



Memorandum

TO: NMFR Joint Finance & Personnel Committee Members

FROM: Al Auxier, Chief
Victor Voss, Deputy Chief

DATE: April 19, 2016

RE: Burn Building Upgrades

In our 2016 Capital Improvement Budget, \$20,000 was approved for upgrades to our burn building/training prop. This building was built in 1992, by Fox Valley Technical College, and was financed through fundraising efforts. When FVTC gave notice on their lease, part of this process included communication on items they intended to take with them and what they planned on leaving behind. The burn building/training prop is not a moveable structure. Therefore, they notified the City of Neenah that they planned on leaving this behind when they vacated the premises.

In 2014, we conducted research on our potential rental costs to continue live fire training at the new FVTC training facility. If we used the new training facility, we would have to pay for use of this facility which is something we haven't had to do for the past 20 years. In addition to paying rental fees, we would have to either increase our overtime budget to send off duty firefighters to training or send on duty engine companies out of the Cities, which would increase our response times. This Committee reviewed all of this information and recognized the necessity of having our crews train together and to not take engine companies out of district for training. The consensus was to move forward with taking over the burning building training prop.

An inspection was conducted of the building that identified areas that would need to be fixed. We were asked to spread out the cost of the repairs over a few years and plan accordingly. AC Sipin has obtained pricing and I have this information for your review.

We are asking for consideration and action in recommending both the City of Neenah and the City of Menasha Common Councils to approve Fischer-Ulman Construction for the concrete repairs for \$2,888.00, Tri City Glass & Door to replace and install the doors for \$2,855.00, to purchase new burn panels, and related equipment, from WHP Training Towers for \$8,430.00 for a total cost not to exceed \$14,173.00.

As noted in AC Sipin's memo, the remaining \$5,827.00 would be used to create a more realistic training scenario on the 2nd floor. He is obtaining pricing for this and we will have this for you to review at our May 24, 2016 meeting.

If you have any questions, please feel free to call either of us at 886-6203 or 886-6202. Thank you for your consideration.

Enclosures



Memorandum

TO: Al Auxier, Chief
Victor Voss, Deputy Chief

FROM: Mike Sipin, Assistant Chief

DATE: April 19, 2016

RE: Burn Building Upgrades

I have completed the research on the necessary burn building upgrades and have itemized this information below:

Concrete Repair/Replacement: The concrete in, and around, the building is currently sinking and cracking. It is pitching to the point where water is running back into the foundation. I have attached two quotes and recommend the approval of Fischer-Ulman Construction for a total cost of \$2,888.00.

Door Replacement: The doors on the 1st and 2nd floors are rusted and beyond repair. The door on the 1st floor currently presents a security issue as we have no real good way of securing the building. I have attached two quotes and recommend the approval of Tri City Glass & Door for a grand total of \$2,855.00 (\$2,225.00 for the new doors & installation plus \$630.00 delivery charge).

Burn Panels: The inspection report revealed the burn panels need to be replaced in the building. Live fire training is conducted inside this building and the burn panels help absorb the heat and protect the building from damage when there is live fire burns. At this time, there is only one manufacturer who makes burn panels so I am not able to obtain additional quotes. I recommend the approval of purchasing 24 burn panels, fasteners/washers and chemical agents for the burn panels from WHP Training Towers for a total of \$8,430.00. I have attached this information for your review.

Currently, the 2nd floor of the building is wide open and this set-up isn't realistic to what we experience during structure fires. During a real structure fire, we never know what we are going to encounter and by installing moveable interior walls and doors this would help us create a better training scenario. The remaining \$5,827.00 would be used to install the moveable interior walls and doors. At this time, I am working on pricing for this and will have this available for review at next month's meeting.

To give everyone a better idea of what the condition of the building is currently in, I've attached pictures to this memo for review.

If you have any questions, please feel free to call me at 886-6220.

Enclosures



Tri City

Glass & Door

AUTOMOTIVE • RESIDENTIAL • COMMERCIAL **A Minority Owned & Operated Business**
The Right Product. The Right Way.®

~~2801 N. Roemer Rd.~~
Appleton, WI 54911
920.734.9164
800.449.8081
f 920.734.1096

1811 E. Mason St.
Green Bay, WI 54302
920.468.7820
800.242.8177
f 920.468.5337

Proposal

Replying to subject inquiry, we are pleased to quote as follows; and unless otherwise agreed in writing, the conditions constitute a part of this quotation.

NEENAH-MENASHA FIRE RESCUE
128 E. COLUMBINE AVE
NEENAH, WI 54956

03/28/16

FAX - 920 - 886 - 6208

ATTN: MIKE SIPIN
EMAIL: MSIPIN@NMFIRE.ORG

TERMS: NET 30 DAYS, 1% INTEREST PER MONTH ON UNPAID BALANCES

WE PROPOSE TO FURNISH THE FOLLOWING:

MK: REAR ENTRANCE

- 2 - 3'0"X7'0" 18GA FLUSH INSULATED METAL DOORS - GALV
- 1 - 6'0"X7'0" 16GA 5-3/4" HOLLOW METAL FRAME
- 6 - BALL BEARING HINGES 626
- 1 - STANDARD DUTY LOCKSET
- 2 - SURFACE BOLTS 626
- 1 - LATCH GUARD
- 1 - SET WEATHERSTRIP, BRUSH SWEEPS & THRESHOLD

INSTALLED FOR THE SUM OF \$2225.00

MK: INTERIOR 2ND FLOOR DOOR

- 1 - 3'0"X7'0" 18GA FLUSH INSULATED METAL DOOR - GALV
- * DOOR TO BE CUT DOWN 2" OFF OF BOTTOM
- 3 - BALL BEARING HINGES 626
- * BALANCE OF HARDWARE BY OTHERS

DELIVERED FOR THE SUM OF \$630.00

NOTES:

1. HOLLOW METAL PRODUCTS TO BE PRIMED ONLY, FINISH PAINT TO BE BY OTHERS
2. INCLUDES REMOVAL & DISPOSAL OF EXISTING MATERIAL
3. PATCHING & PAINTING OF WALLS TO BE DONE BY OTHERS
4. ADDITIONAL INSURANCE REQUIREMENTS ARE NOT INCLUDED IN THE ABOVE PRICES

THANK YOU FOR THIS OPPORTUNITY TO QUOTE YOUR NEEDS.

TRI CITY GLASS & DOOR

MARK GREENE, ESTIMATOR

CC: TODD GRALL, COMMERCIAL SALES ASSOCIATE

Acceptance of this proposal by Buyer shall be acceptance of all terms and conditions recited herein which shall supersede any conflicting term in any other contract document. Any of the Buyer's terms and conditions in addition or different from this proposal are objected to and shall have no effect. Buyer's agreement herewith shall be evidenced by Buyer's signature hereon or by permitting Seller to commence work for project.

As required by the Wisconsin Construction Lien Law, builder hereby notifies owner that persons or companies furnishing labor or materials for the construction on owner's land may have lien rights on owner's land and buildings if not paid. Those entitled to lien rights, in addition to the above signed builder, are those who contract directly with the owner or those who give the owner notice within 60 days after they first furnish labor or materials for the construction. Accordingly, owner probably will receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Builder agrees to cooperate with the owner and his lender, if any, to see that all potential lien claimants are duly paid.

Date of Acceptance: _____

Signature: _____

TRI CITY GLASS & DOOR, INC. CONDITIONS OF PROPOSAL

NOTE: This proposal may be withdrawn by us if not accepted within **THIRTY** days. All material is guaranteed to be as specified. All work to be completed in workmanlike manner according to standard practices. Any alterations or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and builders risk insurance. Our workers are fully covered by Workmen's Compensation Insurance.

- Nothing in this subcontract agreement shall require Seller to continue performance if timely payments are not made to Seller for suitably performed work or stored materials.
- Owner, Contractor and Tenant agree to allow Tri City Glass & Door to remove materials provided and installed by Tri City Glass & Door that have not been paid for within the specified payment terms detailed on the reverse side of this proposal. All parties further agree that any damage or security breach to the building resulting from the removal of the materials, which were provided, will be the responsibility of the party who was/is responsible for the payment of the materials.
- Nothing in this agreement shall serve to void Seller's right to file a lien or claim on its behalf in the event that any payment to Seller is not timely made.
- Locating of plumbing and electrical concealed in existing walls by owner/contractor. We are not responsible for damage caused if plumbing/electrical has not been properly located and marked prior to our drilling or anchoring.
- Various chemicals will damage aluminum and glass (uncured masonry, plaster, masonry cleaning acid, etc.). It is the owners/contractors responsibility to protect products from damage after installation.
- It is understood that if you use your own contract form, the conditions of this quotation fully apply unless specifically written out and mutually agreed upon.
- 25% restocking charge for inventory items.
- No returns on special order purchases or custom fabricated items.
- All homes and daycare facilities built prior to 1978 require lead safe work practices. Please inform us if your building was built prior to 1978.

THE FOLLOWING ARE NOT INCLUDED AND ARE TO BE THE OWNERS/CONTRACTORS RESPONSIBILITY:

- Building permit (if required)
- Temporary barricades (traffic, weather or theft)
- Any work done on the owners glass will be done at owners risk
- Electrical hook-up to door hardware if applicable
- Final cleaning of glass and aluminum
- Does not include removal or reinstallation of any security systems, buzzers, etc., unless noted otherwise
- Delivery to jobsite includes transportation to jobsite only, not unloaded or spotted
- Final painting of steel doors and frames*
*We will not be responsible for finish quality caused by the use of dark or high gloss paint. Special prep will be required by others when these paints are used.
- Exterior steel doors should be painted in a "LIGHT" semi-gloss color to prevent THERMOBOW and PREMATURE RUSTOUT.



QUOTE

1060 W. Mason Street, Green Bay, WI 54303
 P.O. Box 10068, Green Bay, WI 54307
 Questions: (920) 497-7100
 1-800-236-8858
 1-800-672-6795 Auto Attendant

PAGE NO.	1
SALES PERSON	CHRIS ROEST
TAKEN BY	LMA
QUOTE DATE	04/14/16
CUSTOMER NO.	69706
ORDERED BY	MIKE
QUOTE NO.	26-0924 SQ

NEENAH MENASHA FIRE RESCUE
 125 E COLUMBIAN AVE
 NEENAH WI 54956

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NEENAH MENASHA FIRE RESCUE
 125 E COLUMBIAN AVE
 NEENAH WI 54956

Attention : MIKE
 LaForce is pleased to quote the supply of the following material.

LINE	QTY.	STOCK NO.	DESCRIPTION	UNIT PRICE	EXT. PRICE
1.000		JOB	TRAINING BUILDING		
2.000		CONTACT	MIKE SIPIN 920-886-6220		
3.000		CONTACT	msipin@nmfire.org		
4.000		TEXT	-----		
5.000		TEXT	1ST FLOOR FACING EAST:		
6.000	1	SHMF101	6'0" X 7'0" 16GA STEEL FRAME		
7.000	2	SHMD101	3'0" X 6'0" 16GA GALV. FLUSH STEEL DOOR		
8.000	6	17834	ECBB1100 NRP US26D 4.5 X 4.5 STANDARD WEIGHT HINGES		
9.000		TEXT	REUSE 161 KNOB		
10.000	1	NHDW	ASA STRIKE		
11.001	2	18521	GH-UL831 US26D SURFACE BOLTS		
13.000		TEXT	-----		
14.000		TEXT	2ND FLOOR BURN ROOM:		
15.000	1	SHMD101	3'0" X 7'0" 16GA GALV. FLUSH STEEL DOOR		
16.000	3	15994	ECBB1100 US26D 4.5 X 4.5 STANDARD WEIGHT HINGES		
17.000	1	NHDW	DON-JO 1704 US26D ROLLER LATCH		
18.000		TEXT	PULL ON BOTH SIDES BY CUSTOMER		
18.500		TEXT	-----		
19.000		INSTALL	INSTALLATION OF MATERIAL ABOVE		

Stock materials are subject to a 45% restocking fee. Special order materials are not returnable. NO returns after 90 days.
 This quotation is subject to the Terms and Conditions found at <http://laforceinc.com/about/terms-conditions/>, which are incorporated in full by this reference. The Terms and Conditions will be sent by mail or fax to the Buyer upon request. LaForce, Inc. limits acceptance to the Terms and Conditions, and objects to any other additional or different terms in the Buyer's purchase order or acceptance.

ROUTE: Installation	REL ORDER:	See last page for Totals.
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QUOTE

PAGE NO.	2
SALES PERSON	CHRIS ROEST
TAKEN BY	LMA
QUOTE DATE	04/14/16
CUSTOMER NO.	69706
ORDERED BY	MIKE
QUOTE NO.	26-0924 SQ

1060 W. Mason Street, Green Bay, WI 54303
P.O. Box 10068, Green Bay, WI 54307
Questions: (920) 497-7100
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NEENAH MENASHA FIRE RESCUE
125 E COLUMBIAN AVE
NEENAH WI 54956

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NEENAH MENASHA FIRE RESCUE
125 E COLUMBIAN AVE
NEENAH WI 54956

Attention : MIKE
LaForce is pleased to quote the supply of the following material.

LINE	QTY.	STOCK NO.	DESCRIPTION	UNIT PRICE	EXT. PRICE
			<p>** FOR THE OPTION TO HAVE LAFORCE PREFINISH THE 1ST FLOOR PAIRED OPENING ONLY, PLEASE ADD \$675.00 **</p> <p>NO CLOSERS OR CHAIN STOPS AT 1ST FLOOR PAIR. FIRE DEPT WILL INSTALL EYE BOLTS TO BUILDING AND HOLD DOORS OPEN AT 180-DEGREES WHEN IN USE. **</p> <p>See attached Qualifications and Terms for this project. To place your order, please sign the quote and the attached qualifications, then fax or e-mail the signed copies to my attention. **</p> <p>Thank you for this opportunity to quote your needs. Please call me if you have any questions regarding this quote.</p>		

Stock materials are subject to a 45% restocking fee. Special order materials are not returnable. NO returns after 90 days.
This quotation is subject to the Terms and Conditions found at <http://laforceinc.com/about/terms-conditions/>, which are incorporated in full
by this reference. The Terms and Conditions will be sent by mail or fax to the Buyer upon request. LaForce, Inc. limits acceptance to the
Terms and Conditions, and objects to any other additional or different terms in the Buyer's purchase order or acceptance.

ROUTE: Installation	REL ORDER:	SUBTOTAL	3,425.00
ACCEPTED BY:	This quote is valid for 30 days. Sincerely,	SALES TAX	
		TOTAL	3,425.00
Company _____ Date _____	CHRIS ROEST	Terms DUE UPON RECEIPT	

CUSTOMER QUOTE

Proposal

FISCHER-ULMAN CONSTRUCTION, INC.

915 S Midpark Dr
Appleton, Wisconsin 54915
(920) 734-6007 Fax (920) 734-8002
Driveways • Garage Floors • Sidewalks
Curb and Gutter • Snow Plowing
fischerulman@gmail.com

17046

PROPOSAL SUBMITTED TO <i>Neenah-Menasha Fire Rescue Attn:</i>	PHONE <i>886-6208 209-9507 cell</i>	DATE <i>March 28, 2016</i>
STREET <i>125 E. Columbian Ave.</i>	JOB NAME <i>Training Facility</i>	
CITY, STATE and ZIP CODE <i>Neenah, WI 54956</i>	JOB LOCATION <i>Braeyewood/Tuller</i>	
ARCHITECT	DATE OF PLANS <i>Spring 2016</i>	JOB PHONE

We hereby submit specifications and estimates for:

Training Facility @ Tuller - Braeyewood

- ① Remove & Replace 12'8" x 20'6" floor section 5" thickness \$1830⁰⁰
Slope floor to door, groove opening in wall at door for water flow to exterior slab
- ② Remove & Replace 8' x 23' x 5" exterior slab \$1058⁰⁰
Slope away from building 5" thickness

- 6 Bag Mix, 4000 PSI - Control Joints
- 5" concrete thickness - Expansion Joint for exterior slab
- Steel Rebar 2x2' grid -

① \$1830⁰⁰
② 1058⁰⁰

TOTAL = \$2888⁰⁰

3% of your invoice amount will be added

to your invoice if you choose to use your credit/debit card.

msipin@nmfire.org

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

dollars (\$ 2888⁰⁰).

Payment to be made as follows:

To be billed

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control, Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

John Kostley (JOHN) 378-5982 cell

Note: This proposal may be withdrawn by us if not accepted within 14 days.

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as specified above.

Signature *X*



Estimate

E8391 Prael Road, New London, WI 54961
 Scott Stenberg 920-250-0543

www.customconcretebydesign.com

NAME / ADDRESS	PHONE	920-209-9507	DATE	4/13/2016
Neenah-Menasha Fire Rescue Attn. Mike Sipin 125 E. Columbian Ave. Neenah, WI 54956	JOB NAME	Concrete replacement		
	JOB LOCATION	Training facility on Tullar		

ITEM	DESCRIPTION	TOTAL
Tear out	The 13' x 21' section in side building, to bust up and remove concrete through the service door and dump in pile off to side. Mostly hand work because of limited access to inside building	650.00
Garage floor	13' x 21' = 273 sq ft of concrete to be poured inside the training facility having it pitched to outside service door so water runs out. To re-grade the area working with the pitch toward door, then pour 5" thick 4500 psi concrete over compacted fill with rebar at 30" centers, control joints cut in, and 1-coat sealer. Having a light broom finish so floor is not as slippery when wet	1,425.00
Tear out	The 9' x 22.5' section just outside the service door to building that has settled toward building, To bust up and remove the old concrete and dump in pile off to side	350.00
Gravel	To bring in and level 3/4" road gravel to bring the new concrete back up to proper grade, figure about 2 yards needed	50.00
Concrete pad	9' x 22.5' = 203 sq ft concrete pad to be poured along side of training facility, set forms with proper pitch away from building, then pour 5" thick 4500 psi concrete with rebar @ 2' centers and doweled into foundation under the slab to keep from future settling, expansion joint along building, control joints cut in, and 1-coat of sealer	1,025.00
Note	Please call or e-mail with any questions. If accepted sign and send a copy back with down payment to get scheduled. Thank You!	

To pay 20% down before start of work and balance at completion. Thank You!	TOTAL	\$3,500.00
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All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. By signing this contract you accept the prices, specifications, and conditions here listed thus authorizing us to do the work specified.

SIGNATURE _____



9130 Flint · Overland Park, KS 66214
P (800) 351-2525 · F (913) 385-7078

PLACE YOUR ORDER BY FAX

Fax to (913) 385-7078

PLACE YOUR ORDER BY EMAIL

Email to Info@trainingtowers.com

ACCESSORY ORDER FORM

	Unit Price		Quantity	2016
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PADGENITE™ I PANELS					
4'x4'x1" (in lots of 10 or more)	\$319.00	each	24	Total \$	\$7,656.00
4'x4'x1" (in lots of less than 10)	\$382.00	each		Total \$	\$0.00
2'x4'x1" (in lots of 20 or more)	\$167.00	each		Total \$	\$0.00
2'x4'x1" (in lots of less than 20)	\$200.00	each		Total \$	\$0.00
3'x4"x1"	\$362.00	each		Total \$	\$0.00

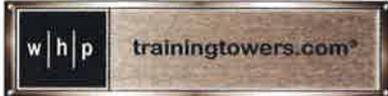
SUPER PADGENITE™ HD PANELS					
4'x4'x1" (in lots of 10 or more)	\$544.00	each		Total \$	\$0.00
4'x4'x1" (in lots of less than 10)	\$653.00	each		Total \$	\$0.00
2'x4'x1" (in lots of 20 or more)	\$270.00	each		Total \$	\$0.00
2'x4'x1" (in lots of less than 20)	\$325.00	each		Total \$	\$0.00
3'x4"x1"	\$479.00	each		Total \$	\$0.00

CRATING CHARGE (MANDATORY CHARGE FOR PANELS)					
20 - 4'x4's or 40 - 2'x4's per crate	\$101.50	per crate	2	Total \$	\$203.00

CHEMICALS (2 PART PROCESS)					
Chemical I (quart)	\$16.00	per quart	1	Total \$	\$16.00
Chemical I (gallon)	\$46.00	per gallon		Total \$	\$0.00
Chemical II (quart)	\$16.00	per quart	1	Total \$	\$16.00
Chemical II (gallon)	\$46.00	per gallon		Total \$	\$0.00
Chemical Processing Charge*	\$35.00			Total \$	\$0.00
* Applies only if NO Padgenite™ is ordered					

MISCELLANEOUS ITEMS					
Fiberfax High Temp Caulk	\$39.00	each		Total \$	\$0.00
Hat Channels - 8'0" section	\$25.00	each		Total \$	\$0.00
Battens	\$38.00	each		Total \$	\$0.00
Padgenite™ Fasteners and Washers	\$13.00	per 100	3	Total \$	\$39.00
TAXES ARE THE RESPONSIBILITY OF THE PURCHASER. ALL FUNDS ARE PAYABLE IN U.S. DOLLARS.				Order Total	Total \$ \$7,930.00
				Additional Freight Will Apply	Total \$ ~ 500
	Tax Exempt ID # 377026			PAGE 1 TOTAL	Total \$ 8430.00

*If paying by credit card, please fill out the CREDIT CARD AUTHORIZATION page and include with your order.
NOTE: Upon receipt of Padgenite(TM) order, expect shipment within 6-7 weeks. WHP1403 01/2016



9130 Flint • Overland Park, KS 66214
P (800) 351-2525 • F (913) 385-7078

PLACE YOUR ORDER BY FAX

Fax to (913) 385-7078

PLACE YOUR ORDER BY EMAIL

Email to Info@trainingtowers.com

ACCESSORY ORDER FORM

	Unit Price	Quantity	2016
MAZE PANELS			
Movable maze panel with pin	\$631.00	each	Total \$ \$0.00
Movable maze door panel with pin	\$1,403.00	each	Total \$ \$0.00
Reconfigurable maze panel*	\$422.00	each	Total \$ \$0.00
Breaching reconfigurable maze*	\$662.00	each	Total \$ \$0.00
Window prop*	\$737.00	each	Total \$ \$0.00
Collapse floor prop*	\$1,006.00	each	Total \$ \$0.00
Entanglement prop (2 panels)*	\$1,006.00	each	Total \$ \$0.00
"T" pin	\$24.00	each	Total \$ \$0.00
"L" pin	\$24.00	each	Total \$ \$0.00
Spreader bar	\$44.00	each	Total \$ \$0.00

* Includes two "L" pins per panel

TAXES ARE THE RESPONSIBILITY OF THE PURCHASER. ALL FUNDS ARE PAYABLE IN U.S. DOLLARS.	Order Total	Total \$	\$0.00
	Additional Freight Will Apply	Total \$	
Tax Exempt ID #	PAGE 2 TOTAL	Total \$	

GRAND TOTAL	Total \$	
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SHIPPING INFORMATION

Name	Assistant Chief Mike Sipin
Company	Neenah-Menasha Fire Rescue
Address	125 E. Columbian Ave
Address	
City, State, Zip	Neenah, WI 54956
Country	USA
Phone	(920) 886-6200
Fax	(920) 886-6208

Purchase Order Number	To Be Assigned Later
Payment Method*	Check <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa <input type="checkbox"/>

*If paying by credit card, please fill out the CREDIT CARD AUTHORIZATION page and include with your order.
NOTE: Upon receipt of Padgenite(TM) order, expect shipment within 6-7 weeks. WHP1403 01/2016















