorated stone coping sealant at all locations (Figure 9).

Repair/Timeframe: Remove all existing stone coping sealant and replace with new sealant (1-3 years).

b. Paint deterioration on metal coping at isolated locations (Figure 10).

Repair/Timeframe: Replace copings in conjunction with roof replacement (1-3 years).

c. Roof seams are open in approximately 25% of the locations (Figure 11).

Repair/Timeframe: Replace roof system (1-3 years).

d. Sheet metal vents are corroded at all units (Figure 12).

Repair/Timeframe: Replace units in conjunction with roof replacement (1-3 years).

e. Disconnected light fixture near the northeast corner (Figure 13).

Repair/Timeframe: Reattached light fixture (1-3 years).

f. Deteriorated sealant on top of sheet metal counter flashing at all locations (Figure 14).

Repair/Timeframe: Replace roof system (1-3 years).

g. Improperly sealed and failed seals at A/C line penetrations throughout (Figure 15 & 16).

Repair/Timeframe: Replace roof system (1-3 years).

h. Open seams along wall flashings at multiple locations (Figure 17).

Repair/Timeframe: Replace roof system (1-3 years).

i. Dirt buildup observed indicating water ponding at south roof edge (Figure 18).

Repair/Timeframe: Adjust roof slope to achieve positive slope to drain during roof replacement (1-3 years).

j. Standing water in south roof gutter (Figure 19).

Repair/Timeframe: Adjust gutters to positively drain towards downspouts (1-3 years).

Roof Commentary: The existing roof systems are exhibiting numerous failures and deteriorated conditions. Complete replacement is recommended.

C. Facade: Assessment of all facades and systems.

1. Windows.

Description: The windows throughout the building are mill finish aluminum frame systems, consisting of synthetic material panels at the upper sashes and clear insulated glass at the lower sashes (Figure 20). The interior wood frames are original construction, and were refinished in the 1990's. There is a hose tower on the northwest corner of the building that includes non-original glass block units within window openings.

Estimated Age: 1990's

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the visual survey of the windows:

a. Window perimeter sealant is deteriorated at all locations (Figure 21).

Repair/Timeframe: Remove existing sealant from all window units and reseal all perimeters with new sealant (1-3 years).

2. Doors.

Description: The storefront entrance assemblies are mill finish aluminum frame systems with clear single pane glazing (Figure 22). Two original wood doors are located on the west facade. Two sets of metal clad wood framed french doors with transom windows are present on the south facade.

Estimated Age: Varies

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the visual survey of the doors:

a. West facade wood doors in extremely poor condition (Figure 23).

Repair/Timeframe: Replace doors on west facade (0-1 years).

3. Brick Masonry.

Description: The brick throughout the building consists of cream city brick units with red brick arched lintels above each window on the north and west facades.

Estimated Age: Original construction (1907).

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the visual survey of the building's exterior brick:

a. Brick cracking at random locations (Figure 24).

Repair/Timeframe: Remove crack brick masonry units and replace with new brick provide horizontal stitching reinforcement as necessary (3-5 years).

b. Deteriorated brick units at the chimney (Figure 25).

Repair/Timeframe: Replace deteriorated bricks (1-3 years).

c. Loose brick units at isolated locations (Figure 26).

Repair/Timeframe: Remove and reset loose brick units (0-1 years).

d. Mortar deterioration throughout (Figure 27 & 28).

Repair/Timeframe: Cut out existing mortar to a depth of a minimum of ¾" and install new pointing mortar (1-3 years).

e. Deteriorated cementitous parge coating (at removed cornice area) on upper portion/parapets at north and west facades (Figure 29).

Repair/Timeframe: Removed deteriorated parge coat and replace with alternate coating material (1-3 years).

f. Corroded steel lintels at most locations with rust jacking causing brick masonry out of plane movement and interior cracking ((Figure 30 & 31).

Repair/Timeframe: Remove brick to expose lintels at identified locations, repair or replace lintels, install new through wall flashing and replace removed brick masonry (1-3 years).

4. Stone Masonry.

Description: Limestone bands as well as limestone architectural elements are present on the north facade.

Estimated Age: Original construction (1907)

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the visual survey of the building's exterior stone elements:

a. Cracked stone units at several locations (Figure 32).

Repair/Timeframe: Perform stone crack repair (1-3 years).

b. Erosion of outer surface of stone units along the base of the north facade (Figure 33).

Repair/Timeframe: Remove loose stone material and tool/reprofile stone units (1-3 years).

c. Spalled stone units at several locations (Figure 34).

Repair/Timeframe: Perform Dutchmen repair of spalls (1-3 years).

d. Deteriorated and cracked stone sills (Figures 35 & 36).

Repair/Timeframe: Remove deteriorated stone sills and replace with new limestone sills (1-3 years).

II. Interior

Description: Architectural systems assessment including: stairways, hallways, elevator, ADA access, fire escapes, office layout. Structural systems assessment including: foundation, structural frame, exterior walls, and parapets.

A. Basement.

Description: The basement level consists of multiple finishes, and is primarily unused. Most areas are vacant with the exception of some spaces used for storage.

Estimated Age: Original construction (1907)

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the interior visual survey of the basement:

a. Corrosion of structural elements causing concrete/foundation wall spalling (Figures 37 - 39).

Repair/Timeframe: Remove all corrosion where possible. Replace structural members with section loss (0-1 years).

b. Efflorescence on ceiling and water staining on floor under east apparatus bay (Figures 40 & 41). ZS observed active leaking into the basement while the apparatus bay floor was being washed down with water.

Repair/Timeframe: Limit heavy water spraying of the floors or install waterproofing membrane over floor to prevent leakage into the basement.

c. Brick deterioration on brick masonry columns (Figure 42).

Repair/Timeframe: Replace deteriorated bricks units (1-3 years).

d. Deteriorated mortar joints on brick masonry columns and along foundation walls (Figure 42).

Repair/Timeframe: Removed existing mortar joints to a depth of a minimum of ¾" and install new mortar (1-3 years).

e. Missing hallway ceiling tiles (Figure 43).

Repair/Timeframe: Replace ceiling tiles (0-1 years).

f. Minor paint cracking/peeling in isolated locations (Figure 44).

Repair/Timeframe: Clean, prime and paint areas where failed (1-3 years).

g. Water leaking from first floor garage area floor drain to basement. Water leakage from the drain is causing efflorescence in the basement as well as steel corrosion and concrete spalls on the north wall (Figure 45).

Repair/Timeframe: Replace failed floor drain (0-1 years).

B. First Floor - Second Floor.

Description: The first & second floor levels consist of multiple finishes, and are the most used floors throughout the building. The first floor is primarily apparatus bay space, as well as a common area including a kitchen. The second floor consists of bedrooms and bathrooms, with the exception of limited office space and a workout room.

Estimated Age: The first floor was remodeled in 1993; the second floor was remodeled in 1995 and 1997.

Estimated Remaining Life: Sustainable with repair and maintenance.

Conditional Issues: The following specific conditional issues were noted during the visual surveys of the first and second floors:

a. Carpeting throughout in fair condition (Figure 46).

Repair/Timeframe: Replace carpet (3-5 years).

b. Ceiling tiles throughout in fair condition; some ceiling tiles on the second floor showing signs of leakage/staining (Figure 47).

Repair/Timeframe: Replace ceiling tiles (3-5 years).

c. First floor concrete flooring in fair condition (Figure 48).

Repair/Timeframe: Reseal concrete floor (1-3 years).

d. Minor deterioration of wood trim at first floor garage door (Figure 49).

Repair/Timeframe: Replace deteriorated wood trim (1-3 years).

e. All floor penetrations are not properly sealed and allow water from floor cleaning to leak into the basement (Figure 50).

Repair/Timeframe: Install new sealant around penetrations (0-1 years).

Interior Commentary: The interior of Fire Station No. 1 is in overall good condition.

III. Mechanical

Description: Assessment of heating, ventilation, air conditioning, water heaters, and environmental controls.

A. Heating Plant.

Description: The primary source of heating for the fire house is two 232 Mbh natural gas-fired hot water boilers located in the basement.

Estimated Age: 1996

Estimated Remaining Life: Approximately 11 years

Conditional Issues: The boilers appears to be well maintained and in relatively good condition. Fire department staff reported that the boilers have been functioning well.

Repair/Timeframe: Replace boilers at end of life expectancy.

B. Heating Distribution.

Description: Hot water supply and return piping extend from the boiler to hot water coils throughout the building.

Estimated Age: Approximately 19 years; Hot water piping was installed at same time as boilers.

Estimated Remaining Life: Can vary significantly with water quality. System appears to be well maintained, and it is reasonable to expect piping to last for the foreseeable future.

Conditional Issues: It was observed that in some areas the piping insulation was compromised or missing completely.

Repair/Timeframe: Repair or restore missing insulation at such time as is convenient. There is no functional problem caused by the missing insulation, but repairing would slightly improve energy efficiency of the system.

C. Supplemental Heating.

Description: The vehicle bays are heated by two large gas-fired unit heaters when the overhead doors are open.

Estimated Age: Less than five years

Estimated Remaining Life: 10-15 years

Conditional Issues: The units appear to be in good condition. No operational issues were reported by Fire Department staff.

Repair/Timeframe: Replace units at end of life.

D. Combined Cooling and Ventilation.

Description: The lower level eating and living areas and the upper level are cooled with three split system cooling units. The indoor unit (fan and refrigerant cooling coil) for the lower level is located above the living area ceiling, with a condensing unit hanging on the exterior of the south wall of the building.

Two indoor units (fan and refrigerant cooling coil) are located above the east and west corridors ceilings on the second level and serve the second level sleeping, office and recreation areas. The condensing units for these units are located on the roof.

All three systems include hot water coils in the supply ductwork downstream of the indoor unit to provide heating for these spaces.

Estimated Age: 16 – 18 years

Estimated Remaining Life: None – units have already exceeded typical life expectancy for this equipment.

Conditional Issues: The units appear to be working order, but are past the end of their expected life. The outdoor condensing units are in poor condition, which is to be expected given their age and exposure.

Repair/Timeframe: Replace units upon failure.

E. Exhaust Systems.

Description: Vehicle exhaust is provided by two recently installed tailpipe exhaust systems.

General exhaust from kitchen hood and from toilet rooms is provided by exhaust fans located on the roof.

Estimated Age: Less than 5 years (vehicle exhaust), 15 – 20 years (general exhaust)

Estimated Remaining Life: Vehicle exhaust should last another ten years if well maintained. It is possible that new firefighting equipment will require upgrade to vehicle exhaust before the system fails.

The general exhaust fans are not expected to last more than an additional 5 years.

Conditional Issues: The vehicle exhaust systems appear to be in good condition. There have been some ongoing functional issues with the unit in the west bay, but fire department staff reported that repair of this unit is occurring now.

The exhaust fans serving the general exhaust appear to be working order, but are past the end of their expected life and are in poor condition, which is to be expected given their age and exposure.

Repair/Timeframe: Replace units upon failure.

IV. Electrical

Description: Assessment of primary service, emergency generator, lightning protection, and lighting.

A. Utility Service and Normal Power Distribution.

Description: Sheboygan Fire House 1 has an existing underground electrical service provided by an exterior pad mounted utility transformer and building mounted utility meter/CT cabinet.

The electrical service enters at the southeast corner of the building to a 200 Amp, 120/240 Volt, single phase, three wire, (30) circuit, Siemens I-T-E indoor load center.

This load center is labeled EP-1 and serves a 100 Amp, 120/240 Volt, single phase, three wire, (30) circuit, Siemens I-T-E indoor load center.

This load center is labeled EP-2 and serves a 100 Amp, 120/240 Volt, single phase, three wire, (24) circuit, Square-D QO load center (labeled LP-3).

Estimated Age: 1999

Estimated Remaining Life: Approximately 11-14 years; the life expectancy of this electrical equipment is 25-30 years.

Conditional Issues: All of this equipment is in fair to good condition and not in need of immediate replacement.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

B. Emergency Power Distribution.

Description: The existing emergency power system is served from an exterior pad mounted, 33kW natural gas, stand-by, Kohler-30RZG enclosed generator.

The emergency feeder enters the building at the same location of the normal power distribution and is protected by a 400 Amp, 240 Volt, Square-D main disconnect switch.

From there, the emergency power distribution moves onto a Kohler transfer switch and (2) circuit, Square-D enclosed circuit breaker serving emergency lighting only.

Estimated Age: 2005

Estimated Remaining Life: Approximately 15-20 years; the life expectancy of this electrical equipment is 25-30 years.

Conditional Issues: All of this equipment is in good condition and not in need of immediate replacement. Staff indicated that the generator is tested weekly and monthly. There are no current issues with it.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

C. Lighting System.

Description: The existing lighting system consists of linear T8 utility light fixtures, general use surface and recessed mounted lighting fixtures and red exit signs. Lighting control consist of standard toggle wall switches. Exterior lighting consists of two wall mounted area light fixtures and a wall mounted flag pole fixture which are controlled by existing Figurecell.

Estimated Age: Unknown

Estimated Remaining Life: Unknown, the life expectancy of T8 lamps is 30,000 hours of operation and the life expectancy of electronic ballasts is 50,000 hours of operation.

Conditional Issues: Existing circuit fed from generator only serves building exit signs and second floor egress lighting.

Repair/Timeframe: The following options are presented in order to solve the existing conditional issues:

Repair Option A: Connect appropriate existing light fixtures on the first floor to existing lighting circuit feed from the existing emergency lighting circuit to provide proper egress lighting. Existing emergency lighting circuit only serves light fixtures on the second floor.

D. Paging System.

Description: The existing paging system consists of Rauland – FAX 120 head end, Rauland – AF4601 amplifier, interior and exterior load speakers, and wall mounted paging speakers and wall mounted handheld microphones.

Estimated Age: Unknown

Estimated Remaining Life: Unknown; the life expectancy of this paging equipment is 20 years.

Conditional Issues: None observed, all of this equipment is in fair to good condition and not in need of immediate replacement.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

E. Phone System.

Description: The existing phone system enters the building in the basement and is distributed throughout the building to wall phones and wall jacks.

Estimated Age: Unknown

Estimated Remaining Life: Unknown; the life expectancy of a phone system is 7-10 years.

Conditional Issues: None observed, all of this equipment is in fair to good condition and not in need of immediate replacement.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

F. Fire Alarm System.

Description: The existing fire alarm system consists of standalone battery operated smoke detectors.

Estimated Age: 1997

Estimated Remaining Life: Unknown; the life expectancy of fire alarm smoke detectors is 10 years.

Conditional Issues: System is past its life expectancy.

Repair/Timeframe: The following options are presented in order to solve the existing conditional issues:

Repair Option A: Remove existing standalone battery operated smoke detectors. Provide new fire alarm system to include control panel, annunciator, manual pull stations and notification devices. New fire alarm system shall be served from emergency power.

G. CATV System.

Description: The existing cable television system enters the east side of the building and is distributed throughout the building to wall outlets.

Estimated Age: Unknown

Estimated Remaining Life: Unknown; the life expectancy of this equipment is 20 years.

Conditional Issues: None observed, all of this equipment is in fair to good condition and not in need of immediate replacement.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

H. Security System.

Description: The existing security system consists of a door handle keypad and pushbutton doorbell at the main entry on the north side of the building.

Estimated Age: Unknown

Estimated Remaining Life: Unknown; the life expectancy of this equipment is 100,000 cycles of operations.

Conditional Issues: None observed, all of this equipment is in fair to good condition and not in need of immediate replacement.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

I. Lightning Protection System.

Description: Existing panelboard directories indicate existing lightning arrestors. However, no lightning arrestors were observed. Perhaps they are installed on top of the northwest fire hose shaft.

Estimated Age: Unknown

Estimated Remaining Life: Unknown; the life expectancy of this equipment is 20 years.

Conditional Issues: None observed.

Repair/Timeframe: Repair upon failure or if desired, replace upon equipment operating past its life expectancy.

V. Plumbing

Description: Assessment of water supply, restroom fixtures, and waste piping.

A. Domestic Water Heating.

Description: A natural gas fired water heater located in the basement provides hot water for the fire house.

Estimated Age: Approximately 10 years

Estimated Remaining Life: Approximately 5 years

Conditional Issues: The water heater appears to be well maintained and in relatively good condition. Fire department staff reported that the water heater has been functioning well.

Repair/Timeframe: Replace water heater at end of life expectancy.

B. Water Distribution.

Description: The piping in the building appears to be a mix of copper piping that was likely installed during the remodeling projects of the 1990's and older galvanized piping.

Most of the plumbing fixtures in use appear to have been replaced in the 1990's remodeling projects, although some older fixtures remain in the basement.

Estimated Age: 18 years and older.

Estimated Remaining Life: Can vary significantly with water quality. System appears to be well maintained, and it is reasonable to expect piping and fixtures to last for the foreseeable future.

Conditional Issues: All piping and fixtures appeared to be well maintained and in good working condition.

Repair/Timeframe: Repair seals and valves on plumbing fixtures as needed.

12 YEAR CAPITAL REPAIRS AND MAINTENANCE OUTLOOK

Please see the 12 Year Capital Repairs and Maintenance Outlook repair list and cost estimate in Appendix A. Repairs are listed and categorized by 0-1 year, 1-3 year, 3-5 year, 5-8 year, and 8-12 year repairs. Costs are in 2014 values and are not escalated.

CLOSING

If you have any questions or require additional information, please feel free to contact our office.

Sincerely,

ZS LLC

Darin C. Rickert, AIA, RRC, LEED AP
Senior Architect and Building Envelope Consultant

REPRESENTATIVE FIGUREGRAPHS

Figure 1: Fire Station No. 1 location.

Figure 2: Fire Station No. 1 Aerial View.

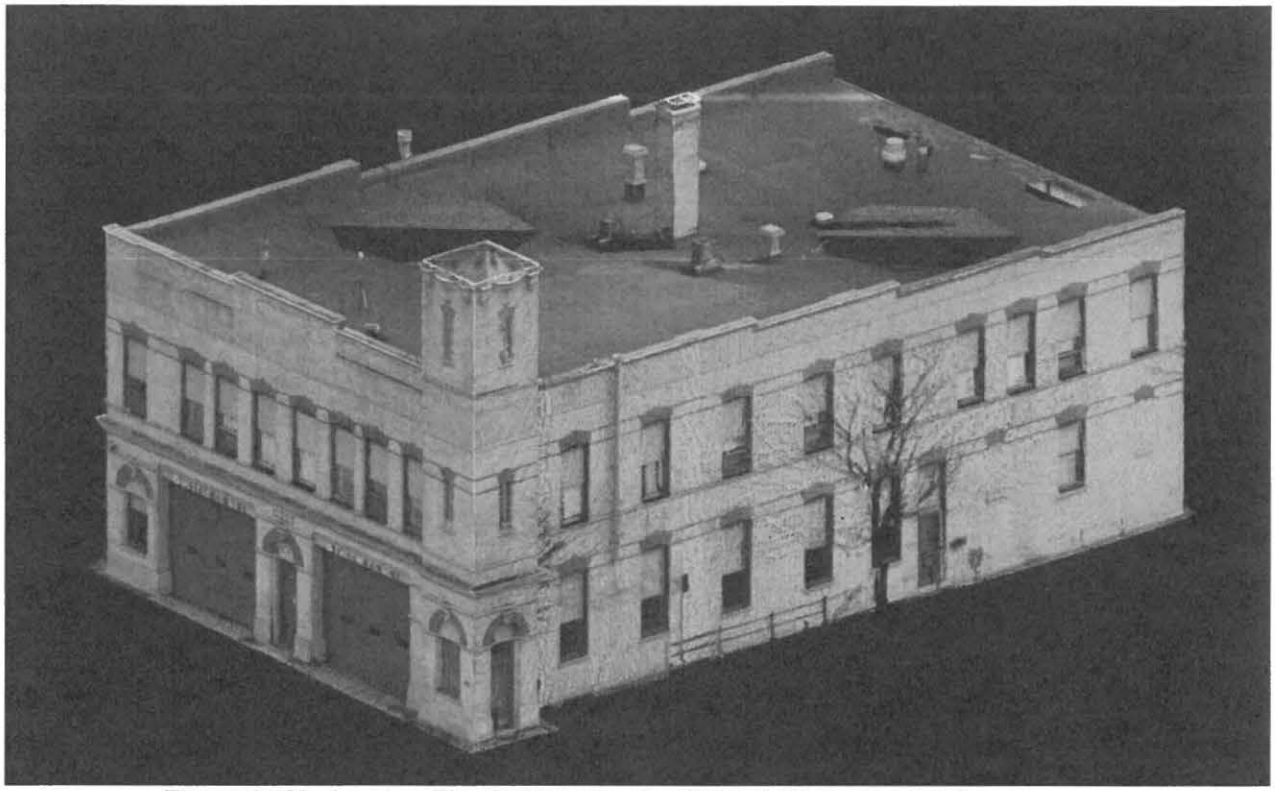

Figure 3: Sheboygan Fire Station No. 1 colorized 3D laser scan image.

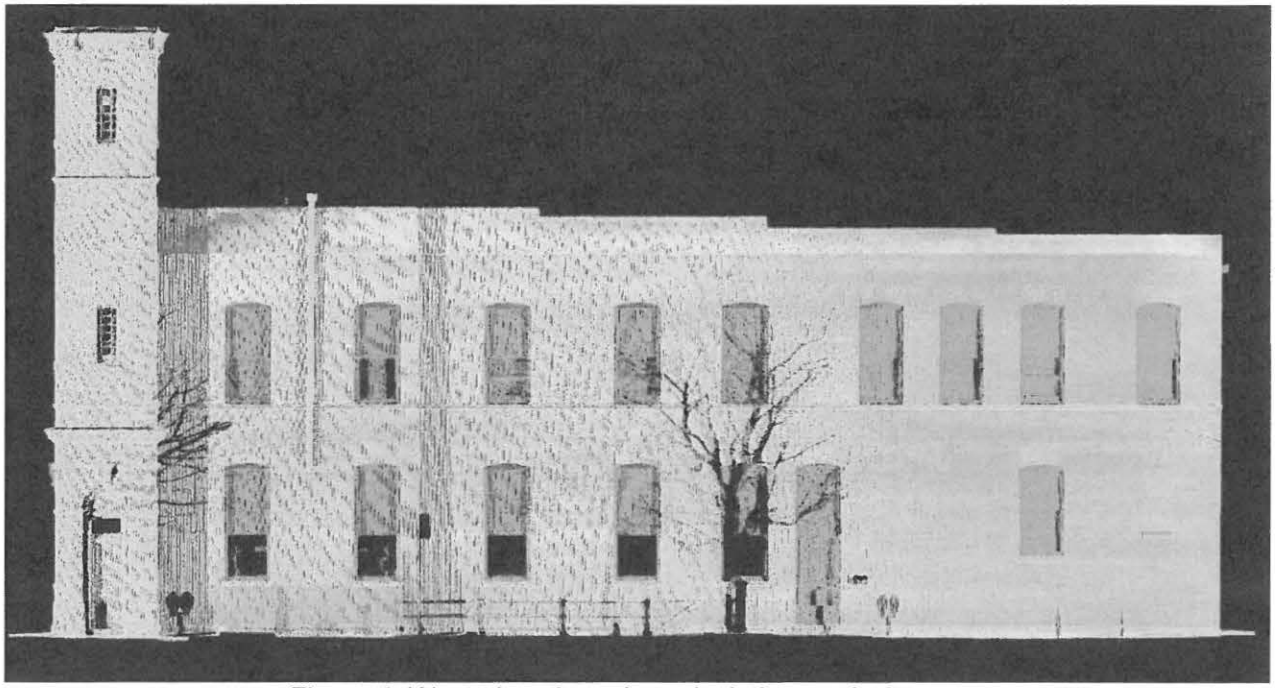

Figure 4: West elevation, plane deviation analysis.

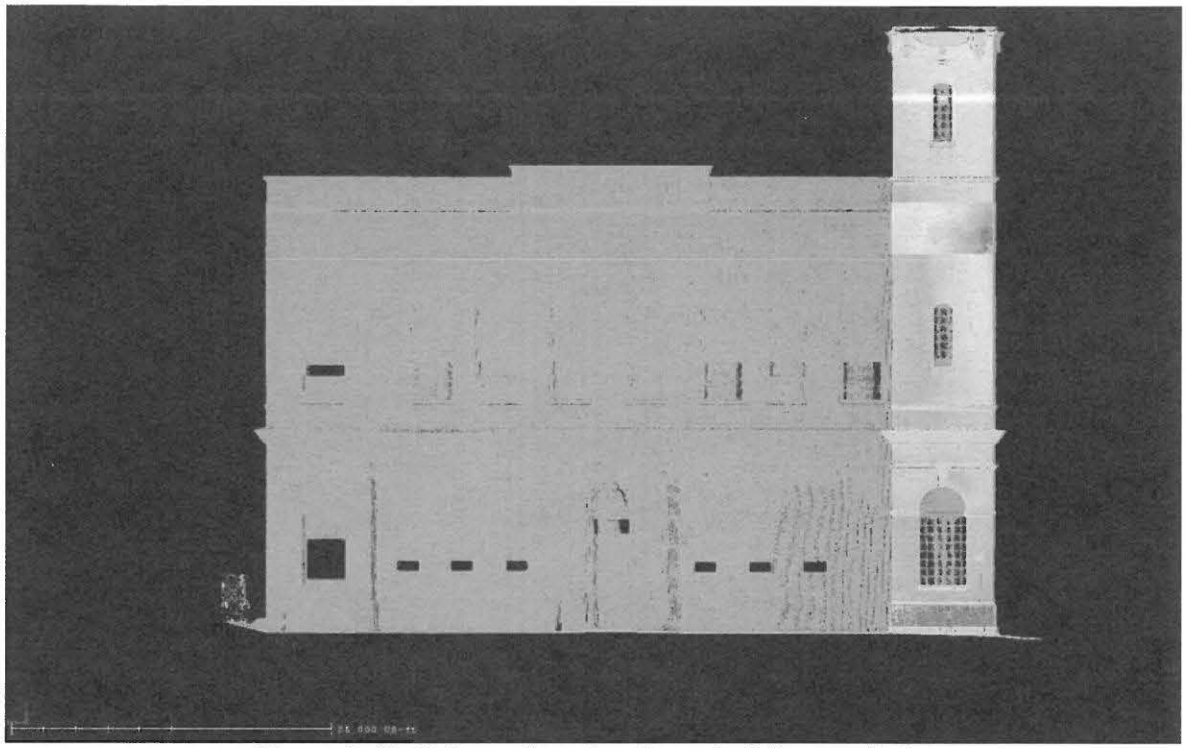

Figure 5: North tower facade, plane deviation analysis.

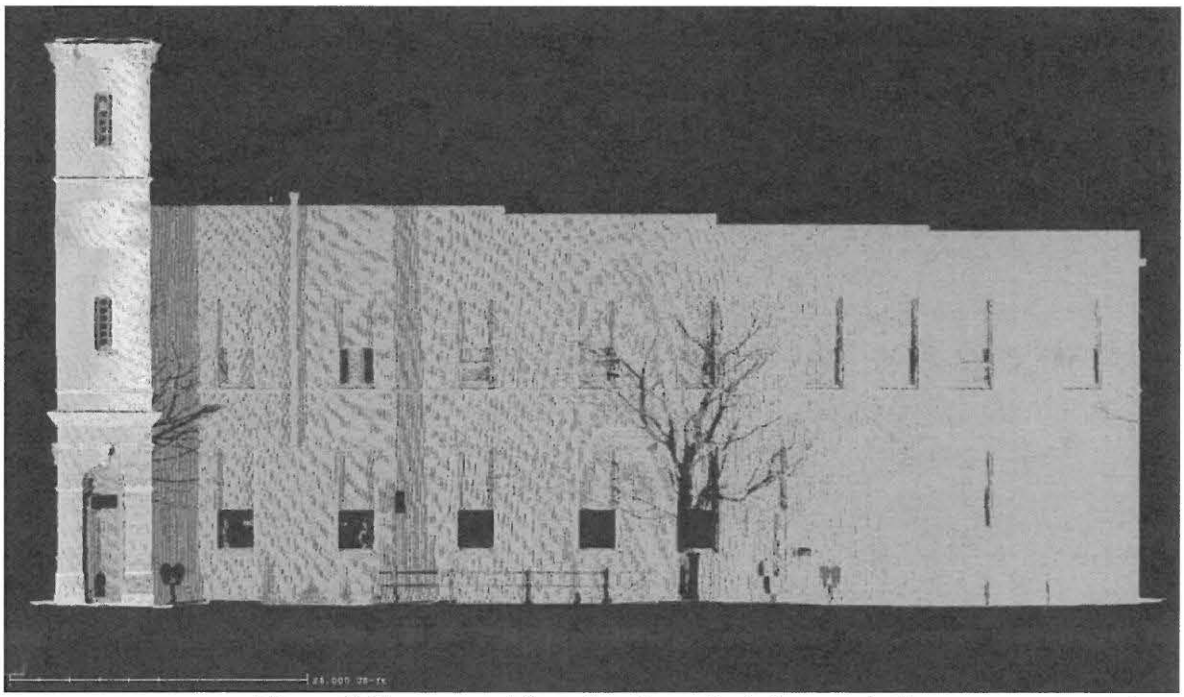

Figure 6: Tower west facade, plane deviation analysis.

Figure 7: Deteriorated foundation walls.

Figure 8: Full adhered EPDM roof system.

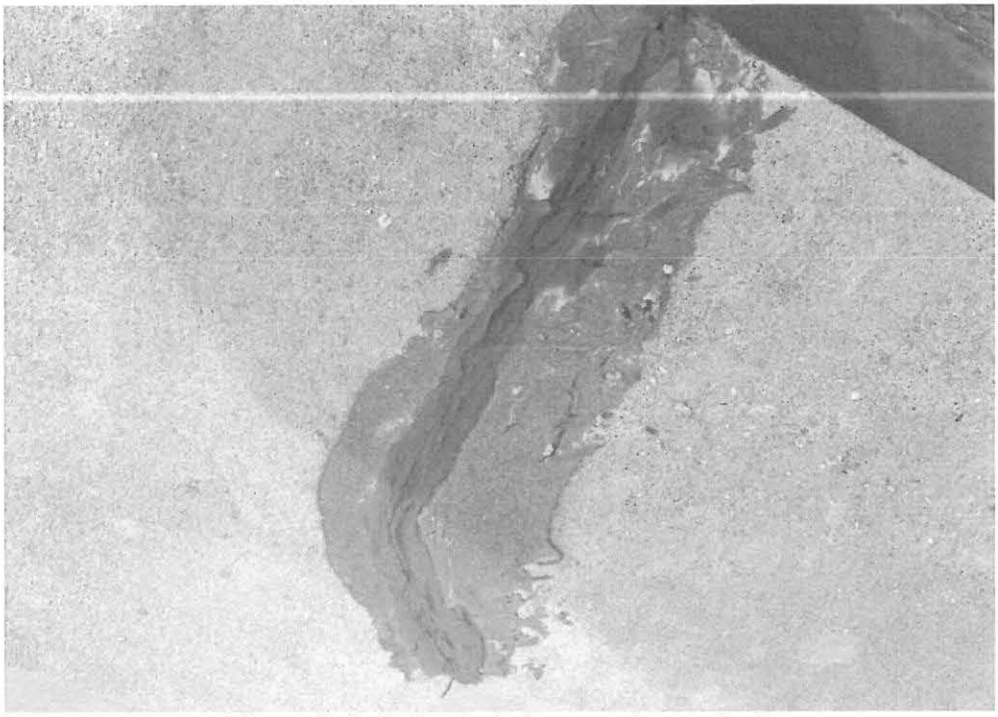

Figure 9: Deteriorated stone coping sealant.

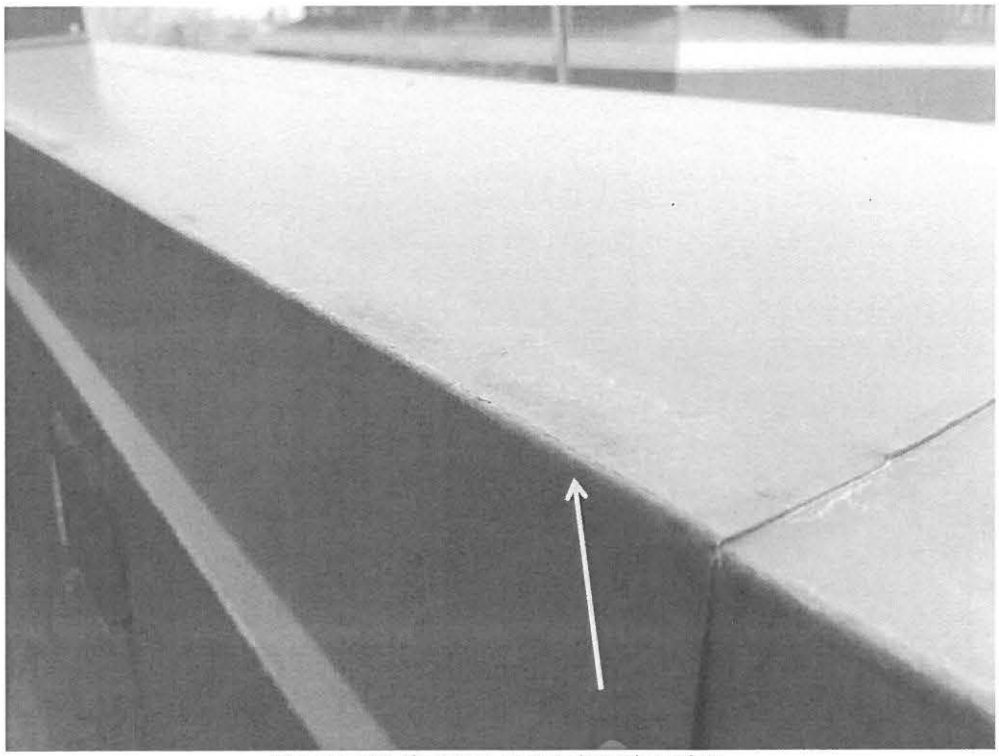

Figure 10: Coping paint deterioration.

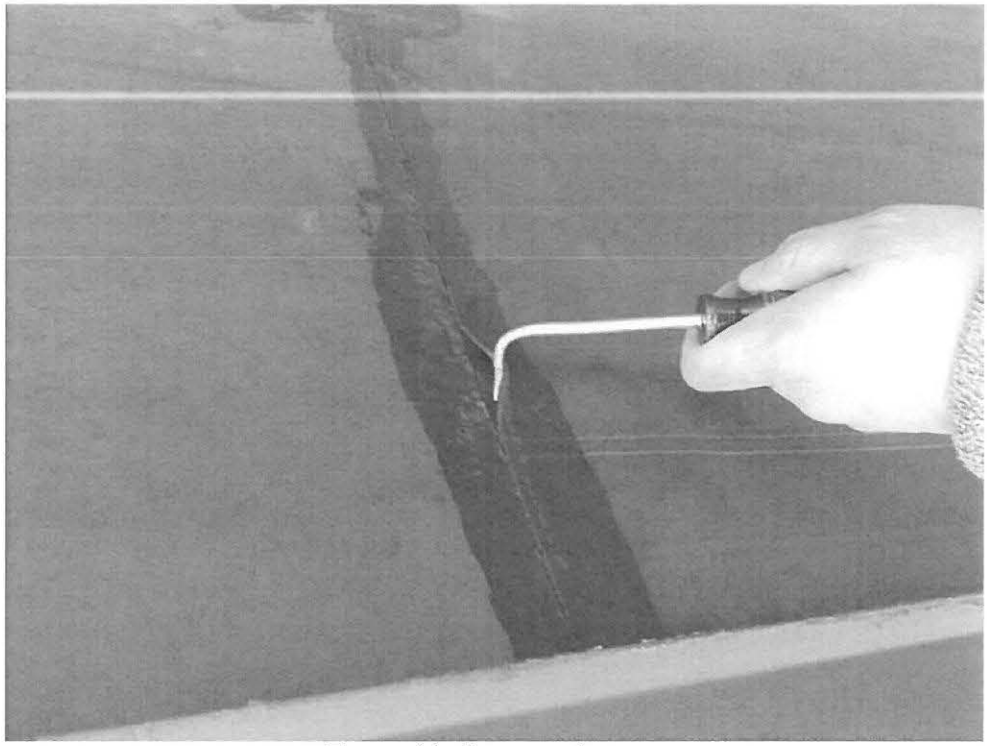

Figure 11: Open roof seam.

Figure 12: Corroded metal vent.

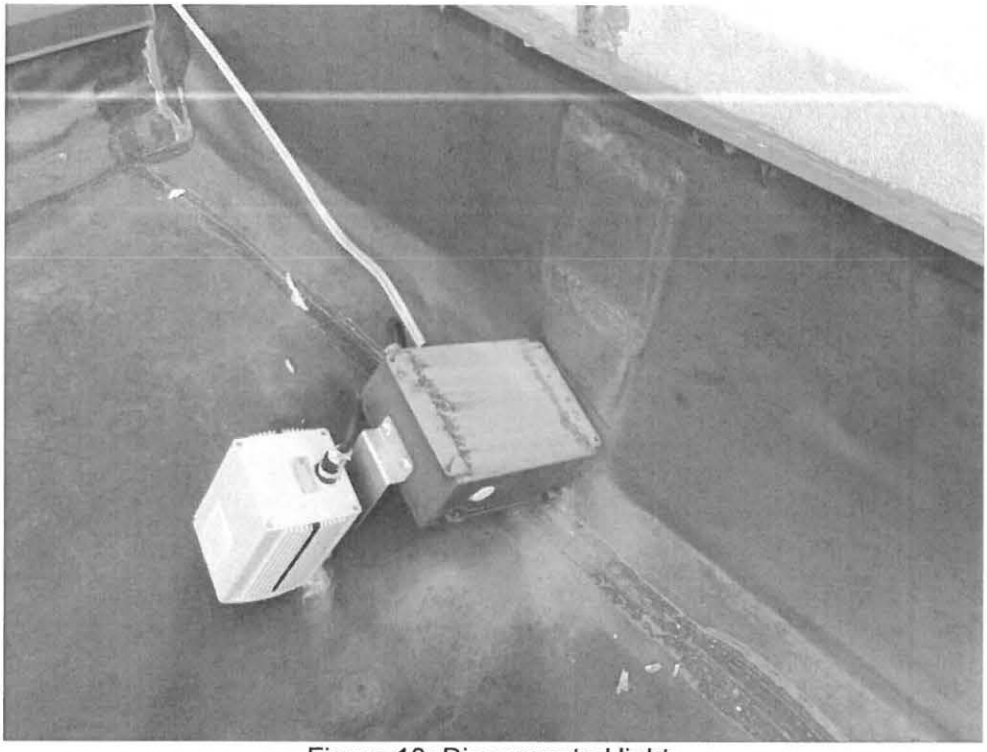

Figure 13: Disconnected light.

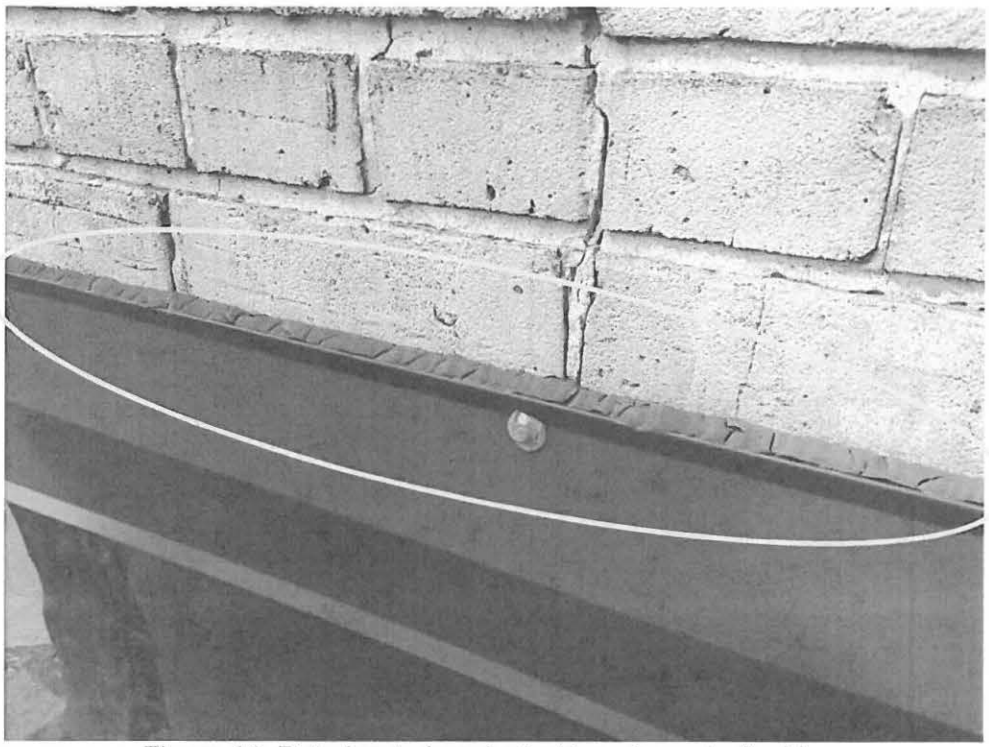

Figure 14: Deteriorated sealant at top of counterflashing.

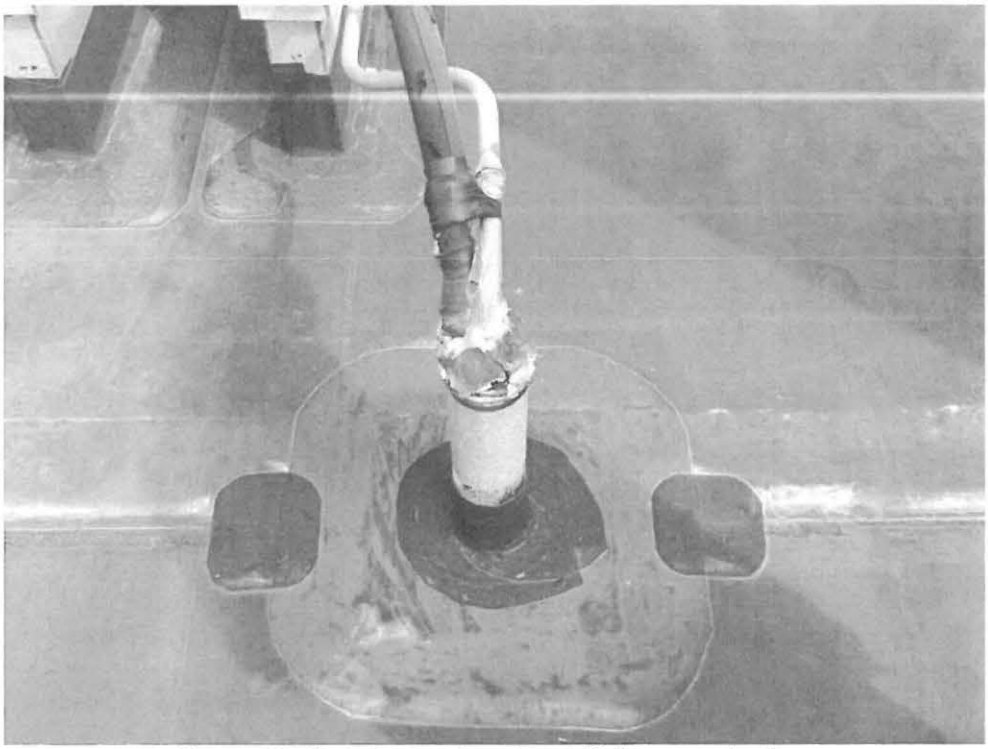

Figure 15: Deteriorated seal at A/C line penetration.

Figure 16: Improperly sealed A/C line penetration.

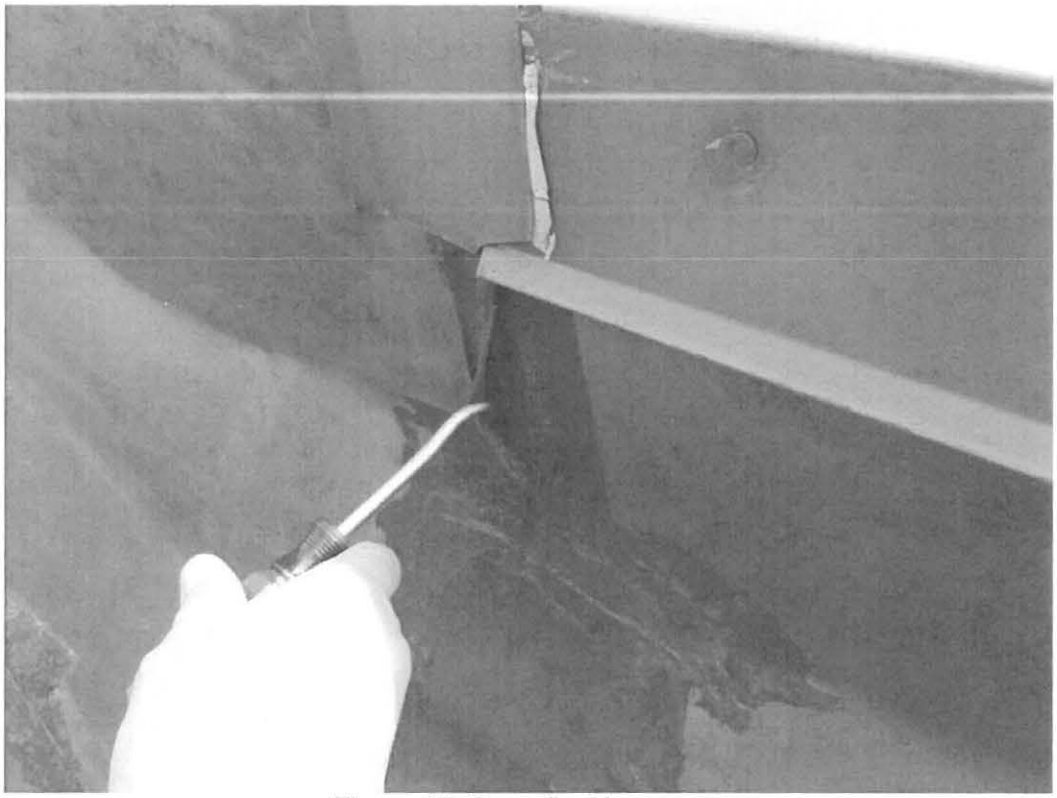

Figure 17: Open flashing seam.

Figure 18: Ponding at south roof edge.

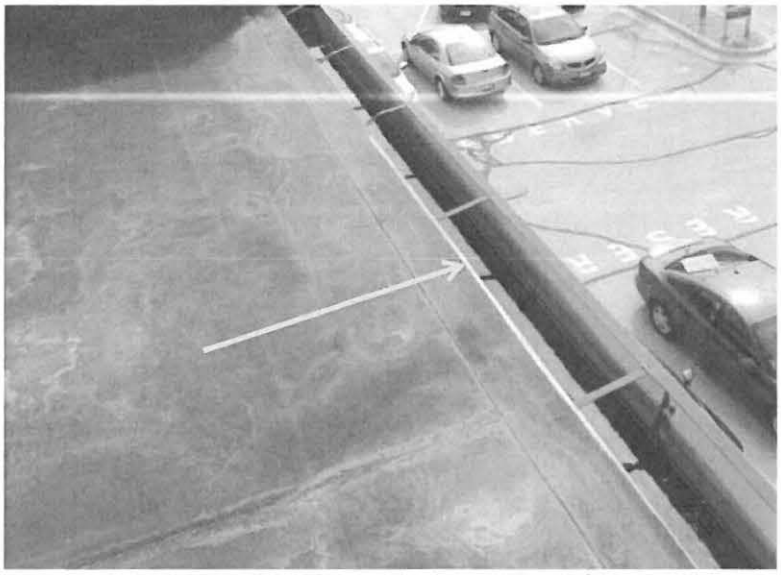

Figure 19: Standing water in south roof gutter.

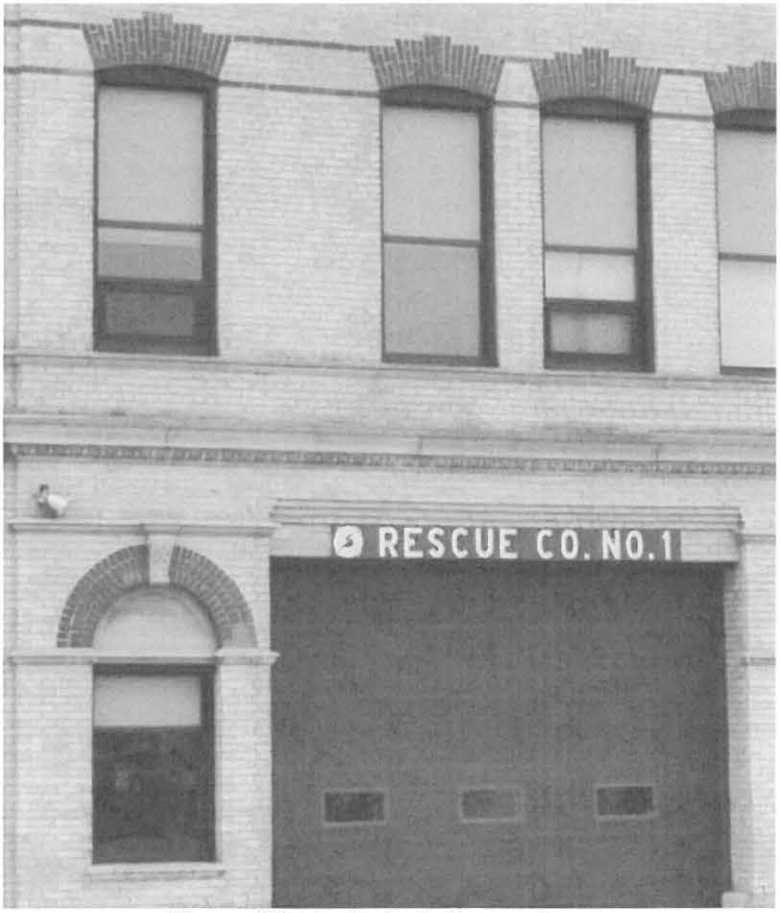

Figure 20: Typical window systems.

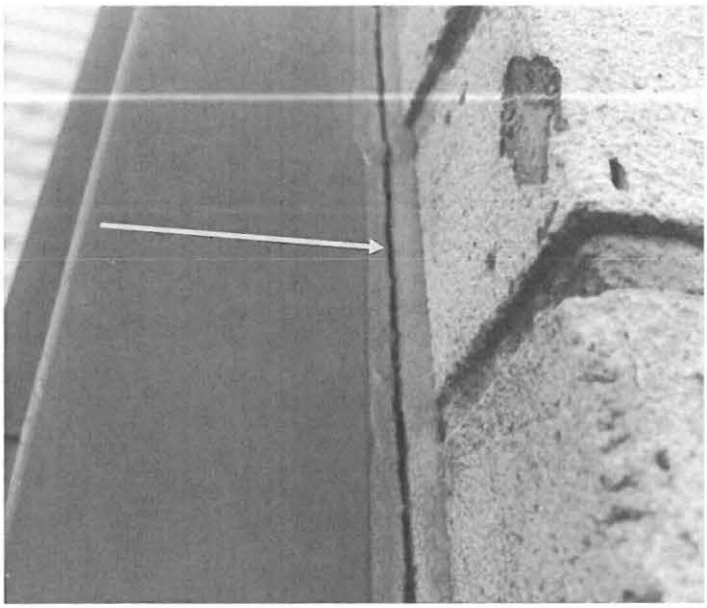

Figure 21: Failed window perimeter sealant.

Figure 22: Typical entrance door system.

Figure 23: Deteriorating wood door.

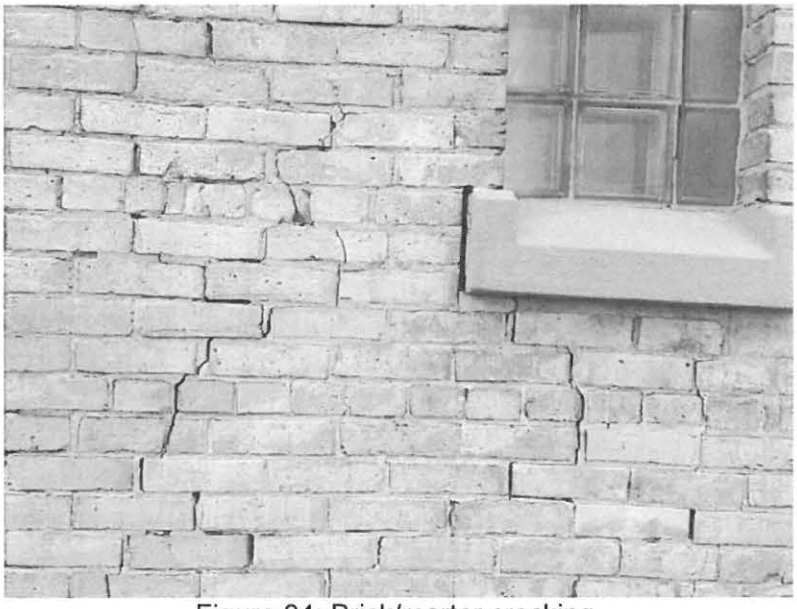

Figure 24: Brick/mortar cracking.

Figure 25: Deteriorated brick at chimney.

Figure 26: Loose brick unit.

Figure 27: Deteriorated mortar joints.

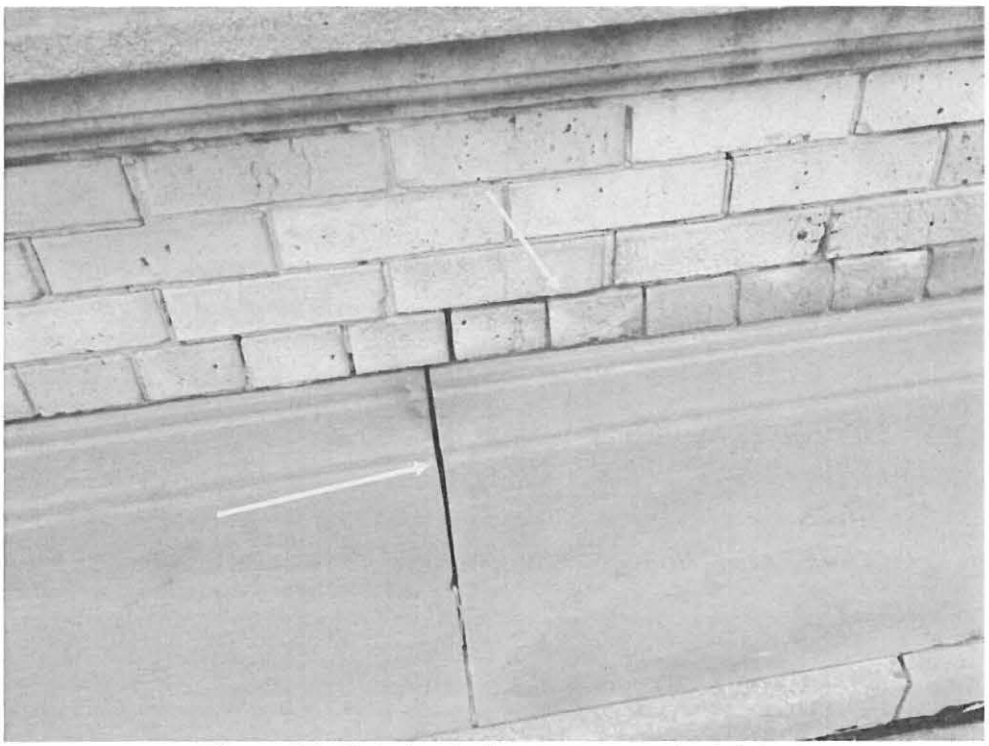

Figure 28: Deteriorated and open mortar joints.

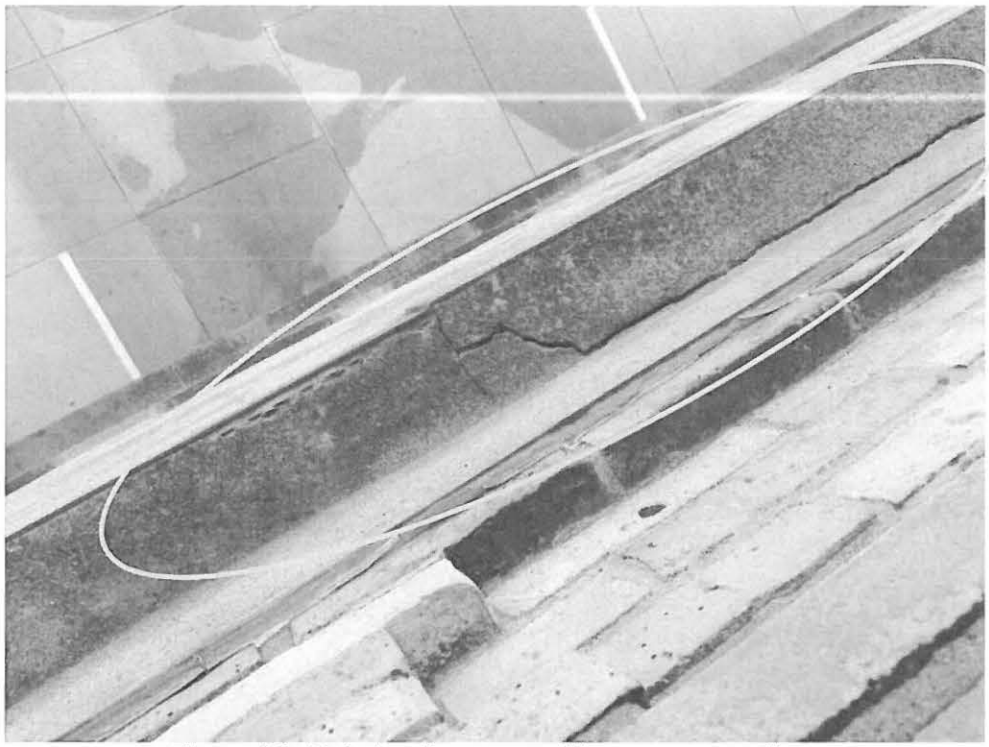

Figure 29: Deteriorating cementitious parge coating.

Figure 30: Corroded steel lintel.

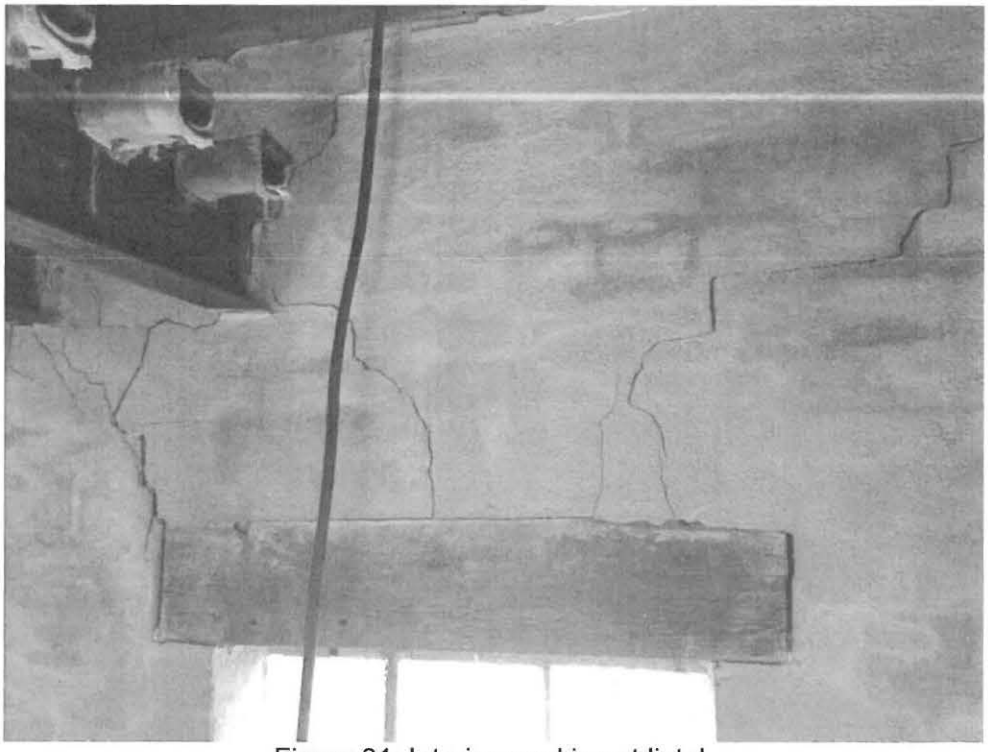

Figure 31: Interior cracking at lintel.

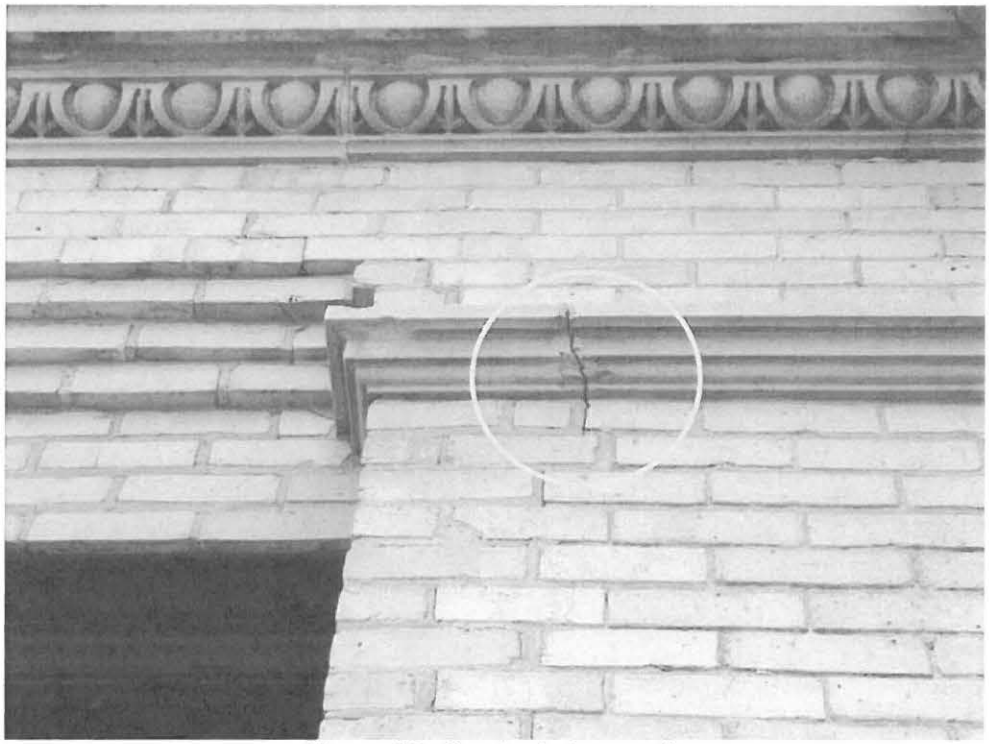

Figure 32: Cracked stone unit.

Figure 33: Stone deterioration.

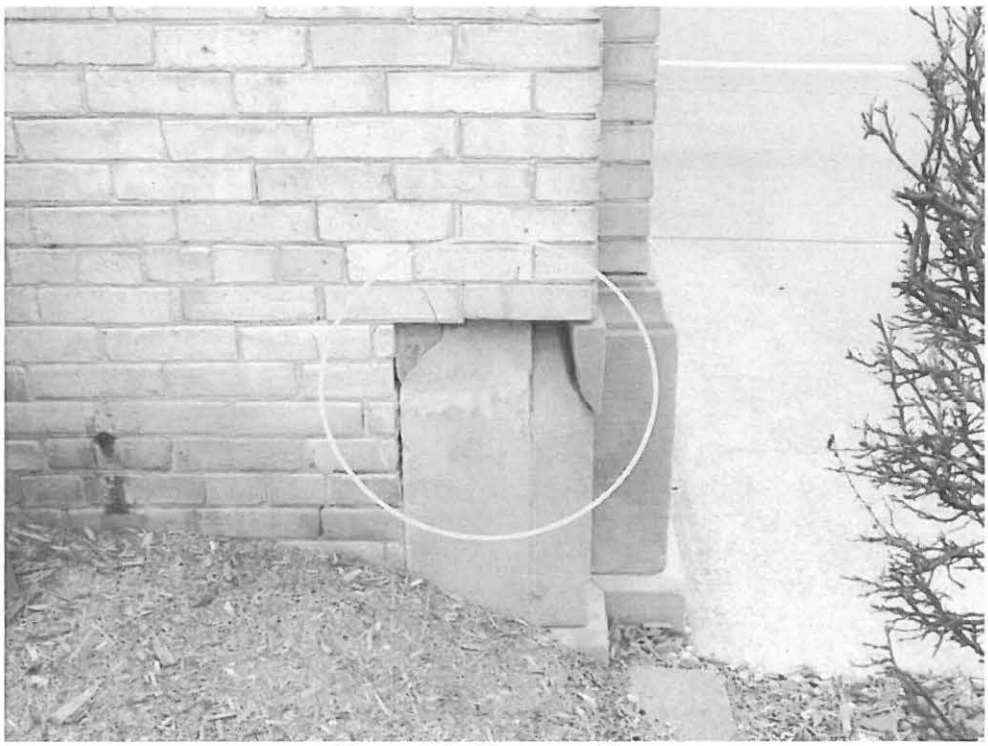

Figure 34: Stone spalling.

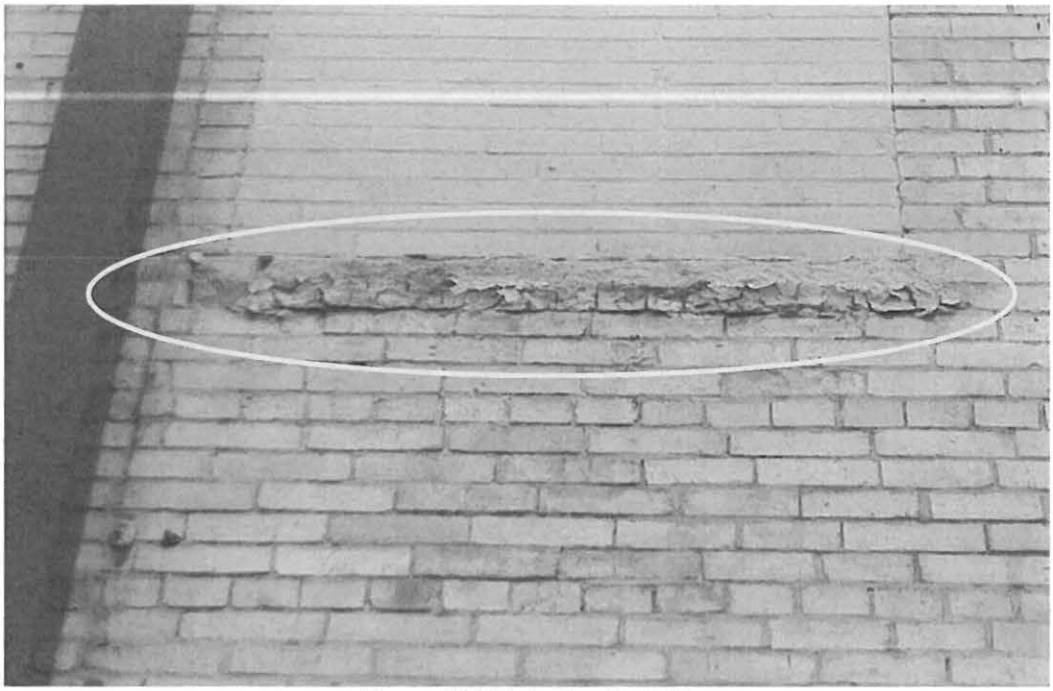

Figure 35: Deteriorated sill.

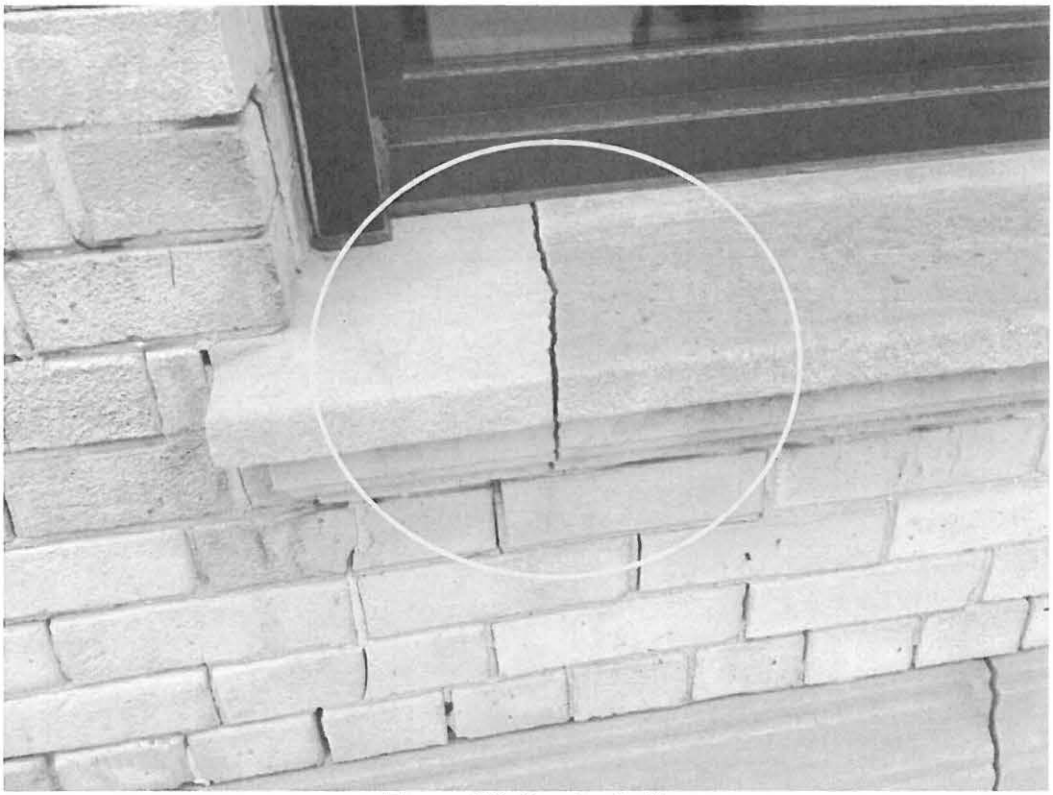

Figure 36: Cracked sill.

Figure 37: Corrosion of steel beam.

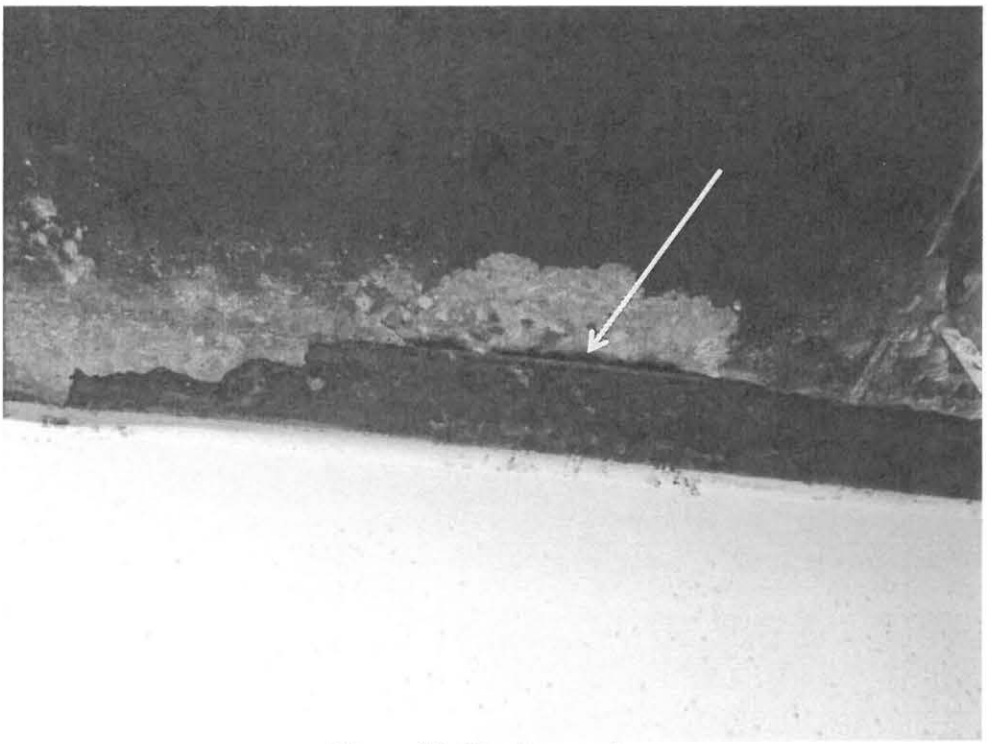

Figure 38: Steel corrosion.

Figure 39: Steel Corrosion.

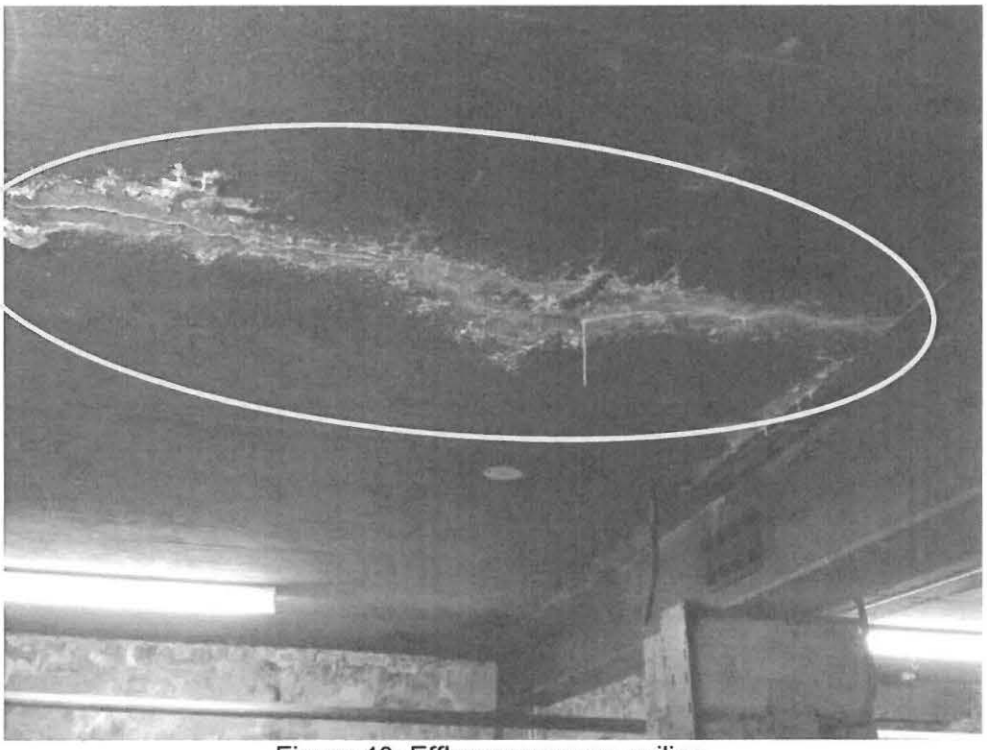

Figure 40: Efflorescence on ceiling.

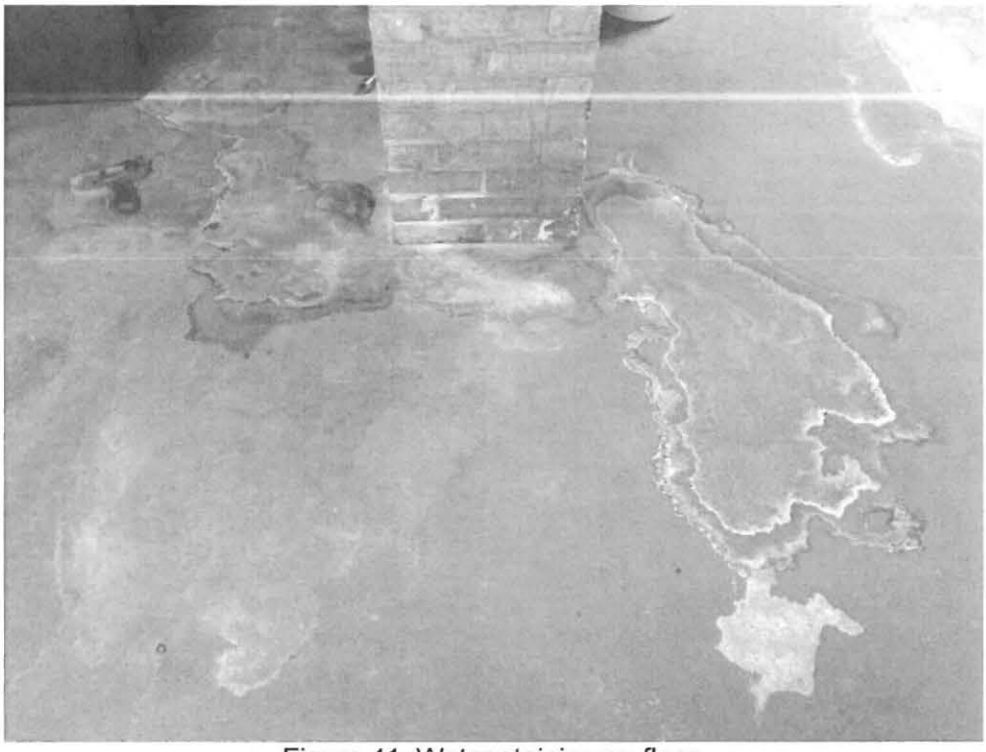

Figure 41: Water staining on floor.

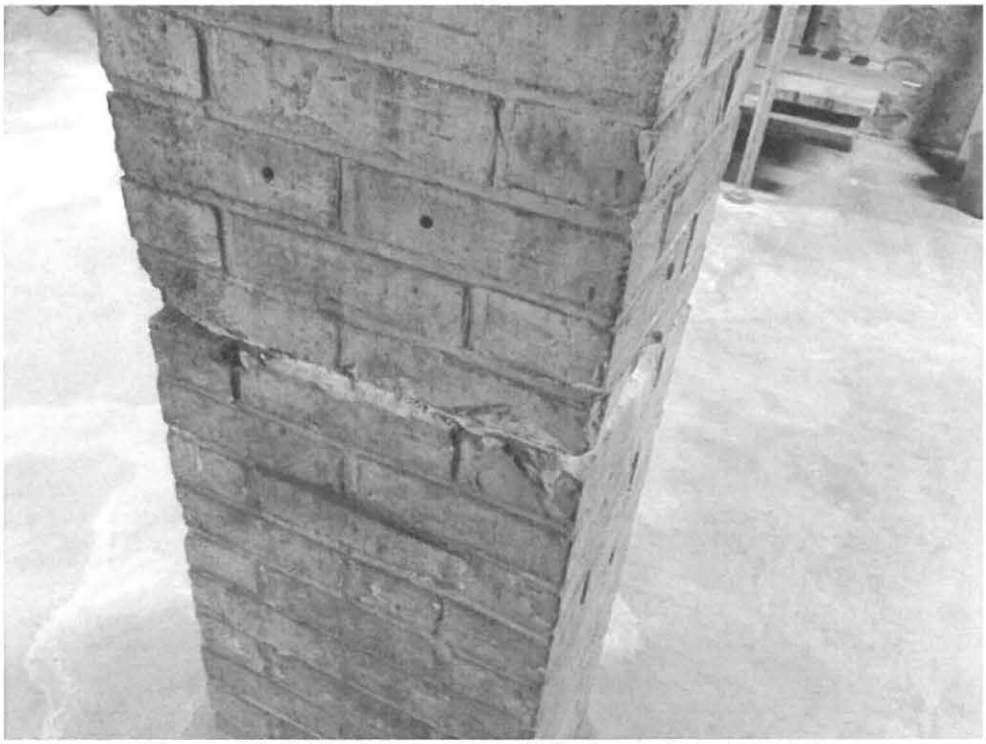

Figure 42: Brick deterioration; Deteriorated mortar joints.

Figure 43: Missing ceiling tiles.

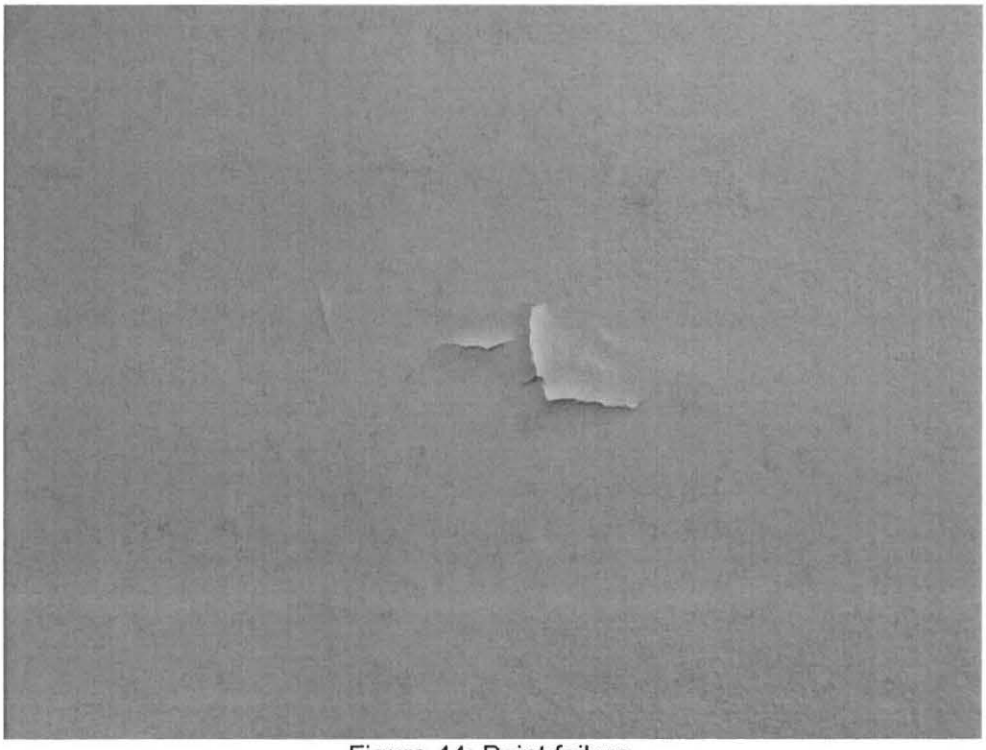

Figure 44: Paint failure.

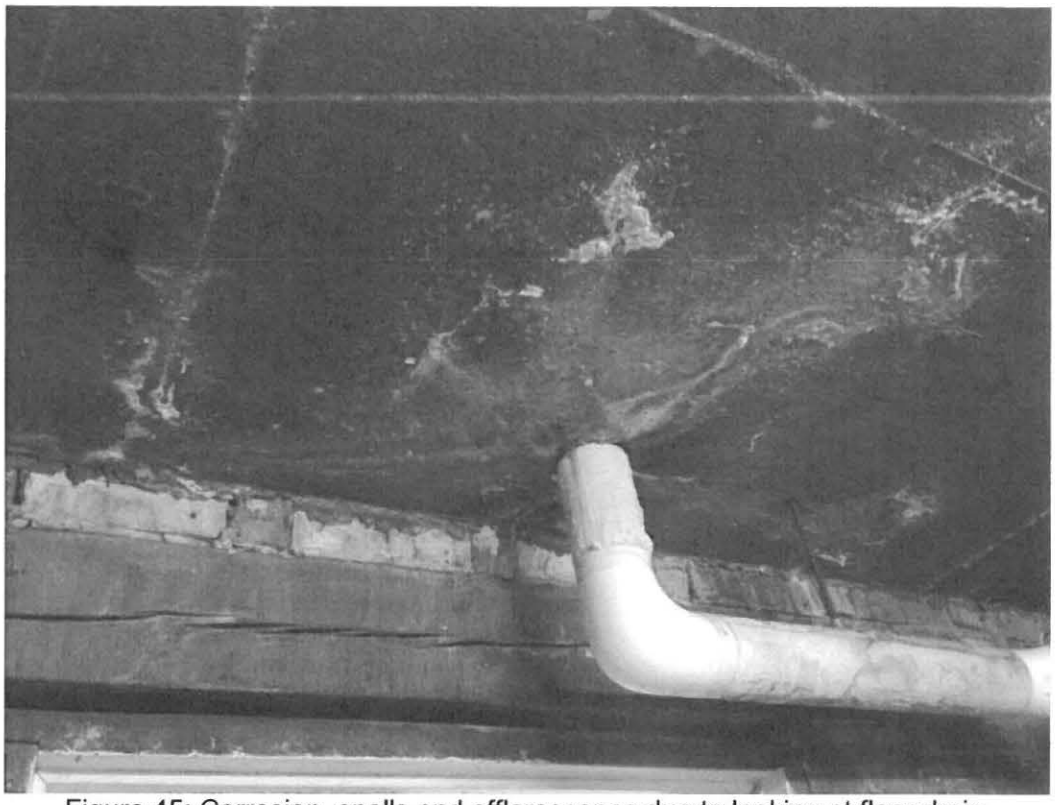

Figure 45: Corrosion, spalls and efflorescence due to leaking at floor drain.

Figure 46: Second floor carpet.

Figure 47: Stained ceiling tiles.

Figure 48: First floor concrete flooring.

Figure 49: Deterioration of wood trim at garage door.

Figure 50: Unsealed penetrations allowing leaking into basement.

Appendix A

10 Year Forecast of Costs
Fire Station No. 1 Property Condition Assessment
Sheboygan, WI

Work Item Recommendations	0-1 years	1-3 Years	3-5 Years	5-10 Years
Rebuild NE corner Tower Masonry		$80,000		
Rebuild Masonry Chimney		$30,000		
Repair outdoor deteriorated foundation walls		$5,000		
Replace roof		$122,500		
Remove and replace coping sealant		$1,200		
Reattach disconnected light	$500			
Replace stone sills		$2,000		
Replace corroded lintels		$800		
Remove and replace all window sealant		$10,500		
Replace windows				$148,500
Replace doors on west facade	$1,000			
Replace cracked bricks		$10,000		
Replace loose brick units	$500			
Replace deteriorated brick mortar		$15,600		
Replace deteriorated parging		$10,000		
Crack repair on stone		$1,000		
Repair on spalled stone		$5,000		
Replace stone mortar joints		$7,200		
Out of plane brick movement rehabilitation		$30,000		
Crack repair on basement stone		$1,500		
Repair damaged structural elements	$9,000			
Efflorescence removal		$2,400		
Rebuild deteriorated brick columns		$5,000		
Replace ceiling tiles	$600		$1,800	
Paint interior		$44,100		
Replace floor drains	$1,000			
Install W.P. coating at apparatus bays		$26,400		
Replace carpeting			$18,000	
Remodel bathrooms to meet ADA standards			$60,000	
Reseal concrete floor		$9,600		
Repair deterioration at garage door		$2,000		
Reseal all floor penetrations	$2,400			
Replace hot water boilers				$20,000
Repair damaged/missing pipe insulation		$2,000		
Replace gas-fired unit heaters				$3,000
Replace split system AC units (3)		$18,000		
Replace general exhaust fans		$6,000		
Fire alarm system	$17,000			
Add existing lighting to emergency circuit	$2,000			
Replace Paging System to a digital system*				$10,000
New Phone System*				$18,000
New Security System*				$5,000
New Lightning Protection System*				$6,000
TOTAL	**$34,000**	**$447,800**	**$79,800**	**$210,500**

Potential Logistical Costs (not included in 12 Year Forecast of Costs estimate)

Mobilization and General Conditions	$5,000	$65,000	$12,000	$30,000
Contingency	$7,000	$90,000	$16,000	$42,000
Architect/Engineer Fees	$5,000	$35,000	$7,000	$17,000
Potential Budget	**$51,000**	**$637,800**	**$114,800**	**$299,500**

*These items have an indeterminate remaining life, however, it is possible that these items will require replacement or significant upgrades in the next 10-15 years, therefore possible costs are included in the 5-10 year time frame for reference.

ZS

II

5.9

R. O. No. 214 - 17 - 18. By CITY CLERK. November 6, 2017.

Submitting a communication from Calvin DeWayne Gideon requesting a waiver from the Sexual Residency Restriction requirements in order to reside at 1328 North 9th Street.

Public Safety

City Clerk

OCT 23 '17 AM10:39

Date: 10-22-17

My name is: Calvin DeWayne Gideon

I am requesting a waiver to the Sexual Residency Requirements so I may live at:
1328 N. 9th Street, Sheboygan, WI 53081

The same block I am currently living on.

Signature: Calvin DeWayne Gideon

Phone Number: 920-912-7618

Any applications for a waiver from the Sex Offender Residency restrictions received by Noon on the Thursday prior to the following Monday's Council meeting will be submitted to that Council for referral to Public Protection and Safety. Anything after Noon on Thursday will not go to Council until the next Council meeting.

This will allow the Police Department to complete the necessary work they do to prepare for the Public Protection and Safety meeting.

Thank you for all your cooperation in the matter.

II

5.11

R. O. No. 216 - 17 - 18. By CITY CLERK. November 6, 2017.

Submitting a communication from James W. Washington requesting a waiver from the Sex Offender Residency restrictions in order to reside at 1128 Geele Avenue.

Public Safety

OCT 31 '17 PM12:08

Date: 10/23/17

My name is: James W Washington

I am requesting a waiver to the Sexual Residency Requirements so I may live at:

1128 Geele Ave
Sheboygan Wi 53083

Signature: James W Washington

Phone Number: 414 651 3733

Any applications for a waiver from the Sex Offender Residency restrictions received by Noon on the Thursday prior to the following Monday's Council meeting will be submitted to that Council for referral to Public Protection and Safety. Anything after Noon on Thursday will not go to Council until the next Council meeting.

This will allow the Police Department to complete the necessary work they do to prepare for the Public Protection and Safety meeting.

Thank you for all your cooperation in the matter.

II

5.12

R. O. No. 218 - 17 - 18. By CITY CLERK. November 6, 2017.

Submitting a communication from Jane Wiensch requesting a waiver from the Sex Offender Residency requirements in order to reside at 1427 N. 10th Street.

Public Safety

NOV 2'17 AM 8:13

Date: Wednesday nov. 1st

My name is: Jane Wiensch

I am requesting a waiver to the Sexual Residency Requirements so I may live at:
1427 N. 10th St.
Superior manor
Sheboygan, WI 53081

Signature: Jane Wiensch

Phone Number: 920-331-2126

Any applications for a waiver from the Sex Offender Residency restrictions received by Noon on the Thursday prior to the following Monday's Council meeting will be submitted to that Council for referral to Public Protection and Safety. Anything after Noon on Thursday will not go to Council until the next Council meeting.

This will allow the Police Department to complete the necessary work they do to prepare for the Public Protection and Safety meeting.

Thank you for all your cooperation in the matter.

II

5.14

R. O. No. 221 - 17 - 18. By CITY CLERK. November 6, 2017.

Submitting a communication from Matthew Donald Kunert requesting a waiver from the Sex Offender Residency requirements in order to reside at 1206 N. 10th Street.

Public Safety

NOV 2'17 PM 3:27

Date: 11/02/17

My name is: Matthew Donald Kunert

I am requesting a waiver to the Sexual Residency Requirements so I may live at:
1206 N. 10th St Sheboygan, WI, 53081

the landlord is Kevin Sampson 920 889-1129

Signature: Matthew D Kunert

Phone Number: (920) 331-1433

Any applications for a waiver from the Sex Offender Residency restrictions received by Noon on the Thursday prior to the following Monday's Council meeting will be submitted to that Council for referral to Public Protection and Safety. Anything after Noon on Thursday will not go to Council until the next Council meeting.

This will allow the Police Department to complete the necessary work they do to prepare for the Public Protection and Safety meeting.

Thank you for all your cooperation in the matter.