

# OPTION 1 – LIMITED RENOVATIONS

## COST SUMMARY

Construction Costs (additions and remodel)	\$ 2,139,426
Equipment Costs	\$ 162,000
Site Construction	\$ 185,000
Soft Costs	\$ 174,321
<u>Average Design Fees (6%)</u>	<u>\$ 159,644</u>
<b>Total Option 1 Costs</b>	<b>\$ 2,820,392</b>

## OPTION 2 - EXTENSIVE RENOVATIONS SUMMARY AND OVERVIEW

Option 2: Represents an extensive renovation at the existing site to improve the operational efficiency of the building, improve the energy performance, and address existing life-safety and accessibility issues.

### Operational Space Improvements

- Remodel former welding bay and locker area into bulk fluids distribution room and shop storage space.
- Construct an addition to increase the size of the conference room in the administration area.
- Construct an addition to the west of the existing repair garage to contain welding shop, vehicle parking garage, break room, locker rooms, vehicle wash.

## **OPTION 2 - EXTENSIVE RENOVATIONS SUMMARY AND OVERVIEW**

- Construct a new 4,000-ton salt shed
- Construct an addition to the fuel storage building.

### **Exterior Envelope Improvements**

- Add insulation to the roof.
- Add insulation to exterior walls (insulated metal panels).
- Replace existing windows. Include partial infill at tall garage windows while maintaining clerestory windows for lighting.
- Add roof mounted light-pipes.
- Replace hollow metal doors and frames.
- Replace exterior overhead doors.

# OPTION 2 - EXTENSIVE RENOVATIONS

## SUMMARY AND OVERVIEW

### Structure

- Clean floor areas and apply hardener to prevent excessive wear on the existing slab surfaces.

### Interior

- Clean and repaint entire interior of building.

### Fixed Equipment

- Install a new vehicle exhaust system.
- Provide a new bulk-fluids distribution system from the central storage room.
- Add air and water reels to parking garage.

## OPTION 2 - EXTENSIVE RENOVATIONS SUMMARY AND OVERVIEW

### Plumbing, HVAC, and Electrical

- Add new trench drain system in both garages.
- Install a new make-up air system in the parking garage.
- Provide widely distributed electrical outlets and reels throughout the shops.
- Install a new lighting system in the shops with light sensing controls to adapt with light-pipes.

# OPTION 2 - EXTENSIVE RENOVATIONS

## SUMMARY AND OVERVIEW

### Life Safety

- Provide new guardrails and handrails at existing stairs to second floor.
- Add an automatic sprinkler system.
- Add smoke detection and CO detection and fire alarm systems
- Infill non-rated openings into parts and staff services with block or rated doors / fire shutters.
- New fire door between parking and repair garage.

### Accessibility

- Add an elevator to access the second floor of the existing building.



Figure 4 – Option 2 Site Plan



Figure 5 – Option 2 Floor Plan

## OPTION 2 - EXTENSIVE RENOVATIONS

### COST SUMMARY

Construction Costs (additions and remodel)	\$ 4,830,718
Equipment Costs	\$ 429,000
Site Construction	\$ 375,000
Soft Costs	\$ 331,735
<u>Average Design Fees (6%)</u>	<u>\$ 357,987</u>
<b>Total Option 2 Costs</b>	<b>\$ 6,324,440</b>

## **OPTION 3 - NEW FACILITY SUMMARY AND OVERVIEW**

Option 3: Represents construction of a new main facility on a new site. The scope of work includes accommodation of the approved Space Needs Program, site work, and accessory buildings.

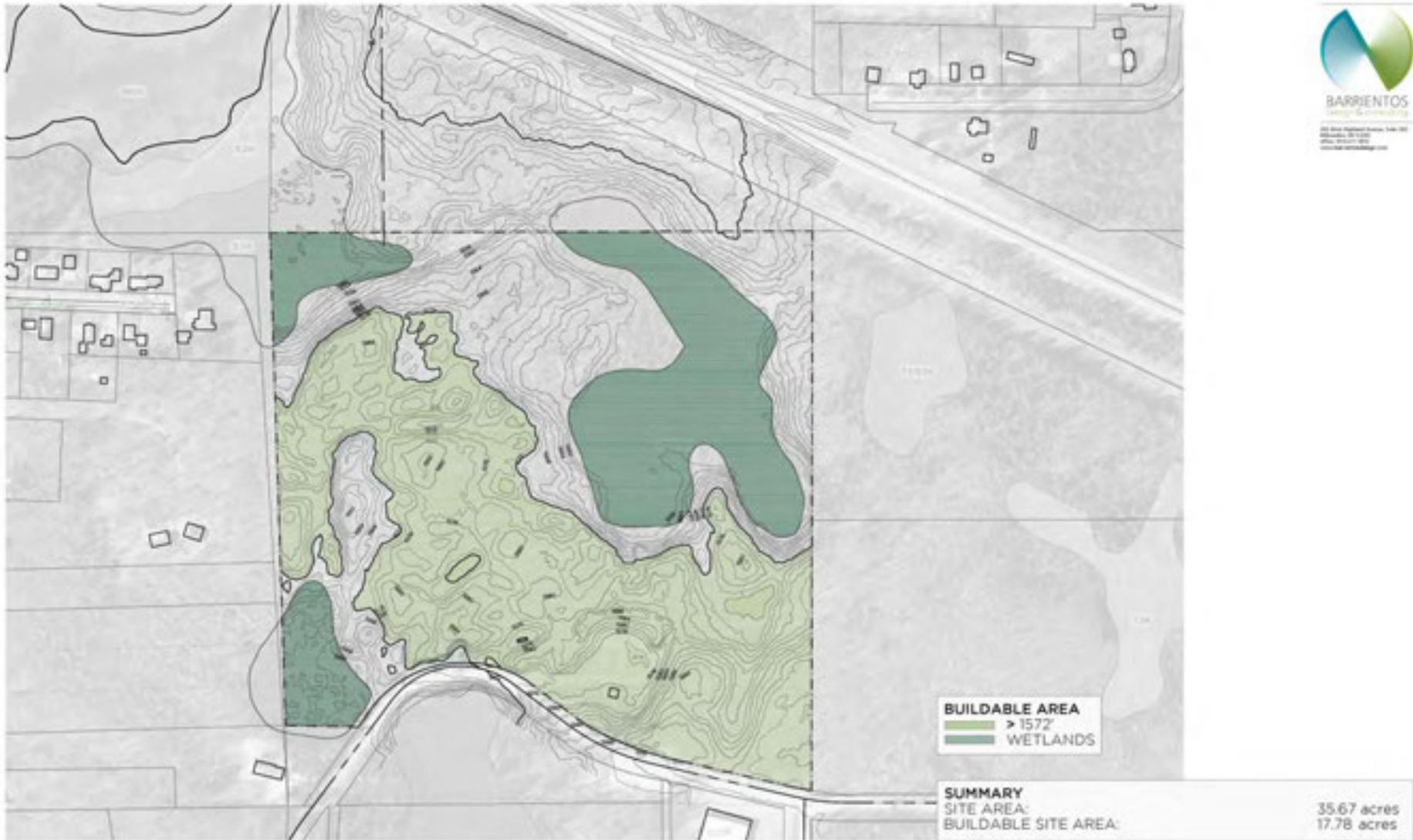


Figure 6 – Option 3 Existing Site Plan



Figure 7 – Option 3 Site Plan



Figure 8 – Option 3 Main Building Floor Plan

## OPTION 3 – NEW FACILITY COST SUMMARY

Construction Costs	\$ 6,229,704
Equipment Costs	\$ 714,000
Site Construction	\$ 1,500,000
Soft Costs	\$ 641,059
Average Design Fees (6%)	\$ 545,085
<b>Total Option 3 Costs</b>	<b>\$ 9,629,849</b>
<u>Kwik Trip Offer</u>	<u>minus &lt; \$ 2,300,000 &gt;</u>
Net Option 3 Costs	\$ 7,329,849

# SUPPLEMENTAL INFORMATION

## Barrientos Design & Consulting

### Presentation to the Oneida County Board of Supervisors

- *Oneida County Highway Department Rhinelanders Facilities Report and Re-location Considerations* – August 21, 2014
- *Oneida County Highway Department Study Presentation Existing Conditions – Rhinelanders Site* – March 5, 2015

Available at the Oneida County Website/County Board

[www.co.oneida.wi.gov/section.asp?linkid=1927&locid=135](http://www.co.oneida.wi.gov/section.asp?linkid=1927&locid=135)

# TAX & FINANCING IMPACT

Item	#1 Limited	#2 Extensive	#3 New Facility
Gross Cost	\$2,820,000	\$6,324,000	\$9,630,000
- Facility Sale			2,300,000
+ Financing Cost	49,000	119,000	140,000
- Building Fund	350,000	350,000	350,000
Bonding/Debt	2,519,000	6,093,000	7,120,000
10Y – 2.2%	\$283,000/year	\$685,000/year	\$801,000/year
20Y – 3%	\$169,000/year	\$410,000/year	\$479,000/year
Per \$100k 10/20	\$4.24/\$2.53	\$10.27/\$6.15	\$12.01/\$7.18

# ECONOMIC DEVELOPMENT IMPACT OF SALE

- 35-40 New jobs at Kwik Trip
- \$624,000 in wages and \$780,000 in benefits annually
- \$5 million in new tax base with a total investment of \$9 million
  
- **Future Economic Impact Possibilities:**
- If property is sold to Kwik Trip the site lends itself to further developments. (More jobs & tax base)
- City of Rhinelander creates a Redevelopment TIF to include West Kemp street existing buildings and vacant sites.
- TIF may encourage existing building enhancements and new developments on vacant land within the boundaries. (tax base & jobs)
- Infrastructure upgrades

# TIF

## **TIF as an Economic Development Tool:**

- Tax Increment Financing (TIF) has become the primary tool for local economic development in Wisconsin.
- TIF dollars are available as a development investment or incentive.

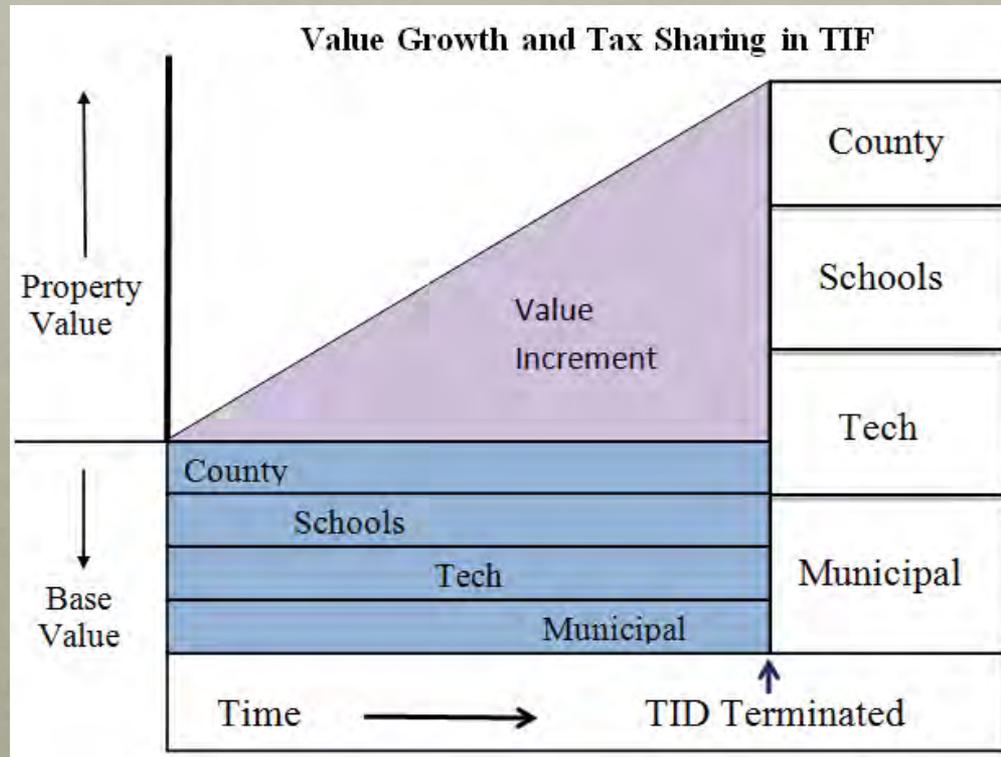
## **TIF Goals:**

- Goal 1) The establishment of new employment opportunities for our residents.
- Goal 2) The expansion of tax base through new investment.

# TIF ELIGIBLE PROJECTS

- Construction of public water, sewer, storm water and roadway infrastructure.
- Land acquisition and site development
- Building demolition
- Architectural enhancements
- Planning and engineering studies
- Direct economic incentive
- Developer agreements include minimum increment guarantees and deadlines for construction of the project.

**Tax Incremental Finance (TIF)** generates tax revenue that can only be used to fund infrastructure investment and other eligible projects that will facilitate private development.



### EXAMPLE:

**Base Value = \$9 million @ \$22 per \$1,000 of value generates \$198,000 in taxes each year and is paid to the tax entities.**

**Value Increment = \$6 million @ \$22 per \$1,000 of increased value above the base generates \$132,000 in new tax revenue each year to pay off the TIF bonds.**

**When TIF terminates, all the taxes generated by the TID goes to the tax entities.**

# GO FORWARD OPTIONS & PLANS

- Future meetings/reviews to provide additional information
  - Regular County Board Meeting April 15, 2015
  - Consider Special County Board Meeting in April
- Decisions Required
  - Which option to pursue
  - Kwik Trip Offer (May 1, 2015)
- Project/Debt Approval Options
  - Simple majority vote of County Board
  - Referendum (at earliest February 2016)
- New Facility Option would require
  - Kwik Trip Contract Negotiation
  - City establishing TIF
  - Design through construction (also applies to Option #2)